

MATANUSKA-SUSITNA BOROUGH

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

BOROUGH MAYOR

Larry DeVilbiss

BOROUGH CLERK

Lonnie R. McKechnie, CMC

BOROUGH MANAGER

John Moosey

BOROUGH ATTORNEY

Nicholas Spiropoulos



BOROUGH ASSEMBLY

Jim Sykes, District 1
Matthew Beck, District 2
Ronald Arvin, District 3
Steve Colligan, District 4
Dan Mayfield, District 5
Barbara J. Doty, District 6
Vern Halter, District 7

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

REGULAR MEETING

6 P.M.

TUESDAY, APRIL 7, 2015

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF AGENDA

IV. PLEDGE OF ALLEGIANCE

V. MINUTES OF PRECEDING MEETINGS

A. Regular Assembly Meeting: 03/17/15

VI. SPECIAL ORDERS OF THE DAY

A. Proclamation In Recognition Of Safe Digging Month

VII. REPORTS/CORRESPONDENCE

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

1. Reports From Cities
2. Matanuska-Susitna Borough School District
3. Mat-Su Convention And Visitors Bureau – Ms. Bonnie Quill
4. Aviation Advisory Board – Mr. Archie Giddings

B. COMMITTEE REPORTS

1. Joint Assembly/School Board Committee On School Issues
2. Joint MSB Assembly/MOA Assembly Transportation Subcommittee
3. Assembly Public Relations

C. MANAGER COMMENTS

1. State/Federal Legislation
2. Strategic Planning Issues
3. Tax and Local Improvement District Sale Process - Ms. Nancy Hereford
4. Bond Report - Ms. Tammy Clayton
5. Talkeetna Utilities Study Report - Mr. Terry Dolan

D. ATTORNEY COMMENTS

E. CLERK COMMENTS

F. CITIZEN AND OTHER CORRESPONDENCE

pp. 32-259

1. MSB Board/Committee Minutes:
 - a. Big Lake RSA Board of Supervisors: 08/21/14
 - b. Greater Talkeetna RSA Board of Supervisors: Resolution Nos. 14-01, 14-02
 - c. Historical Preservation Commission: 01/09/14, 02/13/14, 03/13/14, 04/10/14, 05/08/14, 06/12/14, 08/14/14, 09/11/14, 10/30/14, 11/17/14
 - d. Library Board: 01/17/15, Resolution No. 15-01
 - e. Local Road Service Area Advisory Board: 01/15/15
 - f. MSB Fish and Wildlife Commission: 12/18/14
 - g. Parks, Recreation, and Trails Advisory Board: 10/27/14, Resolution Nos. 15-01, 15-02
 - h. Planning Commission: 12/01/14, 12/15/14, 01/05/15, 02/02/15, Resolution Nos. 15-05, 15-08, 15-10, 15-11
 - i. Platting Board: 01/02/15
 - j. West Lakes FSA Board of Supervisors: 02/09/15
 - k. Willow FSA Board of Supervisors: 01/09/14, 02/13/14, 03/13/14, 05/08/14, 06/12/14, 08/14/14, 09/11/14, 10/16/14, 11/14/14, 12/11/14, 01/08/15, Resolution No. 15-01
2. Community Council Minutes:
 - a. Big Lake Community Council: 01/13/15

A D O P T E D	A M E N D E D	P O S T P O N E D	D E F E A T E D

- b. Butte Community Council: 02/09/11, 01/11/12, 02/08/12, 04/11/12, 05/09/12, 05/08/13, 07/10/13, 04/09/14, 05/14/14, 06/11/14, 07/09/14, 08/13/14, 09/10/14, 01/14/15
- c. Glacier View Community Council: 02/25/14, 03/25/14, 04/22/14, 05/27/14, 10/23/14
- d. Meadow Lakes Community Council: 09/10/14, 12/11/14, 01/15/15
- e. Pt. MacKenzie Community Council: 10/09/14, 12/18/14

G. INFORMATIONAL MEMORANDUMS

VIII. SPECIAL ORDERS

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

B. PUBLIC HEARINGS (Three Minutes Per Person.)

pp. 260-383
Beck

- 1. **Ordinance Serial No. 15-036:** An Ordinance Amending Title 43, Subdivisions, To Address Housekeeping And Procedural Items Outlined In The Planning Department Staff Memorandum Dated March 1, 2013. *(Sponsored by Assemblymember Beck)*
 - a. IM No. 15-058

pp. 384-389
Arvin

- 2. **Ordinance Serial No. 15-037:** An Ordinance Accepting And Appropriating Additional Grant Funds In The Amount Of \$15,461.92 From The Alaska State Division Of Homeland Security And Emergency Management Grant, Project No. 45158, Fund 425, For Reimbursement Of Communications Equipment.

pp. 390-392

- a. **Resolution Serial No. 15-033:** A Resolution Amending The Scope Of Work And Budget For The Alaska State Division Of Homeland Security And Emergency Management Grant, Project No. 45158, Fund 425, To Include Reimbursement For Communications Equipment.
 - (1) IM No. 15-066

pp. 393-398
Arvin

- 3. **Ordinance Serial No. 15-038:** An Ordinance Appropriating \$404,304 To Fund 400, For Issuance Costs From The Proceeds Of The 2015 Series "A" School Refunding General Obligation Bonds.
 - a. IM No. 15-072

pp. 399-402
Sykes

- 4. **Ordinance Serial No. 15-039:** An Ordinance Placing A Moratorium On The Acceptance And Processing Of Applications To Dispose Of Fee Simple Interests Of Previously Disposed Agricultural Property. *(Sponsored by Assemblymember Sykes)*
 - a. IM No. 15-073

A D O P T E D	A M E N D E D	P O S T P O N E D	D E F E A T E D

C. AUDIENCE PARTICIPATION (Three Minutes Per Person.)

D. CONSENT AGENDA

1. RESOLUTIONS

pp. 403-409
Halter

- a. **Resolution Serial No. 15-035:** A Resolution Approving The Amended Budgets And Transfer Funds From The Hawk Lane Upgrade Project, Project No. 35405, To Caswell Lakes Road Upgrade Project, Project No. 35408, In The Amount Of \$99,462 And To Big Lake Road Intersections Project, Project No. 35404, In The Amount Of \$178,227.
(1) IM No. 15-085

pp. 410-412
Arvin

- b. **Resolution Serial No. 15-036:** A Resolution In Support Of Alaska's Military Forces In The Rally For Our Troops Campaign.
(1) IM No. 15-087

2. ACTION MEMORANDUMS

pp. 413-415
Sykes

- a. **AM No. 15-020:** Authorization To Amend Contract No. 15-035P With The Boutet Company In The Amount Of \$45,250 To Allow For Phase 2 Of The Matanuska River Mitigation Acquisition Project.

pp. 416-422
Sykes

- b. **AM No. 15-024:** Modify A 30-Foot Telephone And Electric, And Natural Gas Easement Within Lot 1, Snowgoose Landing, Plat No. 2010-3, Located In Section 25, Township 18 North, Range 01 East, Seward Meridian.

pp. 423-427
Doty

- c. **AM No. 15-028:** Award Of Request For Proposal No. 15-103P To Wirtanen Commercial, LLC. In The Contact Amount Of \$400,000 For Government Peak Chalet Upgrades.

pp. 428-434
Colligan

- d. **AM No. 15-029:** Keyhole Vacation Of A 6.78-Foot Portion Of East Cottle Loop Right-Of-Way Within D.J. Subdivision East, Plat No. 2006-142, Located In Section 1, Township 17 North, Range 1 West, Seward Meridian.

pp. 435-439
Sykes

- e. **AM No. 15-031:** Award Of Invitation To Bid No. 15-094B, To General Fire Apparatus, Inc. In The Contract Amount Of \$494,516 To Purchase A Primary Response Engine For The Greater Palmer Fire Service Area.

A D O P T E D	A M E N D E D	P O S T P O N E D	D E F E A T E D

pp. 440-442
Mayfield

- f. **AM No. 15-035:** Approval Of A Contract Amendment For Purchase Order No. 2014-1449 With Matanuska Telephone Association In The Amount Of \$193,984.55 For The South Big Lake Road Realignment, Project No. 30043.

pp. 443-445
Halter

- g. **AM No. 15-036:** Approval Of A Contract Amendment For Purchase Order No. 2014-1722 With Matanuska Telephone Association In The Amount Of \$99,462 For The Caswell Lakes Road Upgrade Construction, Project No. 35408.

IX. UNFINISHED BUSINESS

pp. 446-499
Halter

- 1. **Ordinance Serial No. 14-129:** An Ordinance Approving The Colaska, Inc. Application To Purchase The Development Rights On 213.05 Acres Of Agricultural Rights Only Property Purchased By Colaska, Inc. For Gravel And Fill Extraction (MSB001878).
 - a. IM No. 14-183

X. VETO

XI. NEW BUSINESS

A. INTRODUCTIONS (For public hearing – 04/21/15, Assembly Chambers)

pp. 500-516
Doty

- 1. **Ordinance Serial No. 15-040:** An Ordinance Confirming The Assessment Roll For The Field Of View Park Subdivision Community Water Local Improvement District No. 476 And Establishing The Method Of Terminating Assessments And Making Refunds To Property Owners.

pp. 517-532

- a. **Ordinance Serial No. 15-041:** An Ordinance Providing For The Issuance And Sale Of Not To Exceed \$332,000 Principal Amount Of Special Assessment Bonds For The Field Of View Park Subdivision Community Water Local Improvement District No. 476, And Fixing Details Of Said Bonds.
 - (1) IM No. 15-077

pp. 533-564
Mayfield

- 2. **Ordinance Serial No. 15-042:** An Ordinance Confirming The Assessment Roll For The South Big Lake Road And West Susitna Parkway Natural Gas Local Improvement District No. 508 And Establishing The Method Of Terminating Assessments And Making Refunds To Property Owners.

pp. 565-581

- a. **Ordinance Serial No. 15-043:** An Ordinance Providing For The Issuance And Sale Of Not To Exceed \$867,000 Principal Amount Of Special Assessment Bonds For The South Big Lake Road And West Susitna Parkway Natural

Gas Local Improvement District No. 508, And Fixing
Details Of Said Bonds.
(1) IM No. 15-078

A D O P T E D	A M E N D E D	P O S T P O N E D	D E F E A T E D

pp. 582-591
Doty

3. **Ordinance Serial No. 15-044:** An Ordinance Confirming The Assessment Roll For The East Carney Road Natural Gas Local Improvement District No. 534 And Establishing The Method Of Terminating Assessments And Making Refunds To Property Owners.

pp. 592-608

a. **Ordinance Serial No. 15-045:** An Ordinance Providing For The Issuance And Sale Of Not To Exceed \$97,000 Principal Amount Of Special Assessment Bonds For The East Carney Road Natural Gas Local Improvement District No. 534, And Fixing Details Of Said Bonds.
(1) IM No. 15-079

pp. 609-641
Halter

4. **Ordinance Serial No. 15-046:** An Ordinance To Enter Into A Lease With Matanuska Telephone Association For A Communication Site (MSB007021).
a. IM No. 15-070

pp. 642-647
Arvin

5. **Ordinance Serial No. 15-047:** An Ordinance Appropriating \$63,655,000 To Fund 400, School Projects, For The Acquisition, Construction, And Installation Of School And Related Capital Improvements Within The Borough And \$511,579 To Fund 400 For Related Issuance Costs From The Proceeds Of The 2015 Series "B" General Obligation Schools Bonds.
a. IM No. 15-083

pp. 648-653
Arvin

6. **Ordinance Serial No. 15-048:** An Ordinance Appropriating \$1,600,000 To Fund 430, For The Construction, Additions, Improvements, Betterments, Repair, Reconstruction, Or Acquisition Of Public Roads And Facilities And Acquisition Of Lands Or Rights In Lands Related Thereto Which Would Address Urgent Safety Issues And Transportation Needs And \$17,481 To Fund 430 For Related Issuance Costs From The Proceeds Of The 2015 Series "C" General Obligation Transportation Bonds.
a. IM No. 15-084

pp. 654-665
Colligan

7. **Ordinance Serial No. 15-049:** An Ordinance Accepting And Appropriating \$2,790,927 From The Alaska State Department Of Transportation And Public Facilities, To Fund 430, Project No. 35403, For The Road Improvements To South Clapp Street And Realignment Intersection At Knik Goose Bay Road Project.

pp. 666-670

a. **Resolution Serial No. 15-037:** A Resolution Approving The Scope Of Work And Budget, Authorize The Manager To Enter Into A Transfer Of Responsibilities Agreement

A D O P T E D	A M E N D E D	P O S T P O N E D	D E F E A T E D

With The Alaska State Department Of Transportation And Public Facilities, Approve A Contract Amendment To Bristol Environmental Remediation Services, LLC. Contract No. 14-160B In An Amount Not To Exceed \$2,480,825 And Approve Award Of Contract To Hattenburg, Dilley, And Linnell For Construction Management Services In An Amount Not To Exceed \$206,735 For Road Improvements To South Clapp Street Realignment And Intersection At Knik Goose Bay Road Project, Project No. 35403.
 (1) IM No. 15-086

pp. 671-679
Arvin

- 8. **Ordinance Serial No. 15-050:** An Ordinance Adopting MSB 4.80, Establishing The Agriculture Advisory Board And Its Composition, Functions, And Duties.
 - a. IM No. 15-088

B. MAYORAL NOMINATIONS AND APPOINTMENTS

pp. 680-751

- 1. VACANCY REPORT

C. OTHER NEW BUSINESS

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

XII. RECONSIDERATION

XIII. MAYOR, ASSEMBLY, AND STAFF COMMENTS

XIV. EXECUTIVE SESSION

XV. ADJOURNMENT

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

**THE MINUTES ARE
LOCATED AT THE
BACK OF THE
PACKET.**

**MATANUSKA-SUSITNA BOROUGH
MAYORAL PROCLAMATION**

WHEREAS, each year, Alaska's underground utility infrastructure is jeopardized by unintentional damage; and

WHEREAS, the phone number 811 was designated as the National call-before-you-dig number in 2005 and is an active, free service throughout Alaska that dispatches utilities to locate lines at the subject property; and

WHEREAS, placing a call to 811 at least two business days before digging, respecting the marked lines, and digging with care greatly reduces the risk of hitting a utility line; and

WHEREAS, April is nationally recognized as safe digging month and serves to promote public awareness about the importance of calling 811 before you dig; and

WHEREAS, the rate at which Alaskans hit utility lines is three times greater than the national average thus local and statewide efforts are necessary to increase awareness of 811, safe digging, preventing damage to underground utility infrastructure, and ensuring public safety.

NOW, THEREFORE, I, Larry DeVilbiss, Mayor of the Matanuska-Susitna Borough, do hereby proclaim and pronounce April 2015, as

Safe Digging Month

in the Matanuska-Susitna Borough, and urge all citizens to spread awareness about safe digging practices and always call 811 before you dig.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the seal of the Matanuska-Susitna Borough to be affixed this ____ day of _____, 2015.


LARRY DEVILBISS, Borough Mayor

ATTEST:


JAMIE NEWMAN, MMC, Deputy Borough Clerk

SEAL

RECEIVED
MAR 11 2015
CLERKS OFFICE

Date Received:	<u>3/11/15</u>
Meeting Date Approved:	<u>4/7/15</u>
Clerk Approval:	<u>James M. ...</u>

MATANUSKA-SUSITNA BOROUGH
AGENCY REPORTS

MEETING DATE REQUESTED: April 7, 2015

NAME OF SPEAKER: Bonnie Quill

ORGANIZATION: Mat-Su Convention & Visitors Bureau

PLEASE CHECK ONE OF THE FOLLOWING THAT APPLIES:

Governmental Agency _____ Have Received a Grant from the Borough Borough Board _____

Borough Recognized Community Council _____ None Apply _____

DAYTIME TELEPHONE: 746-5000 FACSIMILE NO.: _____

SUBJECT: Agency Report

REQUESTED ACTION (if applicable): _____

- Documentation is attached for inclusion with assembly packet.
- Twenty-five (25) copies of a prepared statement or other pertinent document will be provided to the Clerk's Office by noon of the assembly meeting date.

THERE IS (7) MINUTES ALLOTTED FOR YOUR PRESENTATION

FOR OFFICIAL USE
Assembly Action/Comments:

DUE 11 DAYS PRIOR TO MEETING

OFFICIAL USE ONLY

Date Received:	<u>3/17/15</u>
Meeting Date Approved:	<u>4/7/15</u>
Clerk Approval:	<u>[Signature]</u>

MATANUSKA-SUSITNA BOROUGH
AGENCY REPORTS

RECEIVED
MAR 17 2015
CLERKS OFFICE

MEETING DATE REQUESTED: April 7, 2015

NAME OF SPEAKER: Archie Giddings (Chair)

ORGANIZATION: Aviation Advisory Board

PLEASE CHECK ONE OF THE FOLLOWING THAT APPLIES:

Governmental Agency _____ Have Received a Grant from the Borough _____ Borough Board

Borough Recognized Community Council _____ None Apply _____

DAYTIME TELEPHONE: 373-9018 - Board Admin: Debbie Passmore 861-7716

SUBJECT: Update on MSB Aviation Advisory Board;

AAB Resolutions 14-004, 14-005 (14-003 was withdrawn);
14-006, 14-007, 14-008, 15-01

REQUESTED ACTION (if applicable): _____

Documentation is attached for inclusion with assembly packet.

Twenty-five (25) copies of a prepared statement or other pertinent document will be provided to the Clerk's Office by noon of the assembly meeting date.

THERE IS (7) MINUTES ALLOTTED FOR YOUR PRESENTATION

FOR OFFICIAL USE
Assembly Action/Comments:

**MATANUSKA-SUSITNA BOROUGH
AVIATION ADVISORY BOARD
RESOLUTION SERIAL NO. 14-004**

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH AVIATION ADVISORY BOARD RECOMMENDING THE ASSEMBLY FULLY SUPPORT THE REINTRODUCTION OF FORMER HOUSE BILL NO. 350 (INTRODUCED 2/26/2014; TO BE REINTRODUCED IN THE 2014/2015 LEGISLATURE).

WHEREAS, towers present potential obstacles to flight patterns; and

WHEREAS, the AAB has heard much testimony over the past four years regarding the importance of regulating towers in the Matanuska-Susitna Borough for safety purposes; and

WHEREAS, the 2008 Regional Aviation System Plan addresses towers in the Airport Compatibility section (copy attached); and

WHEREAS, the Matanuska-Susitna Borough Aviation Advisory Board (AAB) submitted Resolution 10-02 (copy attached) recommending the Matanuska-Susitna Borough Require Red Lighting on Towers Within a Half Mile of the Parks and Glenn Highways; and

WHEREAS, the AAB submitted Resolution 12-01 (copy attached) recommending the Planning Commission Require Lighting Be Placed on a Proposed 120-Foot Telecommunications Tower; and

WHEREAS, the AAB submitted Resolution 12-11 (copy attached) recommending Assembly adoption of Regulations Regarding Tall Structures Within the Matanuska-Susitna Borough; and

WHEREAS, House Bill 350 (copy attached) relates to an Act relating to the registration and marking of towers; relating to the duties of the Department of Transportation and Public Facilities; and providing for a effective date; and

WHEREAS, there are approximately 149 towers in the Borough with more being constructed each year.

NOW, THEREFORE, BE IT RESOLVED that the Matanuska-Susitna Borough Aviation Advisory Board respectfully recommends the Matanuska-Susitna Borough Assembly fully support House Bill 350.

ADOPTED by the Matanuska-Susitna Borough Aviation Advisory Board on this 21 day of August, 2014.



Archie Giddings, CHAIRMAN

ATTEST:



Debbie Passmore, Secretary

Table 1: Summary of Regional Aviation System Plan Recommendations

Issue	Recommendation
Involvement of Aviation Community	Form Aviation Advisory Board
Airspace	Require airport airspace reviews and registration by the Federal Aviation Administration.
	Encourage continuous operation of aircraft with landing lights on.
	Hold ongoing discussions with military on use of Matanuska-Susitna Borough airspace.
	Support implementation of Capstone in Matanuska-Susitna Borough.
Communications	Continue to reassign radio frequencies to follow a logical geographic pattern.
	Communicate frequencies and airport locations to pilots.
	Identify reporting points and military routes/airspace on the Sectional and/or Alaska Supplement.
	Conduct ongoing pilot education about all of the topics addressed in the Regional Aviation System Plan.
Airport Compatibility	Expand radio and radar coverage in Matanuska-Susitna Borough at a later date, if demand and need grows.
	Notify property owners of locations of airports on Matanuska-Susitna Borough or State of Alaska Department of Transportation and Public Facilities maps and on plat notes for properties near busier airports.
	Address airports in comprehensive plans and Special Land Use Districts.
	Involve Aviation Advisory Board in Lake Management Plans that address aviation.
	Encourage consolidation of towers and involve Aviation Advisory Board in tower reviews.
	Consider airport compatibility when siting public facilities near airports.
Public Airport Improvements	Require a conditional use permit, planned unit development, or land use permit for new airports, commercial floatplane bases, helipads, and heliports. Adopt airport template(s) that address minimum airport safety standards. Amend Title 27 to define platting requirements specifically for airports. Require airports to be shown on a plat if subdivision of land is required. Airport owners should consider RASP public comments about future airport improvement needs.

MATANUSKA-SUSITNA BOROUGH
AVIATION ADVISORY BOARD RESOLUTION NO. 10-02

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH AVIATION ADVISORY BOARD RECOMMENDING THE MATANUSKA-SUSITNA BOROUGH REQUIRE RED LIGHTING ON TOWERS WITHIN A HALF MILE OF THE PARKS AND GLENN HIGHWAYS.

WHEREAS, pilots are often flying in weather that moderately or severely restricts vision from the cockpit; and

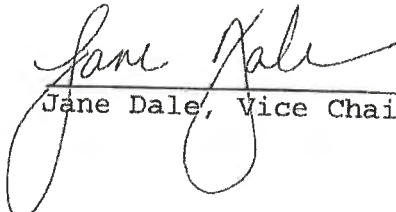
WHEREAS, during these times of bad weather pilots use the major highways as a visual reference to guide them to their destinations; and

WHEREAS, pilots also decrease their altitude to obtain better vision of reference points such as the road system; and

WHEREAS, towers over 150 feet within a half mile either side of these major highways become obstacles to aircraft in weather that causes limited sight distance.


NOW, THEREFORE, BE IT RESOLVED, that the Matanuska-Susitna Borough Aviation Advisory Board recommends the Matanuska-Susitna Borough require red lighting on towers over 150 feet within a half mile either side of the Parks and Glenn Highways.

ADOPTED by the Matanuska-Susitna Borough Aviation Advisory Board this 8th day of April, 2010.



Jane Dale, Vice Chair

ATTEST:



Mary Brodigan, Aviation Advisory Board Clerk

Aviation Advisory Board Resolution 10-02
Adopted: April 8, 2010

**MATANUSKA-SUSITNA BOROUGH
AVIATION ADVISORY BOARD
RESOLUTION SERIAL NO. 12-01**

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH AVIATION ADVISORY BOARD RECOMMENDING THE PLANNING COMMISSION REQUIRE LIGHTING BE PLACED ON A PROPOSED 120-FOOT TELECOMMUNICATIONS TOWER

WHEREAS, Sheinberg Associates for AT&T Mobility, has submitted a Conditional Use Permit application for a 120-foot telecommunications tower located near Talkeetna at 27993 South Talkeetna Spur Road, within Township 25 North, Range 4 West, Section 18, Seward Meridian; and

WHEREAS, the location of the proposed tower is approximately one mile northeast of a non-registered, private-use airstrip; and

WHEREAS, the location of the proposed tower will be a distance of approximately 3,000 feet north from the shoreline of Fish Lake, an active float plane base; and

WHEREAS, a float plane sightseeing company operates from the north shore of Fish Lake; and

WHEREAS, the Susitna River is located one mile to the west of the proposed tower; and

WHEREAS, moisture from the Susitna River and other adjacent lakes and wetlands assist in establishing foggy, low weather conditions; and

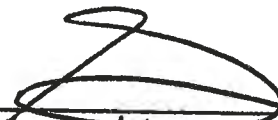
WHEREAS, during visually restrictive flight conditions, many pilots will use geographic features for navigation

including the Susitna River, the railroad and Talkeetna Spur Road; and

WHEREAS, the proximity of the tower to an existing airstrip, Fish Lake, and Talkeetna Spur Road may pose a safety risk for pilots.

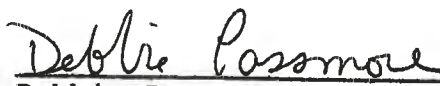
NOW, THEREFORE, BE IT RESOLVED, the Matanuska-Susitna Borough Aviation Advisory Board recommends to the Planning Commission that the proposed 120-foot telecommunications tower, located at 27993 South Talkeetna Spur Road, within Township 25 North, Range 4 West, Section 18, Seward Meridian, be constructed with an aviation hazard beacon conforming to all FAA marking requirements.

ADOPTED by the Matanuska-Susitna Borough Aviation Advisory Board this 12th day of January, 2012.



Archie Giddings, Chair

ATTEST:



Debbie Passmore, Aviation Advisory Board Clerk

MATANUSKA-SUSITNA BOROUGH
AVIATION ADVISORY BOARD RESOLUTION NO. 12-11

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH AVIATION ADVISORY BOARD RECOMMENDING ASSEMBLY ADOPTION OF REGULATIONS REGARDING TALL STRUCTURES WITHIN THE MATANUSKA-SUSITNA BOROUGH.

WHEREAS, the Regional Aviation System Plan (RASP) was adopted by the Borough Assembly in 2009; and

WHEREAS, the RASP contains recommendations for developing language in the Borough code for aviation use along with any compatible land use; and

WHEREAS, towers present potential obstacles to flight patterns.

NOW, THEREFORE, BE IT RESOLVED, that the Matanuska-Susitna Borough Aviation Advisory Board recommends that the Borough Assembly adopt regulations regarding the location of any tall structure installed in the Matanuska-Susitna Borough that has the potential of interfering with flight activity.

BE IT FURTHER RESOLVED, that the Matanuska-Susitna Borough Aviation Advisory Board recommends the tower height be limited to a height that will provide proper clearance for flight activities around any existing FAA-registered aviation facility.

ADOPTED by the Matanuska-Susitna Borough Aviation Advisory Board this 13 day of September, 2012.



Archie Giddings, Chair

ATTEST:

Debbie Passmore

Debbie Passmore, Aviation Advisory Board Clerk

HOUSE BILL NO. 350

IN THE LEGISLATURE OF THE STATE OF ALASKA
TWENTY-EIGHTH LEGISLATURE - SECOND SESSION

BY REPRESENTATIVE ISAACSON

Introduced: 2/26/14
Referred: Transportation

A BILL

FOR AN ACT ENTITLED

1 "An Act relating to the registration and marking of towers; relating to the duties of the
2 Department of Transportation and Public Facilities; relating to the duties of the
3 University of Alaska Fairbanks; and providing for an effective date."

4 **BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF ALASKA:**

5 * **Section 1.** AS 02.10 is amended by adding new sections to read:

6 **Sec. 02.10.100. Registration and marking of tower structures.** (a) A
7 communications, wind, or other tower greater than 100 feet in height above ground
8 level shall

9 (1) have at least one seven-foot safety sleeve, attached in a manner that
10 does not interfere with a spherical marker ball,

11 (A) on each anchor point above the adjacent vegetative canopy;

12 and

13 (B) on each outer guy wire;

14 (2) have at least four high visibility spherical marker balls of aviation

1 orange color attached to each outer guy wire at least 15 feet from the top wire
2 connection to the tower; and

3 (3) have at least four high visibility spherical marker balls of aviation
4 orange color attached to each outer guy wire at or below the middle point of the tower.

5 (b) The owner of a tower greater than 50 feet in height above ground level
6 shall, not later than 20 days before installation of a tower, register the tower with the
7 department. Registration under this section shall include

8 (1) the location of the tower, including the location by coordinates and
9 the nearest community or municipality;

10 (2) the height above ground and the total height of the tower;

11 (3) the type of tower;

12 (4) the owner of the tower; and

13 (5) the method used to make the tower visible under (a) of this section.

14 (c) The owner of a tower subject to registration under (b) of this section shall
15 notify the department within 30 days after the removal or significant alteration of the
16 tower.

17 (d) Within 15 days after receiving the information required under (b) or (c) of
18 this section, the department shall

19 (1) transmit the information to the University of Alaska Fairbanks; and

20 (2) make the information required under (b) of this section available on
21 the department's Internet website.

22 (e) Within 15 days after receiving information under (d) of this section, the
23 University of Alaska Fairbanks shall, on an Internet website hosting a geographic
24 information network, display the information received under (d) of this section in an
25 interactive map.

26 (f) An action may not be brought against the University of Alaska Fairbanks
27 for damages resulting from information or a lack of information provided on the
28 Internet website specified in (e) of this section.

29 (g) On or after the effective date of this Act, a tower greater than 50 feet in
30 height may not be constructed within one mile of an airport intended for public use or
31 directly through or under an air approach of an airport intended for public use. The

1 prohibition in this section may be waived if the commissioner finds it is not
 2 practicable to construct a tower more than one mile from an airport intended for public
 3 use.

4 (h) The owner of a tower shall comply with applicable federal laws, standards,
 5 and published recommendations related to lighting, marking, painting, and visibility of
 6 a tower.

7 (i) A person who violates this section is guilty of a violation and shall be
 8 punished as provided in AS 12.55.

9 **Sec. 02.10.190. Definitions.** In this chapter,

10 (1) "airport" means an area of land or water that is used or intended for
 11 use for the landing and take-off of aircraft, and any appurtenant areas that are used or
 12 intended for use for airport buildings or other airport facilities or rights-of-way,
 13 together with airport buildings and facilities located in the area;

14 (2) "commissioner" means the commissioner of transportation and
 15 public facilities;

16 (3) "department" means the Department of Transportation and Public
 17 Facilities;

18 (4) "tower" includes accessory facilities and guy wires attached to the
 19 tower.

20 * **Sec. 2.** The uncodified law of the State of Alaska is amended by adding a new section to
 21 read:

22 **TRANSITIONAL PROVISIONS.** The owner of a tower existing on the effective date
 23 of this Act shall register the tower in accordance with AS 02.10.100(b), enacted by sec. 1 of
 24 this Act, within 45 days after the effective date of this Act. A person in violation of this
 25 section is guilty of a violation and shall be punished as provided in AS 12.55.

26 * **Sec. 3.** This Act takes effect immediately under AS 01.10.070(c).

**MATANUSKA-SUSITNA BOROUGH
AVIATION ADVISORY BOARD
RESOLUTION SERIAL NO. 14-005**

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH AVIATION ADVISORY BOARD RECOMMENDING IMPLEMENTATION OF A BOROUGH-WIDE POLICY REGARDING DISEMINATION OF INFORMATION FROM BOROUGH DEPARTMENTS THROUGH THE AVIATION ADVISORY BOARD SUPPORT STAFF TO THE AVIATION ADVISORY BOARD ON NEW PROJECTS THAT WOULD POTENTIALLY AFFECT AVIATION FACILITIES.

WHEREAS, there is an inconsistency in which borough departments route proposed project information and what type of project information is routed to other departments; and

WHEREAS, this has led to projects from Borough departments affecting aviation facilities without the Aviation Advisory Board having the chance to comment on the project before it is constructed; and

WHEREAS, the Sunday Lane road relocation/trail project will impact aircraft operations on Willow Lake adding to the chances of a serious collision in winter by increased trail use by snow machines and dog sleds. This project affects aviation but was not reviewed by the Aviation Advisory Board at any time; and

WHEREAS, aviation facilities are prone to impact from surrounding land use due to both the surface and surrounding airspace being used for operations.

NOW, THEREFORE, BE IT RESOLVED that the Matanuska-Susitna Borough Aviation Advisory Board respectfully recommends the Matanuska-Susitna Borough Manager implement a borough-wide policy in regard to dissemination of information from Borough Departments to the Aviation Advisory Board support staff on new projects that would affect aviation facilities.

ADOPTED by the Matanuska-Susitna Borough Aviation Advisory Board on this 21 day of August, 2014.



Archie Giddings, CHAIRMAN

ATTEST:



Debbie Passmore, Secretary

**MATANUSKA-SUSITNA BOROUGH
AVIATION ADVISORY BOARD
RESOLUTION SERIAL NO. 14-006**

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH AVIATION ADVISORY BOARD ENCOURAGING THE BOROUGH ASSEMBLY TO REQUEST THE GOVERNOR'S OFFICE AND ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES TO PROVIDE INCENTIVES, OPPORTUNITIES AND FUNDING AT THE NORTHWAY AIRPORT THAT WILL ATTRACT BUSINESSES THAT PROVIDE AVIATION SUPPORT & FUEL FOR AIRCRAFT FLYING TO AND FROM ALASKA.

WHEREAS, Northway Airport is a critical fuel stop link for personal and business aircraft travelling from the Lower 48 through Canada to Alaska; and

WHEREAS, there is currently no fuel available to aircraft at Northway Airport; and

WHEREAS, the lack of fuel reduces the amount of economic activity/business occurring in Alaska due to aviation travel; and

WHEREAS, there are no facilities at this time. We request the ADOT&PF install an airport fueling station at the airport that could either be owned, managed and operated by the ADOT&PF or an adequately prepared contractor; and

WHEREAS, environmental damage has been done over decades and requiring contractors to clean up is cost prohibitive to providing contractors the opportunity to participate at that location. We request the ADOT&PF remove the requirement in the lease for contractors to clean up any existing fuel, oil and other environmental problems at the Northway Airport; and

NOW, THEREFORE, BE IT RESOLVED, that the Matanuska-Susitna Borough Aviation Advisory Board respectfully encourages the Borough Assembly to request the Governor's Office and Alaska Department of Transportation and Public Facilities to provide incentives at the Northway Airport that will attract businesses

that provide aviation support and fuel for aircraft flying to and from Alaska.

ADOPTED by the Matanuska-Susitna Borough Aviation Advisory Board on this 11th day of December, 2014.



Archie Giddings, CHAIRMAN

ATTEST:

Debbie Passmore
Debbie Passmore, Secretary

MATANUSKA-SUSITNA BOROUGH
AVIATION ADVISORY BOARD
RESOLUTION SERIAL NO. 14-007

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH AVIATION ADVISORY BOARD ENCOURAGING THE BOROUGH ASSEMBLY TO REQUEST FUNDING FROM THE FEDERAL HIGHWAY ADMINISTRATION FOR AVIATION CROSSING WARNING LIGHTS ON THE PARKS HIGHWAY AT THE WILLOW AIRPORT TO IMPROVE SAFETY.

WHEREAS, Willow Airport, a state-owned facility is split by the Parks Highway, part of the National Highway System; and

WHEREAS, aircraft on floats land on Willow Lake and are towed across the Parks Highway year round for maintenance and for float removal and attachment; and

WHEREAS, there are no warning lights on the highway to warn travelling vehicles that aircraft and slow moving tow vehicles with aircraft are crossing the highway; and

WHEREAS, the Federal Highway Administration has a highway safety program that could fund this safety improvement.

NOW, THEREFORE, BE IT RESOLVED that the Matanuska-Susitna Borough Aviation Advisory Board respectfully encourages the Borough Assembly to request funding from the Federal Highway Administration for aviation crossing warning lights on the Parks Highway at the Willow Airport to improve safety.

ADOPTED by the Matanuska-Susitna Borough Aviation Advisory Board on this 11th day of December, 2014.



Archie Giddings, CHAIRMAN

ATTEST:



Debbie Passmore, Admin. Support

MATANUSKA-SUSITNA BOROUGH
AVIATION ADVISORY BOARD
RESOLUTION SERIAL NO. 14-008

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH AVIATION ADVISORY BOARD IN APPRECIATION OF THE SERVICES OF MS. JANE DALE.

WHEREAS, Ms. Dale served on the Matanuska-Susitna Borough Aviation Advisory Board from November 2009 to December 2014; and

WHEREAS, Ms. Dale was a reliable and committed member of the Board; and

WHEREAS, Ms. Dale's vast knowledge of Aviation issues contributed in many ways to discussions before the Aviation Advisory Board; and

WHEREAS, the Board members enjoyed serving with Ms. Dale as a fellow board member and wish her well.

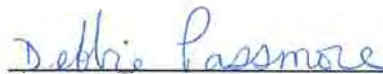
NOW, THEREFORE, BE IT RESOLVED that the Matanuska-Susitna Borough Aviation Advisory Board expresses its gratitude to Ms. Jane Dale for having served as a member of the Aviation Advisory Board.

ADOPTED by the Matanuska-Susitna Borough Aviation Advisory Board this 11th day of December, 2014.



Archie Giddings, Chair

ATTEST:



Debbie Passmore, Administrative Support

MATANUSKA-SUSITNA BOROUGH
AVIATION ADVISORY BOARD
RESOLUTION SERIAL NO. 15-01

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH AVIATION ADVISORY BOARD
RECOMMENDING IMPLEMENTATION OF A BOROUGH-WIDE POLICY REGARDING USE OF
THE CRITERIA MATRIX FOR EVALUATING TALL TOWER PERMIT APPLICATIONS

WHEREAS, the Aviation Advisory Board is asked to consider tall towers on occasion; and

WHEREAS, standardized process is important in reviewing tall tower permit applications; and

WHEREAS, tall towers can impact aviation safety in the Matanuska-Susitna Borough; and

WHEREAS, the Aviation Advisory Board has created a minimum *Criteria Matrix for Evaluating Tall Tower Permit Applications*; and

WHEREAS, in the criteria matrix, the possible points are 1-5 where 1 is the lowest negative impact on aviation safety and 5 is the highest negative impact; and

WHEREAS, the criteria matrix can be used as an advisory tool to the Matanuska-Susitna Borough.

NOW, THEREFORE, BE IT RESOLVED that the Matanuska-Susitna Borough Aviation Advisory Board adopts the Tall Tower Criteria Matrix to be used by the Aviation Advisory Board to consider tall towers in the future.

ADOPTED by the Matanuska-Susitna Borough Aviation Advisory Board on this 2th day of February, 2015.


Archie Giddings, CHAIRMAN

ATTEST:

Debbie Passmore
Debbie Passmore, Secretary

	Criteria Matrix for Evaluating Tall Tower Permit Applications	Possible Points	(Applicant Name) (Tower Location)
1	Will the tower or building impact the approach of public use, registered private or commonly-used off-airport landing areas?	5 4 3 2 1	
2	If the FAA's advisory circular indicates a change in approach minimums, how will this impact the aviation community? Is this the only approach at your airport predicated on a specific type of navigational aid? Does the impacted approach offer the lowest minimums at that facility?	5 4 3 2 1	
3	Will the structure in question be close to a visual landmark such as a highway, mine, reservoir, or any other point commonly used as a visual reference for VFR pilots?	5 4 3 2 1	
4	Will the tower underlie terminal airspace, creating traffic compression and with it an increased risk of a mid-air collision?	5 4 3 2 1	
5	Will the structure lie in an area in which a high volume of training activities is conducted?	5 4 3 2 1	
6	Will the proposed structure lie along commonly used VFR egress or ingress tracks to your airport?	5 4 3 2 1	
7	If this facility falls under 14 CFR Part 77 criteria, has the FAA conducted a review and provided a letter of non-objection for this application?	5 4 3 2 1	
	Total:		

Road Service Area #21 Board of Supervisors Meeting
RSA 21 Big Lake
August 21, 2014, Big Lake Library, Minutes

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Meeting was called to order at 6:05 pm by Chairman Leo von Scheben. Supervisors Leo von Scheben, Clinton Lofgren, and Jill Parson were present, representing a quorum.

Also in attendance: Mike Lachelt, Borough Road Superintendent; Robby Brown, Road Maintenance Contractor; guests Ken Walch, Gerard Billinger, Cathi and Bill Kramer.

Meeting notice was published timely in the Frontiersman and posted at the Big Lake Library.

Minutes from the May 29, 2014 quarterly meeting were read and approved as presented.

Old Business:

Resolution 14-02 was presented and passed with minor changes to formatting.

Status of Horseshoe Lake Road was presented by Mike Lachelt. The road has new pavement at North end for 0.6 mile and a section at the end of Lakes Blvd was paved for about a ¼ mile. Cost for this work was \$300,000. Leo to attend a meeting with Mike on Horseshoe Lake Road to discuss ROW issues and how the last \$300,000 will be spent. Meeting was set for September 4, 2014 at 4 pm at the Family Restaurant in Big Lake. Mike Lachelt is to arrange for R&M to be there. Mike also mentioned that MEA gave a price to move utility conflicts on the Road for \$500,000. The Board thanked Mike for his efforts on this project.

Staff Reports:

Mike Lachelt presented the Borough staff report as follows:

- * Calcium Chloride work was complete and he mentioned that if local residents wanted to do their own CC work that they would have to get a permit to work in the ROW.
- * Ryan Creek has ROW issues which is slowing down work on that road.
- * Lighthouse road is ½ done
- * Old Yacht Road was discussed
- * Sand and chips have been ordered for the winter work

Maintenance Contractor TEW'S report was presented by Robby Brown:

- * Cutting and Sweeping was all done.

**Road Service Area #21 Board of Supervisors Meeting
RSA 21 Big Lake
August 21, 2014, Big Lake Library, Minutes**

- * He is now working on grading maintenance
- * He mentioned that Condor Road has a culvert issue, the road had to be closed, and logs under the road have been coming up through the road due to buoyancy effect.
- * Placement of sand piles will stay at TEW'S yard.

New Business:

A resolution to transfer \$50,000 from the operating fund to capital fund was presented by Mike Lachelt, read by the board, and a vote to approve was unanimous.

Board Comments:

Next Board meeting will be November 20th and Leo von Scheben will be calling in for the meeting. This meeting will center on Capital Projects.

Leo presented the Big Lake Boundary Map for information purposes only.

Leo von Scheben, Primary/Chair, Big Lake RSA #21 Board of Supervisors

West Branch Area #21 Board of Supervisors Meeting
11/17/14 Big Lake
11/17/14 Big Lake Library, Minn.

It is now working on grading maintenance

He mentioned that Cedar Run has a gravel issue, the road has to be closed and logs under the road have been coming up through the road due to many other effects. Placement of sand fill will stay at TFW's yard.


new bylaws

A resolution to transfer \$21,000 from the operating fund to capital fund was presented by Markusback, read by the board with a vote to approve with amendments.

Board Comments:

Next Board meeting will be November 20th and Lee von Schaben will be calling in for the meeting. The meeting will center on Capital Projects.

He presented the Big Lake Boundary Map for information plus new title.


11/17/14
Markusback, TFW Board of Supervisors

A RESOLUTION OF THE ROAD SERVICE AREA #29, TALKEETNA BOARD OF SUPERVISORS CONCURRING WITH MOVING \$25,000 FROM FUND BALANCE TO THE TALKEETNA OPERATING BUDGET.

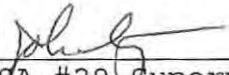
WHEREAS, the Road Service Area #29, Talkeetna Operating Fund 283.000.000.428.600 for additional maintenance has a balance of less than \$3,200 as of April 2, 2014; and

WHEREAS, the potential for serious breakup conditions exist in RSA #29, Talkeetna; and

WHEREAS, the RSA #29, Talkeetna Board of Supervisors request \$25,000 be transferred from the Talkeetna fund balance, fund 283 to the Operating fund;

NOW, THEREFORE, BE IT RESOLVED, that the Road Service Area #29, Talkeetna Board of Supervisors request the Matanuska Susitna Borough Assembly approve the transfer of \$25,000 from the Talkeetna fund balance to the Operating Budget 283.000.0000.428.600.

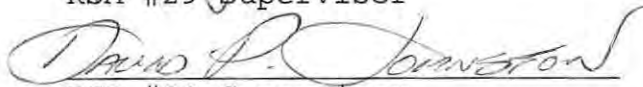
APPROVED by the Road Service Area #29, Talkeetna Board of Supervisors:



RSA #29 Supervisor

4-10-14

Date



RSA #29 Supervisor

10 APRIL 2014

Date

RSA #29 Supervisor

Date

Greater Toluksna

A RESOLUTION OF ROAD SERVICE AREA #29, SUBMITTING AN APPROVED 2015 ROAD SERVICE AREA CAPITAL IMPROVEMENT PLAN FOR ROAD MAINTENANCE AND REPAIR CAPITAL PROJECTS LIST TO THE ASSEMBLY FOR REVIEW AND APPROVAL.

WHEREAS, the Annual Capital Improvement Project List is developed for road maintenance and repair capital projects in each road service area; and

WHEREAS, the Capital Improvement Project List has been presented to area residents by this Road Service Area Board of Supervisors; and

WHEREAS, the Matanuska-Susitna Borough Assembly reviews and approves the Capital Improvement Project List; and

NOW THEREFORE BE IT RESOLVED, that Road Service Area #29 Supervisors concur with this Service Area Capital Improvement Project List and request the Matanuska-Susitna Borough Assembly to approve as submitted.

Table with 8 columns: PRIORITY, PROJECT LOCATION, DESCRIPTION OF WORK, TOTAL EST COST, RSA, MSB, GRANTS, FUNDS Y OR N. Rows include Calcium Purchase, Calcium Application, Recondition gravel roads, Pavement maint., Upgrade Moose Meadows, and RAP.

ADOPTED by Road Service Area #29, Board of Supervisors:

Supervisor Signature (handwritten signature)

Supervisor Signature (handwritten signature)

Supervisor Signature (NOT AVAILABLE)

Date: 10 / 10 / 14

**MATANUSKA-SUSITNA BOROUGH
HISTORICAL PRESERVATION COMMISSION
Cultural Resources Division
Tel (907) 745-9859 - Fax (907) 745-9876**

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Minutes

**REGULAR MEETING
MSB Meeting Room #203
p.m.**

**January 9, 2014
Thursday 6:30**

- I. **CALL TO ORDER;** Chair Rosetta Alcantra called the meeting to order at 6:35 p.m.
- II. **ROLL CALL/DETERMINATION OF QUORUM:**
A Quorum was determined; present were Commissioners Rosetta Alcantra, Ron Bissett, Deborah Burlinski, Bethany Buckingham-Follett, and Karin Pitts Olemeda, Commissioner Sonya Walden participated by teleconference; MSB staff included Fran Seager-Boss and Heather Ralston.
- III. **APPROVAL OF AGENDA**
Commissioner Buckingham-Follett made the motion to accept the Agenda as presented, Commissioner Burlinski seconded the motion; MCU.
- IV. **APPROVAL OF MINUTES**
December minutes were not available
- V. **PERSONS TO BE HEARD**
No one appeared
- VI. **CORRESPONDENCE**
 - A. Heritage Bulletin – January
 - B. Staff, Seager-Boss gave a quick overview of upcoming workshops and encouraged Commission members to attend. She also mentioned that MSB's Fish Creek Townsite grant submittal was approved and awarded.
- VII. **REPORTS**
 - A. **SOCIETY/GROUP REPORTS**
 1. *Chairperson's report* - No Report
 2. *Tribal Cultural Reports* - Knik - Chickaloon- No report

HISTORICAL PRESERVATION COMMISSION MEMBERS:

Rosetta Alcantra (Tribal Councils)	Ron Bissett (Architect)	Deborah Burlinski (Attorney)
Selena Ortega-Chiolero (Palmer Museum Director)	Bethany Buckingham-Follett (Dorothy Page Museum Director)	
Karin Pitts (Anthropologist)	Sonya Walden (Wasilla)	Angela Wade (Chickaloon Tribal Council)

3. *Wasilla/Knik Historical Society*: Commissioner Buckingham-Follett reported:
 - the Wasilla-Knik Historical Society's Annual meeting will be held on January 28, 2014.
 - Their Alaska Day Dinner was a huge success.
 - Anxious to have the Knik Museum play a greater role in the community the Historical Society had concerns on how to manage, maintain and upgrade exhibits in the Knik museum.

4. *Willow/Talkeetna Historical Society*
 No one available to report - staff, Seager-Boss mentioned, in winter the museum was only open on weekends and for special requests.

5. *Palmer Historical Society*
 No one from the museum was present but Seager-Boss noted that the Colony Christmas was a great success and that their monthly presentations attract a good crowd.

6. *Dorothy Page Museum*
 Commissioner Buckingham -Follett reported:
 - having drawn 300 people the Museum's Christmas events were a tremendous success.
 - plans were in place to highlight and illustrate the Arctic Winter Games that would be held in Fairbanks this year. Pins and Calendars would be given out in commemoration of the event
 - Wasilla was planning the 40th anniversary of their incorporation in addition to celebrating their hundredth anniversary of Wasilla's establishment in 1917.
 - the City of Wasilla has cut the museum's budget by 3% for the coming fiscal Year. With that cut the museum would lose its temporary help on which they depend for outreach and multiple projects.

7. *Alpine Heritage Park*
 Staff Seager-Boss reported - not much had happened since the park is closed for the winter. She announced that the Historical society was looking for renters for the O'Neil house. The rent was approximately \$700.00 per month but no pets were allowed which cuts down the number of people wanting to rent it.

8. *Palmer Museum and Visitor's Center*
 Commissioner Buckingham-Follett reported that the 2nd Saturday events in Palmer were starting again. January's theme for the event was to enhance the artist's guild in Palmer. Staff Seager-

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Boss inquired whether that was when the art studios and all the shops stayed open late and participated in the Saturday art event.

9. *MATI*

Commissioner Buckingham-Follett reported;
The museum was closed for the winter and the Museum board was seeking a new curator since Sherry Jackson had just resigned.

VIII. NEW BUSINESS

Staff Seager-Boss' report started out with her announcing she was presenting to the Commission a refresher course on the National Register nomination procedure. Whereupon she set up and opened a Youtube performance conducted by a Michigan preservation group, who rapped (sang) their way through the whole procedure. It had been sent to her by a member of the Alaska State Office of History and archaeology. Commission members enjoyed the presentation.

A. New Grant Announcement;

- Staff Seager-Boss mentioned that the grant for conducting a cultural resource survey of the Fish Creek Townsite had been awarded. The funding would probably not be appropriated until at least late summer. She explained that the federal matching grant funds never come through until late summer and then it generally took a month to be adopted and appropriated by the MSB Assembly.
- She also discussed the Cottonwood Creek sites, the funding had been appropriated and research was underway to nominate the site to the National Register of Historic Places. MSB was also waiting for good weather to start carrying out some site testing

B. Office of History and Archaeology workshop

Staff Seager-Boss reported:

- OHA planned to have their Historic Preservation workshop on March 24-25, 2014. Commission members may be interested in attending. The workshop would probably cover information on section 106 of the National Historic Preservation Act of 1966 most likely information on procedures for the National Register Nominations. Although the workshop is free, seating may be limited so those interested in attending should sign up for it well in advance.
- Chair, Alcantra explained the workshop was typically put on to help consultants. She suggested the MSB commission write a letter to OHA to conduct a workshop specifically for CLG's. Commission members would then receive better information on the Commission's role in the community.
- Commissioner Larkey made a motion for the Commission to ask OHA to

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have one of the workshop days devoted specifically to CLGs.
Commissioner Bissett seconded the motion. MCU.

- Commissioner Pitts-Olmeda offered to write the letter.

C. 2014 Celebrations

Staff, Seager-Boss announced there were a number of celebrations to be observed

- Celebration of 150 years of Alaska as part of the U.S. (2017)
- She distributed a survey/questionnaire for Commissioners to review and assist with suggestions.
- Commissioner Buckingham-Follett suggested sending the questionnaire to the Museums/Historical Societies for their input.
- She added that Mr. Ray was anxious to celebrate the Dalton Trail in recognition of the 1913 coal delivery to Seattle from Chickaloon for use by the U.S. Navy.

Commissioner Buckingham -Follett added; other celebrations included the:

- 40th Anniversary in 2014 of Wasilla's incorporation as a City
- 50th Anniversary of MSB in 2014
- 100 Anniversary of the establishment of Wasilla as a railroad town.
- 80th Anniversary of the Palmer Colony in 2015.

D. Meeting places for 2014

i	09 January -	MSB building
ii	13 February-	MSB Building
iii	13 March-	Dorothy Page Museum
iv	10 April	Colony House Museum - Staff, Seager-Boss <i>will check</i>
v	08May	Knik Museum- <i>Commissioner Buckingham- Follett will check</i>
vi	12 June	KTC - <i>Commissioner Alcantra will check</i>
vii	July no meeting	
viii	14 August	Alpine Historical Park- <i>Commissioner Pitt-Olmeda will check</i>
ix	11 September	Talkeetna- <i>Commissioner Burlinski will check</i>
x	09 October	MSB Building
xi	13 November	MSB Building

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E. Strategic Planning Meeting

Staff Seager-Boss turned the meeting over to Chair, Alcantra who reported:

- There had been no meeting since February 2013
- Strategic Planning meetings had to be separate from regular Commission meetings.
- the Commission needed to start having planning meetings again
- Commissioner Pitts-Olmeda suggested having teleconference meetings instead of physically being on location.
- Commissioner Larkey suggested using Skype for the meetings that way people could communicate better and see the charts
- Commissioner Buckingham -Follett suggested using Google.doc first and then set up Skype.
- the Commission limited the discussion regarding the Planning meeting and decided to discuss it at the next meeting in February
- It was decided Commissioner Buckingham-Follett would teach everyone how to participate by using Google.doc and Commissioner Larkey would demonstrate how to use Skype.
- Chair Alcantra asked everyone to come to the next meeting with a schedule of topics to be discussed at the Strategic Planning Meeting.

F. State Timber Sale

Staff Seager-Boss reported:

- Sometime after February and probably during March an Alaska State Timber Sale was going to occur requiring an ice road for access.
- The sale was to occur within the Fish Creek Management Plan Area, an area adjacent to the MSB's Mayor's proposed townsite.
- In order to reach the area, an extension of the Susitna Parkway was to be developed as a winter ice road with an ice bridge crossing the Little Susitna River.
- The access road would be traversing MSB land.
- When inquiring how the ice road was to be built, Staff Seager-Boss learned that some of the hills may be cut into or shaved to assist in creating the ice road.
- Approaches to the river would be the most challenging making it necessary to cut through the opposing banks for better river access.
- Because the area was sensitive for harboring Dena'ina sites, she felt that any shaving, cutting or bulldozing would need to be monitored to ensure no cultural resources would be violated. She said she and possibly an assistant would be monitoring the work.
- She mentioned she had already walked most of the trail with the Foresters to have a better idea of the terrain.
- Commissioner Burlinski volunteered to assist in the survey.

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Karin Pitts (Anthropologist)	Sonya Walden (Wasilla)	Angela Wade (Chickaloon Tribal Council)

Chair, Alcantra asked why the proposed project had not been surveyed prior to the timber cutting. Staff Seager-Boss replied a Management Plan had been drawn up between 2005 -2009 between the State and Borough and upon contacting the contractor who was awarded the project development plan she was informed it had not been in the contract therefore cultural resources had not been addressed.

IX. OLD BUSINESS

A. KABATA - Report

Staff Seager-Boss reported:

- The 2013 KABATA report had been completed. It included the summation
- of the areas surveyed over the four years.
- All the temporary employees assisted with the final report. MoHagani had assisted by providing tables and pie charts of the percentages of sites recovered from various topographic formations.
- Richard Martin provided maps of work accomplished in 2013 and
- Heather Ralston helped with the layout and graphics of the final report. The GIS department provided maps of all the areas that were surveyed over the course of four years, delineating each year in a different color.

B. NHA - Update

Staff, Seager-Boss reported:

The Task Force did not meet in December. Therefore there was no new information.

C. Cottonwood Historic District

Staff, Seager-Boss reported:

- As noted earlier the grant was accepted and appropriated by the MSB assembly.
- The project will be a joint adventure with the Knik Tribal Council
- Richard Martin who works both for MSB as a cultural resources supervisor and for KTC will act as the liaison between MSB and the KTC.
- Fran sent a template of a property permit to KTC for participation in the joint project.

X. OTHER BUSINESS

Commissioner Pitts-Olmeda announced that the state wide anthropology meetings were going to be held in Fairbanks from March 5-8th.

Staff Seager-Boss mentioned that the Society for American Archaeology meetings was going to be held in April in Austin, Texas. The SAA leadership has invited MSB and Adelphi partners to share information gained from the excavations being carried out for the last few years in Trapper Creek. An Adelphi student will be a participant in the presentation.

HISTORICAL PRESERVATION COMMISSION MEMBERS:


Rosetta Alcantra (Tribal Councils)	Ron Bissett (Architect)	Deborah Burlinski (Attorney)
Selena Ortega-Chiolero (Palmer Museum Director)	Bethany Buckingham-Follett (Dorothy Page Museum Director)	
Karin Pitts (Anthropologist)	Sonya Walden (Wasilla)	Angela Wade (Chickaloon Tribal Council)

XI. COMMISSIONER COMMENTS

Chair, Alcantra reminded staff to add Commissioners Buckingham-Follett and Larkey to the February agenda. The next meeting would be held February 14, 2014.

XII. ADJOURNMENT

Commissioner Buckingham made the motion to adjourn at 7:55pm. and Commissioner Larkey seconded the motion -Meeting was adjourned.



Rosetta Alcantra, Chair 1/15/14
Date

Attest:



Fran Seager-Boss, Staff 11/17/14
Date

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HISTORICAL PRESERVATION COMMISSION
Cultural Resources Division
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Minutes

REGULAR MEETING
MSB Meeting Room #203

February 13, 2014
Thursday 6:30 p.m.

- I. **CALL TO ORDER;** Chair Rosetta Alcantra called the meeting to order at 6:42 p.m.
- II. **ROLL CALL/DETERMINATION OF QUORUM:**
A Quorum was determined; Commissioners present were Rosetta Alcantra, Chair, Ron Bissett, Deborah Burlinski, Sonya Walden, Commissioners Bethany Buckingham-Follett and Karin Pitts-Olmedo participated by teleconference; Commissioner Selena Ortega-Chiolero was excused; MSB staff included Fran Seager-Boss and Heather Ralston.
- III. **APPROVAL OF AGENDA**
Commissioner Burlinski motioned to let Commissioner Buckingham-Follett present first in her demonstration on how to use Google Doc/ Google Drive, since she had to leave the meeting early. Commissioner Pitts-Olmedo seconded the motion; MCU.
- IV. **APPROVAL OF MINUTES**
Commissioner Buckingham-Follett made a motion to approve the December and January minutes as written, Commissioner Pitts-Olmedo seconded the motion; MCU
- V. **PERSONS TO BE HEARD**
 - a. Because Commissioner Buckingham-Follett had to leave early, she demonstrated use of Google Doc./Google Drive through a YouTube video presentation. Google Doc/ Google Drive would enable MSB Commissioners to see and interact with the same document, giving them the ability to read, correct, and update files simultaneously. It would therefore by-pass the necessity to rely on emails for communicating pertinent data for a specific document.
 - Google Doc/ Google Drive could help HPC with document preparations and collaboration.
 - Commissioner Buckingham-Follett was still researching to see if members of the HPC needed to have G-mail accounts for the ability to use Google Doc/ Google Drive.

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- Commissioner Buckingham-Follett had sent test documents to Commission Members to view a specific document and experiment to see how Google Doc/ Google Drive worked.
- b. Commissioner Buckingham-Follett then reported on Dorothy page Museum events:
- Wasilla/Knik Historical Society with the Dorothy Page Museum had a successful exhibit on the Arctic Winter Games celebration.
 - She added that the IditaSport was held on February 7-11 and had quite a number of participants. Considered a success, participants started from Knik Museum and went 350 miles to McGrath.
 - She also mentioned that the Iditarod Trail Invitational would be held on February 24th. Participants would go from Knik Museum all the way to Nome by bicycle, skis, on foot or what you will.

VI. CORRESPONDENCE

- a. **Heritage Bulletin – February**
Commissioner Alcantra suggested everyone look over the bulletin at their leisure.
- b. **Office of History and Archaeology Workshop letter**
The MSB – HPC letter to OHA, to request a session on Certified Local Government programs be added to the upcoming annual workshop on March 24 – 25, 2014 was reviewed. Commissioner Larkey made a motion to approve the letter as written, commissioner Bissett seconded the motion; MCU.

VII. REPORTS

1. SOCIETY/GROUP REPORTS

Rosetta reported

- Richard Porter with KTC mentioned the June HPC meeting could be held at KTC.
- Angie Wade having resigned as a member of the HPC and with Richard Porter moving to the Valley to be closer to KTC and his work, it might provide an opportunity for him to serve on the HPC board.

2. Wasilla/Knik Historical Society

- Commissioner Buckingham -Follett reported events and news earlier in the meeting.

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3. **Tribal Cultural Reports (reported by staff, Seager-Boss)**
 - In March Alfred Theodore was slated to monitor preparation of the Ice Road with Heather Ralston.
 - For the Cottonwood Creek Project MSB planned to search for volunteers from the Tribe. Eventually it is hoped that the project would involve students from local schools and also possibly have Boy Scouts wanting to complete their archaeology badge, join the project.

4. **Willow/Talkeetna Historical Society**
 - No news.

5. **Palmer Historical Society (reported by John Stewart)**
 - In January the guest speaker was Dan Renshaw
 - a. Mr. Renshaw discussed the 1912 Presidential Election and had the outcome been different – the Palmer Colony may not have occurred.
 - b. Mr. Renshaw also discussed his book.
 - He reminded the Commission, Palmer Historical Society hosted guest speakers every 3rd Wednesday of the month at the Palmer Library
 - February 19th, 2014 the guest speaker would be Lynn Follett who planned to discuss cooperating historical projects with the Palmer Historical Society.
 - Problems that had plagued updating Palmer Historical Society's Webpage – had been fixed.
 - Palmer Historical Society was going back to a monthly newsletter.
 - a. Barbara Hecker (a retired school teacher) planned on doing the newsletters.
 - b. the Goal was for the newsletters to be free by email and used as an outreach to the public. For those requesting to be added to the email list they should contact Ms. Hecker at bhecker@mtaonline.net.

6. **Dorothy Page Museum**
 - Bethany reported on events and news earlier in the meeting

7. **Alpine Heritage Park (reported by staff, Seager-Boss)**
 - At their annual meeting, the Alpine Society performed a PowerPoint Presentation on past and future events and activities – it was well attended. Seager-Boss gave a Power Point presentation on the proposed National Heritage Area, explaining where MSB was in the process of nominating it as an NHA.

8. **Palmer Museum and Visitor's Center**
 - No news

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9. Museum of Alaska Transportation and Industry

- Sherry Jackson had stepped down with no one to replace her.
- Commissioner Alcantra asked if there was any way to obtain a brief paragraph or email report from other historical societies on news and events, or could the HPC have historical societies call in for a quick report.

VIII. NEW BUSINESS

1. Commissioner Larkey presented and demonstrated how Skype worked.

As a free service one could download it to any computer, phone, etc.

To start with a person would need to make up an account

- She walked everyone through the process using a PowerPoint Presentation
- She added that there was no cost for conference type calls on Skype as long as participants numbered under 25 people.

2. New Grant Announcement staff, Seager-Boss reported:

- Approximately \$100,000 in grant money was available for the entire state of Alaska to fund Commemorative Celebrations.
- Each group may ask for grant funding up to \$12,000, matched by an additional \$12,000 with in-kind services or in cash.
- Projects had to be related to an anniversary
- There were a number of categories under which grant funds would be available for Commemorative Celebrations such as:
 - a. Planning
 - i. Lots of anniversaries were coming up within the next 10 years
 - b. Research
 - c. Publication
 - d. Education
 - e. Heritage Tourism
 - i. Wasilla Historical Society planned to create a Historical touring Map
 - they wanted to develop one that included a tour of local Wasilla history (Knik, Hatcher Pass, Dorothy Page Museum, and Iditarod Headquarters, etc.)
 - ii MSB was requesting funds for a borough-wide Driving Tour map
 - the current one needed to be updated.
 - f. Restoration & Preservation

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- i Had to be tied into a celebration
- ii A National Register listing was required for (whether seeking eligibility or already listed). She suggested a great candidate would be the Fairview School
 - Wasilla Historical Society wanted to move the school from its current original location to a spot next to the Menard Sports Complex .however, the school, owned by MSB was located on 5 acres. Preferable to moving it she would rather have a local group use it for meetings and such – like the Boy Scouts or Girl Scouts.

IX Old Business

1. Meeting places for 2014

- Commissioner Buckingham-Follett stated earlier in the meeting that Dorothy Page Museum could not host the HPC meeting in March, but could in April. She added that the Colony House Museum was able to host the HPC meeting in March.
- Commissioner Alcantra stated that KTC agreed to host the HPC meeting in June.

2. Topics for Strategic Planning Meeting

Mission Statement- discussions included:

- What was the Mission and what could members do to meet the HPC mission;
- the mission was to promote education, and conduct public outreach;
- the HPC needed to seek out new commission members– possibly from historical societies;
- the HPC needed to make sure they were meeting the needs of the community for historical preservation, education, future development; and
- the HPC needed a good website – available for community access.

The Guest, Nicholas Riley suggested contacting the Career Technical School to have them help develop and maintain a website;

- The students needed the experience; it would be of minimal expense; and
- it was a way for the HPC to not only educate and fulfill its mission, but also help further the education of local students.

Commissioner Alcantra stated she would go through the previous outline and Mission Statement from the last Strategic Planning Meeting. She requested of the Commissioners to write outlines and plans for the strategic meeting.

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Commissioner Larkey suggested resending what had been worked on previously prior to the next meeting – that way commissioners could look over the initial material since the last strategic planning meeting had been a year ago.

Commissioner Bissett volunteered to set up the Google Doc/ Google Drive and upload the previous documents from last year's Strategic Planning Meeting.

X. OTHER BUSINESS

None

XI. COMMISSIONER COMMENTS

Commissioner Alcantra reminded everyone to attend the strategic meeting to be held the following Thursday, February 20th at 6:00pm. in the MSB building.

Staff, Seager-Boss reminded the Commissioners that Commissioner Buckingham-Follett would not be able to attend and Karin would have to teleconference into the meeting (because of her new baby).

Commissioner Larkey mentioned that although she planned on attending the meeting, she would be late due to her teaching schedule.

A discussion ensued regarding what methods HPC should adopt to be more proficient on news, events. She added board meetings should be easily accessed through the use of Skype or Google Doc. The commission did not settle on any specific method. It remained undecided but the thought was that Google Doc may be best used for inter-communication on documents.

XII. ADJOURNMENT



Rosetta Alcantra, Chair

2/28/14

Date

Attest:



Fran Seager-Boss, Staff

11/17/14

Date

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REGULAR MEETING
Colony House Museum

**March 13, 2014
Thursday 6:30 p.m.**

I. CALL TO ORDER

The meeting was called to order by Commission Chair Alcantra at 7:05pm.

II. ROLL CALL/DETERMINATION OF QUORUM

A quorum was determined; present were Commissioners Rosetta Alcantra, Ron Bissett, Sonya Larkey, and Karin Pitts attended by teleconference; attending staff members were Fran Seager-Boss and Heather Ralston

III. APPROVAL OF AGENDA

Commissioner Larkey motioned for the agenda to be accepted as presented, Commissioner Bissett seconded the motion. MCU.

IV. APPROVAL OF MINUTES

Minutes from the previous meetings were not available

V. PERSONS TO BE HEARD

Gerry Keeling from the Palmer Historical board welcomed the Commission and mentioned she would elaborate on the societies' activities under "Society Reports."

VI. CORRESPONDENCE

A. Heritage Bulletin – March bulletin was not available since MSB staff did not realize they were required to re-subscribe to it.

B. Office of History and Archaeology workshop response to the Commission's letter:

- OHA staff member, Summer Rickman sent an email reply to the Commissioner's request for a session on Certified Local Government programs to be added to their upcoming annual workshop.
- Rickman's email stated that CLG programs for Section 106 training were in the planning stage for next year – but no word on when the training workshop would be.
- Rickman's email stated that OHA planned to provide some funding for a limited number of commission members to attend the National

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Alliance for Preservation Commissions Forum in Philadelphia, July 16-20, 2014.

a. The awards would be a 50/50 match.

- Rickman also stated she would like to attend one of the HPC meetings, since she was the new CLG coordinator for OHA.
- Commissioner Alcantra suggested that since OHA was unable to provide training on Section 106 to the HPC or CLGs in MSB during their workshop that MSB staff Seager-Boss may conduct an overview on the Section 106 process for the HPC and historical societies.

C. Annual CLG Report Due

- It has been 3-4 years since OHA has received a CLG annual report from MSB.
- OHA would like to have information on HPC Commission members and preservation activities.
- Staff member Seager-Boss planned to put together a brief report for OHA.
- All specialized members of the CLG (architect, etc.) will need to provide their resume for the annual report
- Everyone agreed that all members of the HPC present tonight should submit their resumes to Fran by Tuesday March 18, 2014, in order to provide a more complete annual report for the OHA.

D. Lt. Governor Treadwell sent a letter/ press release asking for CLGs and historical societies to help with celebrating the 150th Anniversary of the Alaska Purchase in 2017.

VII. **REPORTS**

A. **SOCIETY/GROUP REPORTS**

1. Chairperson Alcantra's report:

- Chair Alcantra was anxious for board openings to be filled. She had approached Richard Porter from the Knik Tribal Council. He planned to move to Mat-Su Valley in August and mentioned he was interested in serving on the MSB Commission. He was currently serving on the Anchorage Commission. An MEA engineer had also shown an interest in serving on the Commission. Someone suggested approaching Robert Meinhardt who had previously served on the board however Staff Seager-Boss mentioned it was unlikely he would return to the commission due to health issues. She added that Kelly Dau had indicated an interest in serving on the Commission but Dau wanted to finish out the school year before applying.

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2. Wasilla/Knik Historical Society

Staff Seager-Boss, on behalf of Commissioner Buckingham who was absent reported on the Wasilla-Dorothy Paige Museum activities that included:

- "Going to the Dogs" was currently on exhibit until March 28th – it featured artistic creations honoring the Iditarod Trail and dogs today.
- An artist reception for the exhibit was to be held on March 28th from 2-4 pm.
- Many more activities were going on to commemorate the Iditarod Trail Race – such as making your own sled dog mask etc.

3. Tribal Cultural Reports - Knik - Chickaloon

Staff Seager-Boss reported on behalf of the Tribes:

- Alfred Theodore from the Knik Tribal Council was assisting MSB staff with monitoring and examining construction of the ice road being built as an extension of the Susitna Parkway west of Big Lake. The ice road was to enable timber cutting to take place on State land west of the Little Susitna River. The first part of the road traversed MSB land and the second part was in the Fish Creek Management area; a region the State and Borough manage as partners.

4. Talkeetna Historical Society

Staff, Seager-Boss reported on behalf of the Historical Society

- August 2014 – THS planned to team up with Northern Susitna Institute (NSI) and others to bring a Smithsonian exhibit to Talkeetna.
- A "History of Food" exhibit, would include displays, and lectures on many aspects of food topics for the area such as:
 - a. history of mountaineering food;
 - b. history of gathering food around the area; and
 - c. how had food on the mountain changed in 100 years.
- THS planned to have a Dena'ina display – they may need help with funding for it
 - a. Commissioner Alcantra suggested that maybe KTC would help them.
- The Board had applied for a grant that will assist in the celebration of Talkeetna's Centennial in 1916. they were considered having
 - a. Brochures
 - b. Displays
 - c. Would like HPC support
 - d. If their grant was accepted – it would generate lots of work in 2015

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- New books and items had been ordered for the museum's next tourist season
- THS was working with Talkeetna Ranger Station to help carry more information on mountaineering history in the museum.
- THS had so far not received any word on a grant application they had submitted to assist with a strategic and business plan for the museum.
 - a. If the grant was awarded a conservation assessment of all 6 buildings and timeline to work on all of them would be conducted
- THS was working with NSI to hold "questing" workshops next year
- They had received a small donation to help jumpstart a "children's corner" at the museum. They were looking for assistance with development and supplies for it.
- THS was also continuing to contact the AK Railroad in hopes for a Railroad museum at the corner of Main St in the "Three German Bachelors' Cabin" – they were also hoping for assistance in preserving the building.
- They were at present preparing for the Oosik Classic Ski Race held March 15-16, 2014. An estimated number of attendees was around 700 people from around the state.

5. Palmer Historical Society

Gerry Keeling, Palmer board member reported:

- The Palmer Historical Society after much searching had a full Board
- Sheri Hamming was elected as president.
- The Colony House was closed for the winter except for Colony Days in December and anticipated school tours in the spring.
- Colony House would open May 1st- until the end of August (exceptions are school kids visits)
- The Historical Society had advertised the Colony House Museum in the Milepost, Newspapers, and on an APP page.
- President Hamming proposed having a tent city for their garage sale during Colony Days; it was a huge success. In addition to the garage sale tents, they erected a vintage, circa 1940s tent to demonstrate Colony life during their first 1935 summer.
- Pete Scott from the Colony Inn Hotel had moved away and would no longer be hosting dinners for Colony Days - nor for their annual fund raiser dinners.
- The archivists were busy working upstairs in the Colony House:
 - a. Money raised from the Tent City garage sale went to help with purchasing supplies for PHS's Archives

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- b. Keeling, having had a long association with the board and with the historical society, was assisting the archivists in their cataloguing and research
- PHS now had a regular monthly news letter distributed to members and interested people on-line however, members who wanted a hard copy were also receiving the newsletter by mail.
- They also had a good program coordinator for the Colony House – and a great grounds keeper
- Keeling added that it had taken a long time to see the success the Palmer Historical Society and Colony House were currently experiencing
- Fran discussed the Bed Tax problem within the Borough
 - a. Most Bed Tax funding, not appropriated by the assembly and MSCVB was going to Parks and Recreation projects, Cultural Resources had never been able to garner funds for Historical/Cultural entities in the valley. When funds had been allocated through a grant process, the selection process was dominated by the Trails Council and not by the Historical Preservation Commission. Their selection was woefully lacking in what the HPC would deem appropriate projects. The Trails Council had in the past awarded funds for some totally inappropriate projects they considered had historical merit.
 - b. HPC members may want to apprise assembly members of the disparity in not funding historical entities and only funding recreation projects.

6. Dorothy Page Museum

Staff Seager-Boss reported DPM activities under the Wasilla Historical Society activities.

7. Alpine Heritage Park

No information had been submitted

8. Palmer Museum and Visitor's Center

- No news, Commissioner Ortega-Chiolero was absent

9. Museum of Alaska Transportation and Industry

- No news

VIII. NEW BUSINESS

A. 1. Commemorative Celebrations New Grant Submittal

Staff Seager-Boss discussed the grant submittals

- Palmer suggested submitting a grant to assist the fair with restoring the Rebarchek House

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- a. The Barn was sold by the Rebarchek family a long time ago at which time the Alaska State Fair purchased it as part of a larger parcel they had acquired for expansion of the fair.
 - b. Upon investigation, the State Fair personnel were not in favor of pursuing a grant for it at this time.
- Staff Seager-Boss mentioned Talkeetna was in favor of developing a brochure to celebrate 1916 when Talkeetna was established by gold miners at the time the railroad was developing it as a railroad stop along the tracks.
 - Staff Seager-Boss added that Wasilla Dorothy Page Museum was proposing to develop a tour of sites within their region that included Independence mine and the Knik Museum as a project for celebrating Wasilla's centennial in 2017.
2. Touring History in the MSB A Driving Tour Brochure
Staff Seager-Boss talked to printers and designers in regards to the proposed brochure.
- The brochure size would fit tourist stands situated throughout the Borough
 - a. the printing vendor sent examples of how it would look once folded into quarters.
 - b. the MSB Public Relations personnel would assist in designing the brochure since they have had a lot of experience in putting together brochures for MSB on borough activities. Having them do the work would be a lot easier and more economical (Patti Sullivan is in charge of that division).
 - c. The brochure would be 26 pages with a center fold out will be a road map showing historical attractions around the borough.
 - d. each of the cities, Palmer, Wasilla and the village of Talkeetna will have individual maps with QR symbols for further information
 - e. Palmer will have more pages because of the Colony Project
 - f. The Glenn Highway and north Parks would also be featured as National Scenic By Ways.
 - g. Staff will contact KTC to ensure that they have an active role in designing the brochure and ensuring the correct information was being disseminated on the Dena'ina people.
 - h. Grant is a 50/50 match
 - Staff, Seager-Boss requested commissioners to write letters of support for grant applications being submitted by Wasilla, Talkeetna and MSB. A discussion followed.

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- Commissioner Larkey made a motion to write support letters for the grant proposals. Commissioner Pitts-Olmedo seconded the motion MCU.
- Commissioner Bissett volunteered to write the letters and Commissioner Alcantra agreed to edit the final drafts.
- Grant submittals were slated for review by the State Historical Preservation Commission in April.

B. Strategic Planning Meeting

- Staff Seager-Boss mentioned that the last meeting was cancelled – due to Commissioner Alcantra being sick
- Commissioner Bissett remarked that information on the Strategic Planning was available on Google.doc
- Commissioner Alcantra suggested the commission take what was already planned from last year's meeting and marry it with new information.
- Staff Seager-Boss suggested having the strategic planning session at the next HPC meeting. Since the next HPC meeting would fall between major projects and was anticipated to be shorter than normal.
- She added that the original Strategic Plan was in hard copy and that she would scan it and send it to Commissioner Bissett.
- Commissioner Bissett would then change the format and post it on Google.doc
- Commissioner Alcantra would then merge the old Strategic Plan with the new Plan

C. National Archives, Anchorage

Staff Seager-Boss reported to the HPC that the National Archives located in Anchorage planned to be closed by the end of the year.

- All archival information would be sent to the Seattle National Archives office
 - the move was precipitated by the National Archives after observing that only 500 people had used the Anchorage Archives in one year.
 - National Archives in Anchorage had only just finished receiving all of the Alaskan records from Seattle National Archives for Alaskans to be able to access and use. Many still had to be better accessioned.
- Staff Seager-Boss suggested that the HPC write a formal letter to Alaskan Senators strongly suggesting not to move the National Archives from Anchorage to Seattle, that it would jeopardize and hinder research projects being conducted within Alaska
 - Commissioner Bissett made the motion for the letters to be written and Commissioner Pitts-Olmedo seconded it. MCU

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- Commissioner Bissett volunteered to write the letters

IX. OLD BUSINESS

A. 1. googledocs/google drive

Commissioner Larky presented more information on other free use document sharing programs available to the public.

- One of which can be accessed by Joinme.com
- another program may be reached through AdobeConnect
- There were also display documents on all forms of devices

B. 1. Topics of Strategic Planning Meeting

- Discussed earlier in the meeting

X. OTHER BUSINESS

none

XI. COMMISSIONER COMMENTS

none

XII. ADJOURNMENT

Commissioner Larkey made a motion to adjourn, Commissioner Bissett seconded the motion. MCU. Meeting adjourned at 8:15pm.



Rosetta Alcantra, Chair

3/25/14

Date

Attest:



Fran Seager-Boss, Staff

11/17/14

Date

HISTORICAL PRESERVATION COMMISSION MEMBERS:

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Karin Pitts-Olmedo (Anthropologist) Sonya Larkey (Wasilla)

MATANUSKA-SUSITNA BOROUGH
HISTORICAL PRESERVATION COMMISSION
Cultural Resources Division
Tel (907) 861-7859 - Fax (907) 861-7876
MINUTES

REGULAR MEETING
Dorothy Page Museum

April 10, 2014
Thursday 6:30 p.m.

I. **CALL TO ORDER**

The meeting was called to order by Chair, Alcantra at 6:40pm. at the Old School House within the grounds of the Dorothy Page Museum.

II. **ROLL CALL/DETERMINATION OF QUORUM**

Determination of a quorum was made; present were Commissioners Alcantra, Bissett, Buckingham-Follett, Pitts, and Larkey; Staff Seager-Boss with Heather Ralston were also present.

III. **APPROVAL OF AGENDA**

Under **New Business**

Staff, Seager-Boss added the Glenn Highway Project.

Commissioner Bissett added the Alaska Railroad tracks to Palmer.

Commissioner Larkey made a motion to approve the agenda as corrected, it was Seconded by Commissioner, Buckingham-Follett. Motion Carried Unanimously (MCU)

IV. **APPROVAL OF MINUTES**

February - March hand-outs

V. **PERSONS TO BE HEARD**

No one present to be heard

VI. **CORRESPONDENCE**

A. Heritage Bulletin and.

B. National Alliance of Preservation Commissions

A discussion ensued to have someone from the commission attend the meeting in Philadelphia, PA July 16-20, 2014. Commissioner Buckingham-Follett stated that she may be able to attend but her job would not provide support for travel or staff development. There was a scholarship available that would pay for 60% for attendance with 40% being paid by the attendee. Budget restrictions prevented the MSB commission or other city organizations to assist with the match. Commissioners discussed the possibility of requesting local organizations to pay for a commissioner to attend the conference. In return the commissioner would then provide presentations or training obtained from the

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meeting.

Upon further discussion, it was suggested that if Commissioner Buckingham-Follett received the scholarship, local organizations would be asked to help pay for the matching 40% for travel. The MSB Commission would write a letter of support as needed. Commissioner Larkey motioned for Buckingham-Follett to attend the meeting and apply for the scholarship. Chair Alcantra seconded the motion but after a discussion took place, the motion was tabled until later in the meeting under **New Business**.

VII. REPORTS

A. SOCIETY/GROUP REPORTS

1. Chairperson's Report

Chairperson, Alcantra attended the SHPO training and met with Summer Rickman from the Office of History and Archaeology. They discussed the MSB- HPC, its CLG status and tentatively worked out a plan to address commission member training as well as local historical organizations. Rickman was interested in doing something with CLGs and mentioned she was willing to attend the next MSB Commission meeting.

2. Wasilla/Knik Historical Society

Commissioner, Buckingham-Follett reported:

- the Iditarod Trail Invitational was a success; they had over 50 people in attendance at the Knik Museum. The society was excited to see growth in the Iditasport participation and expected it to expand even greater in the future at Knik.
- The Museum staff was planning to move the Farmers' Market from the Dorothy G. Page Museum Town Site to the Iditapark area, located a few blocks away. That would allow the farmers market to expand.
- The W-K Historical Society was also looking at contracting out the position at Knik Museum for the summer season.

3. Tribal Cultural Reports - Knik - Chickaloon

Commissioner Alcantra reported:

- Richard Porter was working for the Knik Tribal Council as a cultural liaison. He currently attended the Historic Preservation Commission in Anchorage but expected to move to the Wasilla/Palmer area in August and

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may be interested in serving on the MSB Commission..

- Staff, Seager-Boss stated that there was a UAF class in Rural Development that came down to Wasilla and Anchorage. The class had a field trip from Anchorage to KTC where they enjoyed a lunch and discussion with elders. They also talked about a project with partnerships. It was a diverse crowd from Kotzebue, Nenana, and Eklutna. Following a presentation delivered by staff, Seager-Boss they visited the Knik Fish Creek site that Knik was hoping to acquire through KABATA as a land swap. The students reportedly enjoyed their visit and hoped to return someday soon.

4. Willow/Talkeetna Historical Society

Staff, Seager-Boss passed out Talkeetna Historical Society's report sent by email.

5. Palmer Historical Society

No one was in attendance

6. Dorothy Page Museum

See above; Wasilla -Knik Historical Society.

7. Alpine Heritage Park

No one was in attendance. Staff announced: the Coal Miners Ball was taking place on April 26th.

8. Palmer Museum and Visitor's Center

No one was in attendance; Staff Seager-Boss reported they were preparing for the Art Walk slated for April 12.

A short 10 minute break was taken before resuming the meeting

VIII. NEW BUSINESS

A. Strategic Planning Meeting

Commissioner Alcantra stated that since the previous Strategic Planning meeting, an additional meeting needed to be set up. Following a discussion it was proposed to have the additional meeting sometime in the summer.

B. AHS/MA 2015 meetings

The Alaska Historical Society and the Museums Alaska Conference was supposed to be in Anchorage in 2015 however, Anchorage

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had planned to celebrate their 100th Anniversary and wanted the meetings to coincide with their celebrations. The Historical Society/Museums Alaska entities were anxious to find an alternate place to host their meetings in 2015. Led by Katie Ringsmuth, a member of the Upper Cook Inlet Historical Society in Anchorage, an Upper Cook Inlet Coalition was formed to assist MSB, Palmer and Wasilla in hosting the meetings. Then Anchorage backed out and MSB the Mat-Su College and the two cities were left to plan the event. It was implied that MSB region only had the 2015 opportunity to host the meetings therefore a postponement was not being offered since Kodiak was set for 2017. There had been discussions to try and postpone it until 2016 or 2018. Neither Palmer Historical Societies nor Wasilla's felt they could put together a conference in time for the 2015 celebrations. Possibly a new group will be formed to discuss hosting the conference in the valley in the future.

C. Alaska Railroad Tracks

Commissioner Bissett stated that the City of Palmer passed a Resolution for extension of the railroad tracks (Alaska Rail Road) to serve the city. He would like to show support for the project from the Commission for bringing the tracks back to Palmer. Bissett asked if the Commission could write a letter in support of tourism and economic development and the historical value of the tracks to down town Palmer.

Commissioner Bissett made a motion to have the Commission write a letter in support of bringing the tracks back to Palmer. Commissioner Larkey seconded the Motion; MCU.

D. Glenn Highway construction

Staff, Seager-Boss reported: She had attended a meeting at the Department of Transportation (DOT) in Anchorage regarding mitigation for the historic Huseby and Patten properties and buildings that would be visibly impacted from widening the Glenn Highway, south of Palmer.

The Patten farm was listed on the National Register of Historic Places (NRHP) and the Huseby house was found to be eligible for the NRHP. No one from the Palmer Historical Society was present to represent Palmer but the owner of the Patten property was present as were DOT's design engineers and cultural resources representatives.

Discussions at DOT included reviewing the project maps and

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proposing the possibility of erecting interpretive signs within the Fairgrounds that would highlight the history of the two properties. Staff Seager-Boss mentioned she was not keen on the idea of the interpretive signs being erected in the Fairgrounds. She added that no final decision would be made until the Palmer Historical Society and Museum were consulted.

The original diagram for the Glenn Highway included creating a four lane highway to Palmer with a frontage Road.

She added, the redesigned frontage road stops just before the Huseby House. The frontage road then veers behind the Huseby House thereby encroaching on a lot within the property. Commissioner, Alcantra asked if DOT needed a letter from the HPC and requested that they (DOT) give the board a presentation on the proposed project. The request for in-put and a letter was tabled until further information could be presented.

E. CLG Workshop: (continued from Correspondence)

The CLG workshop would take place in Pennsylvania in July. There was a 60/40 match grant/scholarship available from OHA for the purpose of one or more Commission members to attend. Commissioner Buckingham was the only person available for that time to attend. Staff Seager-Boss mentioned she had never been able to apply for a grant to attend the meetings due to the fact that summers were her busiest season.

Commissioner Alcantra motioned and Commissioner Pitts seconded the motion for Commissioner Buckingham Follett to apply for the grant to attend the CLG workshop. May 2nd was the deadline for submission.

The plan was for a commissioner to attend in July. Then Commissioner Buckingham Follett would create a few presentations on information gathered from the workshop that she would present to cities and other historical organizations.

IX. OLD BUSINESS

A. Commemorative Celebrations.

Staff Seager-Boss reported that MSB did not receive funding from their grant request. Commissioner Buckingham-Follett also mentioned they too did not receive funding from their request. Staff added that Talkeeetna Historical Society was awarded a grant in preparation of their 2016 centennial celebrations.

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B. Cottonwood Creek Grant

Staff Seager-Boss said apart from some research little had been done on the grant. MSB could not conduct the survey until Knikatnu granted permission to work on their land. Staff, Seager-Boss had yet to sign the Agreement/Permit to work on their property. She was getting anxious to start the work since it was getting late in the season.

C. Ice road/Fish Creek Mayor's Townsite grant

Staff, Ralston reported; work had halted. She and Alfred Theodore monitored the "ice road" leading into the property to be surveyed right up to the last possible day. Having built up a somewhat base, the contractors were now set up for next year. It had been quite tricky since there had been no ice available for the "ice road" due to warming temperatures. It now would allow some time for the surveys to be completed before work was slated for the fall/winter.

X. OTHER BUSINESS

none

XI. COMMISSIONER COMMENTS


None. Commissioner Pitts left early due to other commitments.

XII. ADJOURNMENT

The meeting was adjourned at 8:04pm.

 _____
Rosetta Alcantra, Chair Date 3/24/15

Attest:

 _____
Fran Seager-Boss, Staff Date 25 MAR 2015
Heather Ralston on behalf of Fran

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REGULAR MEETING
Knik Museum Grounds

**May 8, 2014
Thursday 6:30 p.m.**

- I. **CALL TO ORDER**
Chair, Alcantra called the meeting to Order at 6:36pm.
- II. **ROLL CALL/DETERMINATION OF QUORUM**
A quorum was determined, present were: Commissioners Alcantra Burlinski, Bissett, Buckingham-Follett, Dau and Ortega-Chiolero (a little late). Staff members present were Seager-Boss and Ralston. Visitors consisted of hosts: Mark Murray, Diane Williams and Joyce Carrison. Others present included Jon Brodigan, and John Stewart. Late arrivals included Kenneth Ray and friend.
- III. **APPROVAL OF AGENDA**
Commissioner Burlinski moved to accept agenda as presented and Commissioner Buckingham- Follett seconded the motion. Motion Carried Unanimously (MCU)
- IV. **APPROVAL OF MINUTES**
April hand-outs
Commissioner Buckingham-Follett moved for the minutes to be approved as presented; the motion was seconded by Commissioner Bissett; MCU. A decision was made for the hosts to report under the Historical Society Reports.
- V. **PERSONS TO BE HEARD**
(3 minutes)
No one spoke
Commissioner Alcantra Introduced the Knik-Wasilla Historical Society and thanked them for inviting the HPC for use of the Knik Museum grounds for MSB's -HPC meeting and for attending the meeting.
- VI. **CORRESPONDENCE**
 - A. Heritage Bulletin – May

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Karin Pitts-Olmedo (Anthropologist)		Sonya Larkey (Wasilla)

VII. REPORTS

A. SOCIETY/GROUP REPORTS

1. Chairperson's report, Chair Alcantra reported:

- Next meeting would be hosted by KTC on June 12th
- Richard Porter and KTC planned to give a presentation at the meeting
- Since Mark Rollins with OHA lived in the Matsu Valley he would be able to come to the meeting.
- Julie Anderson with Watana Dam would also be invited to present the over-all dam project.
- Chair Alcantra reiterated she wanted a better perspective on the Sec. 106 process, involving the public's, and commission's view and in-put ability.
- Rickman (Summer) with OHA planned to attend the next meeting
- Chair Alcantra asked if the September meeting in Talkeetna was okay with fellow Commissioners

2. Wasilla/Knik Historical Society

Mark Murray reported:

- The Farmer's Market had moved to IditaPark on Wednesdays and were open from 11-6pm.
- The Historical Society was cleaning and preparing for opening the Knik Museum for summer visitors that included redoing the well house roof.
- Knik Museum would be open on Memorial Day
- Their annual picnic was planned for June 19th-20th at the Knik Museum and Hall of Fame

3. Tribal Cultural Reports - Knik – Chickaloon

Staff, Seager-Boss mentioned:

- She had not heard too much but Angie Wade from Chickaloon planned to start volunteering with MSB during the upcoming field season.

4. Willow/Talkeetna Historical Society

Staff, Seager-Boss reported:

- Talkeetna Historical Society sent a report stating they were planning to have a food exhibit sponsored by the Smithsonian, called "Key Ingredients" (food importance) with a focus on the foods and nutritional needs of climbers and travelers to Denali Mountain (Mountain climbers). Funding for the exhibit was in coordination with the Upper Susitna Institute and would be on display at the Institute.

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Sonya Larkey (Wasilla)

5. Palmer Historical Society

John Stewart Reported:

- On the third Wednesday of every month the Palmer Historical Society hosted guest speakers (does not occur during the summer months)
- Talis Colberg presented in April on a wide range of topics ranging from Palmer history to topics completely unique and not on Palmer history
- May would be the last meeting for the year until Fall for the Palmer Historical Society
- The Colony House opened May 1st
Colony Days were planned to be from June 6-7
Colony House would be open to the public
- Tent City Garage Sale proved to be a good money maker for the society to help pay for supplies needed for the archivist and up keep of the Colony House it was to take place again this year.
- The Palmer Historical Society picnic was planned for July at an early homestead instead of August this year. Dates had not been determined yet.

6. Dorothy Page Museum

Commissioner Buckingham-Follett Reported:

- Public presentations were being held every Wednesday at the Museum from 5:30-7:30pm
Every Wednesday is a different activity/event/ presentation
The previous night (May 7th) featured a comedy show
- Next Wednesday (May 14th) would be poetry
- The 4th Wednesday of every month featured "Stories from the Trail," each presentation and story was to be 7 minutes long from people who have been on the trail, etc.
- July 19th – the museum was planning an exhibit on the famous Japanese Musher, Jujiro Wada.
- Pushing for greater emphasis on the Iditarod Trail, the museum had a sled mascot named Tikanni. She featured her own web blog and was being trained as a search and rescue dog.

7. Alpine Heritage Park

John Stewart Reported:

- The Coal Miner Ball was a few weeks ago
- May 23rd was slated for the Playground Project (construction of a new playground for the community)
- Their picnic was coming up (but no date was given)

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8. Palmer Museum and Visitor's Center

Commissioner Ortega-Chiolero reported:

- Friday Flings had started
- For the week of May 10th the Artwalk theme was to be "Garden" celebrations
- Palmer Art Fair was slated for July 12th
- The Museum had received a grant last year for new glass display cases lending to better displays.
- The following were some Friday Fling ideas in the works:
 - Blacksmith demos
 - Classic Movies outside on large canvas sheet & picnicking areas
- From June 1st-15th, similar to Talkeetna's Smithsonian exhibit on climbing foods, the Palmer Museum would be exhibiting "Key Ingredients" from the Smithsonian, featuring an agricultural theme.

9. Knik Historical Society

Mark Murray added:

- The Wasilla-Knik Historical Society had received a \$240,000 grant to construct the Vi Reddington Memorial Bridge
- The bridge was to be constructed over Fish Creek
- A board walk for the approach was also slated to be constructed
- Pilings were to be driven into the ground in the fall
- The bridge would be used for walking and possibly for dog sleds although dog sleds would most likely run alongside the bridge
- The historical society was working with the Army Corp of Engineers on the project.

Commissioner Buckingham-Follett mentioned she had a copy of the information. Staff, Seager-Boss asked if a cultural resource survey had been conducted in the vicinity of the proposed bridge. No one was aware that one had taken place, adding they were still in the preliminary stages.

VIII. NEW BUSINESS

A. Commissioner's submittal of a Grant to attend the National Alliance Institute for CLG Commissioners' workshop

- Commissioner Buckingham-Follett had submitted a National Alliance Institute grant application to attend the workshop in Pennsylvania.
- By the end of May/ first part of June she should be notified if accepted. If selected, she would still need to offset her costs (she would still need the 40% match).

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- The Goal was to have Commissioner Buckingham-Follett & Summer Rickman from the Office of History and Archaeology (OHA) upon their return, teach and present what they learned from the CLG workshop – Mentioned was the possibility of having a full day MSB workshop during bad weather months, September/October/November time frame
- CLG workshop meeting was to be held in July in Pennsylvania
If commissioner Buckingham-Follett would be selected, a discussion ensued -whether a letter of request should be sent to area historic societies to help offset her costs for the 40% she needed. There was no consensus.

B. CLG workshop in July

Discussion followed concerning in the event Commissioner Buckingham-Follett received the grant from SHPO, upon her return from the workshop in Pennsylvania, the MSB Historic Preservation Commission could invite Historical Society boards and interested citizens for a full day-long work shop.

C. Ceremony for Interpretive Signs

- Interpretive signs had been completed in 2013 and were waiting to be installed in the Matanuska Park in Palmer, Newcomb Park in Wasilla and Lake Lucille Park down Knik- Goosebay Road.
- Staff, Seager-Boss was working with Mr. Richard Porter from the Knik Tribal Council regarding an unveiling ceremony for the interpretive signs, she added they were looking for a mutual date and time when it would occur.
- Staff Seager-Boss thought it could be coordinated with cultural events during the tribes annual Fish Camp. She planned to meet with Mr. Porter within the next few days to discuss possibilities.
- Out of the seven signs one had already been placed in Wasilla's Newcomb Park.

IX. OLD BUSINESS

A. Cottonwood Creek Grant

Staff Seager-Boss reported:

- Nothing had yet taken place in the field but she hoped to have the permit/agreement from the Knik Tribe soon to gain access to the property.
- The archaeological site covers a large area but due to attrition from subdivision activity, the remaining portions of the site need to be protected. They are strung out along Cottonwood Creek and on the bluffs. The sites straddle state land, CIRI lands and Knikatnu properties.

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- Staff hopes that once it is listed in the National Register of Historic Places it can become a Cultural Tourism destination for both the Ahtna and the Dena'ina since the sites were ancestral to both Tribes.
- That would mean Eklutna, Chickaloon and Knik Tribes all had ties to it.

B. KABATA Grant

Staff, Seager-Boss reported:

- The grant was on-going. The field season this year would require investigating previously recorded sites listed in the State AHRS files.
- The crews would be relocating sites listed in the 60s, 70s, 80s and 90s that were recorded within the KABATA Area of Potential Effect (APE).
- The sites would be re-evaluated and their coordinates recorded by a hand-held GPS unit.
- Many of the sites were on private land that required a mail-out to property owners for permission to access the sites or for property owners to record and send in the information if they did not wish for staff to access their respective properties.

C. Fish Creek Mayor's Townsite grant

Staff, Seager-Boss reported:

- The grant had been received from OHA by the borough for signatures and for appropriation through the MSB Assembly
- It has been accepted and at the following Assembly meeting at the end of May it would be appropriated before being signed and sent back to the State Office of History and Archaeology.

X. OTHER BUSINESS

Mr. Ray wished to address the Commission. (He was not present at the beginning of the meeting under **Persons to be Heard**).

- He stated he did not approve of grants being dispersed for Commission members to attend meetings outside the State.
- He elaborated it was a waste of MSB tax payer's money and that the grants should have gone to more important things.
- Chair, Alcantra explained MSB would not be providing funds to send anyone to the CLG meeting/Conference in July
- Staff, Seager-Boss explained that 60% of the funds were being provided by the State Office of History and Archaeology as a scholarship. The matching 40% would be provided by the grantee.
- Chair Alcantra asked staff to seek information from the Borough Attorneys to learn what the legal parameters were when CLG Commission Members receive grants to attend workshops outside.
- Staff Seager-Boss explained that the grants were specifically designed

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for Commission members to receive training in a broader arena other than that of their own state. She added that Mr. Heaven had received one previously when he was on the Commission and used his own money for the 40% match. It actually took him a long time to get reimbursed by the state for the 60% he was granted as a scholarship to attend. He had to expend his own money for the initial expenditures required to attend the workshop.

- Chair, Alcantra suggested, for the next meeting the CLG Mission Statement should be handy.

(Exceeding his 3 minutes Mr. Ray continued to address the Commission)

- Changing the subject, Mr. Ray gave a report on the Dalton Trail and by using historical maps provided by Mr. Brodigan he was able to locate the position of the Dalton's coal camp near the Matanuska bridge. A discussion followed, after which Mr. Ray announced, the Borough Mayor was doing a proclamation within 30 days (end of the month) for the Dalton Landing and planned to celebrate its hundredth anniversary (no time or place was given).
- He added that the Borough Mayor had hired someone to search the Matanuska River for the camp site to find evidence of the coal pile.

XI. COMMISSIONER COMMENTS

Chair Alcantra announced:

- Next meeting would be held at KTC on 6/12/2014 at 6:30PM
- she thanked the Knik Wasilla Historic Society again for allowing HPC to meet at the Knik Museum.
- She also welcomed Kelly Dau to the HPC as the newest member

XII. ADJOURNMENT

The meeting was adjourned at 7:38pm.




Rosetta Alcantra, Chair

3/24/15

Date

Attest:



Fran Seager-Boss, Staff

25 Mar 2015

Date

HISTORICAL PRESERVATION COMMISSION MEMBERS:

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MAR 26 2015
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**REGULAR MEETING
Knik Tribal Council**

**June 12, 2014
Thursday 6:30 p.m.**

I. CALL TO ORDER

Chair, Alcantra called the meeting to order at 6:42 pm.

II. ROLL CALL/DETERMINATION OF QUORUM

A quorum was determined present were Commissioners Alcantra, Burlinski, Bissett, Dau, and Buckingham-Follett, staff present were Seager-Boss and Heather Ralston. Guests were Mark Rollins and Summer Rickman both from the State Office of History and Archaeology.

Hosts consisted of: Alfred Theodore and Richard Martin representing the Knik Tribal Council.

III. APPROVAL OF AGENDA

Commissioner Buckingham-Follett motioned to accept the Agenda as presented; commissioner Burlinski seconded the motion. Motion Carried Unanimously (MCU).

IV. APPROVAL OF MINUTES

Not available they will be sent via email

V. PERSONS TO BE HEARD

1. Richard Martin, representing the Knik Tribal Council (KTC) gave a Power Point Presentation outlining KTC's 2014 Historic Preservation Activities:

- Fish Camp/Annual Culture Camp was slated for July 14-18th
- Port MacKenzie Rail Extension (PMRE)
 - He mentioned he was in the process of Mapping and creating a GIS overlay of Shem Pete sites and other KTC cultural sites within KTC properties and within PMRE areas.
- Fish Creek
 - The process of acquiring the land in exchange for Tak'at at Elemendorf Fish Camp was ongoing.
 - KTC was hoping to acquire the property in order to use it as Fish Camp. they were looking into nominating it as a Traditional Cultural Property for KTC

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- LIDAR
 - He was also using grey shading (Lidar) as a primary source for locating sites before going out in the field
- Donlin Pipeline
 - Would be built from Beluga area to Donlin Gold Mine
 - Plans were still being established with no finalization in sight.
 - Commissioner Alcantra related that it was still in public comment and EIS phase
 - Final decisions would not be concluded until 2016
 - Staff Seager-Boss mentioned, Northern Land Use was performing the archaeological survey for the pipeline.
- Grants were being sought for conducting a Cultural Resources survey and Inventory on Knikatu Land within the 14A conservation district.
 - KTC was in the process of obtaining a grant and would know whether they got the grant sometime after September and the end of the year.

Speakers -Presenters

Julie Anderson: Susitna Watana Dam Project - not present

Office of History and Archaeology Staff Announcements and training

2. **Office of History and Archeology Staff – Mark Rollins & Summer Rickman**
Summer Rickman introduced herself as the Certified Local Government Coordinator
 - She plans to attend the CLG Section 106 conference this summer
 - She hoped to set up a state CLG conference sometime in the fall
 - She mentioned, OHA was seeking a National Park Service Grant to fund a position at OHA to work only on National Register eligibilities listings
 - The Park Service was pushing for small under recognized groups (such as the Gay and Lesbian communities) to seek National Register representation for properties that are of significant to their culture.
 - According to Jo Antonson (OHA Historian) Alaska has too many unfinished National Register projects and proposals
 - Matsu for instance – the Agriculture Bldgs in Palmer
 - Kremlin should be listed as well with the other buildings to help support the district, but OHA is aware of the problems with this issue as well
 - Kremlin owned by UAA
 - UAA did not want the buildings listed on the National Register

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- Staff, Seager-Boss mentioned new people were in charge of UAA Land management and seemed more willing to support the "Kremlin" building being listed with the staff housing. She added, Palmer was on board to have the buildings listed as well.

3. **Mark Rollins – an employee with OHA Lives in the Valley**

- Mark mentioned he could meet with the CLG if needed or with any of the historical societies and KTC.
- His main duties were transportation projects
- Lots of transportation projects were happening in the Valley
 - Reroute of S. Parks & KGB
 - Glenn Hwy straightening by Moose Creek
 - Glenn Hwy project through Palmer
 - He suggested the HPC meet with MSB in regards to long term plans for transportation projects
 - Staff, Seager-Boss suggested HPC invite Brad Sworts to attend a meeting to discuss transportation projects
 - Rollins added; Ann Brooks was on the Long Term Transportation Planning committee for the Valley:
 - the committee meets once a year – normally in September
- Contact information for Mark and Summer are:
Summer.Rickman@alaska.gov & Mark.Rollins@alaska.gov
 Mark's phone number was 269-8722

4. Commissioner Alcantra reminded everyone that there would be no HPC meeting in July.
- August HPC meeting was to be held in Sutton, and
 - September HPC meeting would be in Talkeetna

Public Guests (3 minutes)

VI. **CORRESPONDENCE**

- A. Heritage Bulletin – June - no bulletin was distributed

VII. **SOCIETY/GROUP REPORTS**

1. **Chairperson Alcantra reported:**

- Commissioner Pitts had resigned from the HPC
 - she thought Richard Porter might be interested in joining
 - however he had not been active at the Anchorage HPC
 - Staff Seager-Boss suggested she would ask Vicki Cole if she was interested in joining, since the HPC still needed an anthropologist
- Chair Alcantra added, she had not given up on having a strategic plan, since she felt the Cultural Resources division needed more support from the Commission and assembly:

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- She had spoken with Assemblyman Jim Sykes to pressure the assembly to give Cultural Resource Division staff more help, such as hiring an additional employee.
- OHA members stated that public outreach was important and the CLG needed to meet the needs of the public, especially since MSB was the fastest growing community in Alaska.
- Staff, Seager-Boss suggested having MSB Planning staff present long range plans for the borough.
 - She added some MSB assembly members did not support Cultural Resources. Title 16 Platting (development) Code when changed to Title 27, it went through several years of review and due process and although not ideal it was adopted. In title 27 it recommended developers contact the Cultural Resources division and let staff know if they would be allowed to conduct a survey. The request was totally voluntary on the part of developers who were requested to indicate whether they wanted a survey or not.
 - After the code was in place, for approximately two years, staff for the Cultural Resources division with the permission of property owners, surveyed and noted numerous sites on private property prior to development.
 - The code was rewritten by an assembly member without due process and cultural resource surveys were entirely cut out of the platting actions. Since its rewrite, although-CR staff may request to conduct a survey, without the necessity of the developers to contact them, very few surveys on private land had taken place.

2. Wasilla/Knik Historical Society

Commissioner Buckingham-Follett reported:

- Wasilla Farmers Market had moved to behind Wonderland Park in Iditapark
 - It was still held on Wednesdays and would run from June until Sept. 26th its hours were from 11am to 6pm.
- July 20th was the Picnic; and
- July 19th was the induction of Jujiro Wada to be held at the Wasilla Sports Complex at 11 AM

3. Tribal Cultural Reports - Knik - Chickaloon

Reported by Richard Martin

4. Willow/Talkeetna Historical Society

- Staff Seager-Boss reported:
- Dr. Jim Kari planned to give a presentation in Talkeetna on June 16th on information he had gained from working with Upper Susitna Ahtna, as part of the Watana-Susitna dam project.
- Dr. Katie Krasinski from University Adelphi, New York would also give a

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presentation that same night addressing food preferences and early Dene cultures in the Upper Susitna Valley.

- Both presentations would be held at the Northern Susitna Institute in Talkeetna.
- She announced there would be a Watana Dam meeting in Cantwell coming up but did not know the date and times. She would find out and let the commission know.
- She also announced that Roberta Sheldon, a long standing resident of Talkeetna and widow of Don Sheldon had passed away the previous week.
- The Talkeetna Museum was doing well with lots of activities slated for the summer.

5. Palmer Historical Society (if present)

- Colony Days that had just ended was a great success and the parade had lots of entries.

6. Dorothy Page Museum

- Commissioner Bethany-Buckingham-Follett reported:
- It had been an extremely busy season
- The museum grounds had been used for Chad Carpenter's Movie "Gangrene Gulch."
 - *Sons of Winter* were the producers
 - They used local people and local areas for the movie
 - July 17, was to be the final day of filming.
- The Juneau Museum was moving to new quarters and she would be helping them with the move.
 - Due to the move the state museum would be closed for two years.
 - the old museum was to be torn down due to asbestos issues.
- This was a banner year for the Dorothy Page Museum since she had 5 helpers over the summer.
- Wednesday night programs at the museum had been a success
 - That week they had a live bird presentation.
 - End of July was to feature how to make sour Kraut and berry preserves.
 - the following week was to feature music with a Calypso theme
 - Wednesday nights had bookings until the end of December

7. Alpine Heritage Park

- Staff, Seager-Boss reported that she had a call from Nancy Dryden who had planned on coming but ended up with Grandma duties at the last minute.

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8. Palmer Museum and Visitor's Center

- They were incredibly busy with lots of school groups in May and also had great attendance during Colony Days.

9. Museum of Transportation and Industry

No report

VIII. NEW BUSINESS

Staff, Seager-Boss reported:

1. Alaska LNG project

- Livengood was to conduct the archaeological survey
 - They were in the process of holding public meetings
 - Cultural Resource archaeologists were being staged out of Healy and Trapper Creek
 - July 15th was to be Anchorage's meeting for public
 - Wasilla public meeting was last week
 - LNG meeting with Knik Tribe was June 13th. Richard Porter planned on attending it.
 - It was only in the planning stages

2. Ceremony for Interpretive Signs

(For Newcomb and Lake Lucille, Matanuska Parks)

- Staff was working with the Knik Tribe in nailing down a date.
- Wasilla Newcomb Park interpretive signs
 - One of the Newcomb Park signs was already erected at end of last year
 - The signs interpreted the Theodore Family;
 - The Archaeology of Chief Wasilla's House; and
 - the life of Chief Wasilla
- MSB Matanuska Park
 - interpreted the Ezi Journey and marriage; and
 - George Palmer's self serve store for the Ahtna Dene
- Wasilla Lake Lucille Park
 - interpreted native use of Plants/foods
 - Dene cultural map of the area and importance of Fish Camp
- Staff Seager-Boss was hoping to have the unveiling ceremony by the end of June.

3. Assembly member, Jim Sykes spoke with staff, Seager-Boss as a follow-up after Commissioner Alcantra had talked with him. He wanted to know what he could do to help Staff and the Cultural Resource Program.

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IX. OLD BUSINESS

1. Cottonwood Creek Grant

- Staff, Seager-Boss announced that staff was in the process of reviewing documents for nominating the Cottonwood Creek Site for listing it as an archeological district for to the National Register of Historic Places.
 - Field work was slated for July through August
 - the site to be examined was mostly on KTC and state properties
 - Properties encompassing numerous additional sites have been consistently encroached upon by development;
 - Therefore it was necessary to try and protect what was left before all traces have vanished.

2. KABATA Grant

- Reinvestigating old AHRS sites
 - When revisiting previously recorded sites staff would use GPS coordinates to better identify locations of the sites.
- Most of the sites were on private property therefore Cultural Resources Staff. Staff created a questionnaire for the owners requesting site information and updates on site conditions. Staff also asked for permission to examine the site and record the GPS coordinates. Replies to the questionnaire were still coming in.
- The KABATA grant was the first of its kind
 - Primary focus was within the region likely to be impacted by development associated to the Knik Arm Bridge

3. Fish Creek Mayor's Townsite grant

- Staff Seager-Boss announced that in August archeological crews were likely to start on the other side of the Little Susitna/Big Lake.
 - She had been able to get a boat if needed to access the opposite side of the creek.
 - If that did not work there was a possibility of using 4-wheelers to access it from the Nancy Lakes Parkway and down the ridge if accessible by trail.

X. OTHER BUSINESS

- Chair Alcantra discussed with Commission members the need to have greater input and support for the Cultural Resources Division in promoting their projects.
 - She added, Water quality had great examples of how they promote their projects.
 - Commissioners suggested maybe creating a Facebook page to help get the word out about CR's historical activities; or
 - possibly Partnering with KTC & Great Land Trust; and
 - use the Frontiersman newspaper for press releases such:
 - i. information on CR's assistance with Fish camp

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- ii. Agriculture Day, occurring the 2nd Thursday in August where CR would have posters and kid activities

XI. COMMISSIONER COMMENTS

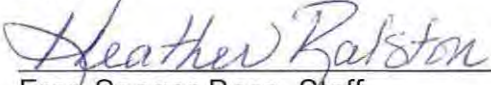
none

XII. ADJOURNMENT

Commissioner Bissett made a motion to adjourn, Commissioner Dau seconded the motion. MCU. The Meeting Adjourned at 8:28 PM.


 Rosetta Alcantra, Chair 3/24/15
Date

Attest:


 Fran Seager-Boss, Staff 25 MAR 2015
Date

HISTORICAL PRESERVATION COMMISSION MEMBERS:

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**MATANUSKA-SUSITNA BOROUGH
HISTORICAL PRESERVATION COMMISSION
Cultural Resources Division
Tel (907) 861-7859 - Fax (907) 861-7876
Minutes**

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REGULAR MEETING

Alpine Historical Society

**August 14, 2014
Thursday 6:30 p.m.**

I. CALL TO ORDER

The meeting was called to order at 6:45 pm.
Chair, Alcantra determined a quorum was present.

II. ROLL CALL/DETERMINATION OF QUORUM

Present were commissioners: Alcantra, Bissett, Burlinski, Ortega-Chiolero, Buckingham-Follett and Commissioner Larkey. MSB staff representatives comprised Seager-Boss and Ralston. Others present included: Mark Murry from Knik Historical Society, Klaudia Klaudi from Knik Tribal Council, John Stewart representing the Palmer Historical Society and Kenneth Ray Wasilla resident. Hosts were Nancy Dryden, and Helga Larson from the Alpine Historical Society. Guests, Debra Call and Julie Anderson were present to give a presentation and update to the Commission on the Watana Dam project.

III. APPROVAL OF AGENDA

The Agenda was approved as written

IV. APPROVAL OF MINUTES

May hand-out - none

V. PERSONS TO BE HEARD

Host - Meet and Greet. Alpine Historical Society members introduced their newest board member, Helga Larson.

Alpine Historical Society Presentation: Nancy Dryden provided an overview of the Alpine Historical Society:

- The Park had received a \$150,000 grant for their play area. The grant provided for equipment but not for labor. Once the equipment arrived 60--80 volunteers helped construct the play ground equipment.
- A Scenic By-Ways grant helped with renovating the O'Neil House and rest rooms. The building was ready for renters without pets.
- The enclosed porch attached to the house would be used as a visitor's center where tourists could browse and pick up self touring maps of the park.
- In the past rent from the house enabled the Historical Society to

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receive a steady income. Now that the house has been renovated and brought up to code a renter had been found who would only be responsible for opening and closing the park in the mornings and evenings. Unlike previous years, when the house had been rented occupants would not be required to do any maintenance to the grounds or buildings.

- Funds from the grant would also improve the walkways making them more ADA friendly.
- Ms. Dryden mentioned the number of visitors had been up since construction of the library next door. Although only a year old, by sharing a parking lot, a symbiotic relationship with the Alpine Heritage Park was working in favor of both entities.
- Some master gardeners had also taken an interest in the Park. There were future plans to take advantage of their expertise.

Speakers -Presenters

Julie Anderson: Susitna Hydro Watana Dam Project

Julie Anderson, stakeholder engagement lead handed out a hard copy of a Power Point presentation on the dam project, giving a little background on it and what might be expected in the future. Her presentation generated a lively discussion. Commission members appreciated her coming to the meeting and sharing information on the proposed dam.

Public Guests

Mr. Ray was given the opportunity to address the Commission, however, After making insulting remarks about Commission members, Chair Alcantra called him to order and requested he not address the commission in such a manner. She immediately continued with the meeting.

VI. CORRESPONDENCE

- A. Heritage Bulletin – June
- B. Staff Seager-Boss pointed out several items of interest within the Heritage Bulletin, especially the Historical Society /Museums Alaska Conference to be held in Seward.

VII. REPORTS

A. SOCIETY/GROUP REPORTS

1. Chairperson's Report:

Chair Alcantra welcomed Debra Call and Julie Anderson, thanking them for coming and updating the Commission members on the Susitna Watana Hydro Dam project.

2. Wasilla/Knik Historical Society

Mark Murray reported:

- The July picnic was a success they had two speakers, Bob King

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gave a presentation on several early 20th Century show persons circulating the fairs in the lower 48 states who made wild claims about their dog mushing prowess and experiences in Alaska and the north (most had never set foot in Alaska).

- The second speaker was Fran Seager-Boss who gave a presentation on Jujiro Wada, a real long distance dog musher who dominated the trails in Alaska and the Northwest Territories in the late 19th and early 20th Centuries.
- The Hobo Jim picnic would be held on Saturday, August 30th. All raffle tickets for the picnic had been sold. Among donated items for the raffle was a James Haven Print.

3. Tribal Cultural Reports - Knik - Chickaloon

No one present to report

4. Willow/Talkeetna Historical Society (if present)

No one present to report

5. Palmer Historical Society (if present)

John Stewart Reported:

- Museum Hours were from 10:00am. - 4:00 pm. during the summer.
- On July 12th the Werner's had a picnic and open house in celebration of their farm. It was like a step back in time. Quite a few people attended.
- July 27th PHS had their annual picnic at the Matanuska River Park.
- Joanie Juster came up for the Fair again this year with the documentary "Alaska Far Away" and Helen Hegener who wrote a history of the Colony Barns was also there to sign her book.
- The Wineck family donated their cream separator for the Colony barn at the Fair.

6. Dorothy Page Museum

Commissioner Buckingham-Follett reported:

- Chad Carpenter of TUNDRA Comic strip had been filming a full length, feature film, comedy suspense at the Museum.
- Many of the museum buildings were used in filming the movie.
- The movie was slated to debut in March 2015.
- Wednesday Nights at the Museum would continue through the year.
- August 20 the H.A.M.S. (Homeless Actors of the Mat Su) have planned to present on the Elizabethan Era of Theatre.
- August 27th Tales from the Trail would start with a Fair theme.

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- The current museum exhibit, featuring Jujiro Wada, Samurai Musher and Iditarod Pioneer would continue through September eighth

- 7. **Alpine Heritage Park** (see above report)
- 8. **Palmer Museum and Visitor's Center**
No one present

VIII. NEW BUSINESS

A. Ceremony for Interpretive Signs

(For Matanuska-Newcomb and Lake Lucille Parks)

Staff Seager-Boss reported:

- She was trying to tie down a specific time and date for the event.
- She had hoped that it could have taken place during the Knik Tribal Cultural "Fish Camp" with the instructors and kids but learned that was not possible due to lack of transportation for the school children.

B. Strategic Planning Session

A discussion took place to have the session sometime during the winter months. No specific month or date was determined.

IX. OLD BUSINESS

A Cottonwood Creek Grant

Staff Seager-Boss reported:

- The permit to enter the site had finally been signed by both parties and, due to time constraints, her crews were working overtime to get the project finished.
- Currently her crews were busy mapping, evaluating and enumerating all the clusters of features within the targeted properties.
- She planned to leave on vacation in early September so was trying to get all the reports done before she left.
- She had assigned Katie Krasinski to be in charge of the Cottonwood Creek project. Katie therefore would be responsible for the final Cottonwood Creek project report.
- She was hoping to get charcoal samples from some of the hearths in order to secure ¹⁴C dates to ascertain time and depth of occupation from the numerous clustered features.

B. KABATA Grant

Staff Seager-Boss reported:

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- A canvass survey was sent out to all private property owners on whose land sites had been recorded between the 1960s through the mid-1990s. The questionnaire requested information on the condition of previously recorded sites and also asked whether staff may be allowed to visit the sites.

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C. Fish Creek Mayor's Townsite grant

Staff Seager-Boss reported:

- Last winter and early spring staff, Ralston had assisted the construction company working on an ice road into the area in which the Mayor wanted to create a new townsite. Ralston was checking construction of the ice access road for cultural resources. The region just north of the selected townsite was slated for timber harvesting. Upon receiving the grant for the townsite and examining accessibility to the area in summer it was near impossible to cross the extensive swampland before accessing the river. Although staff had access to a boat for crossing the river the swamp created a larger problem than the river crossing. The end product was not due for another year therefore it was decided to tackle the crossing problem in late fall and early spring. In the meantime all concentration was on completing the Cottonwood Creek draft National Register nomination.

X. OTHER BUSINESS

none

XI. COMMISSIONER COMMENTS

none

XII. ADJOURNMENT

The meeting adjourned at 8:15pm.



Rosetta Alcantra, Chair

3/24/15

Date

Attest:



Fran Seager-Boss, Staff

25 MAR 2015

Date

HISTORICAL PRESERVATION COMMISSION MEMBERS:

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HISTORICAL PRESERVATION COMMISSION
Cultural Resources Division
Tel (907) 861-7859 - Fax (907) 861-7876
AGENDA**

REGULAR MEETING

Talkeetna Historical Society @ Talkeetna Road House

**September 11, 2014
Thursday 6:30 p.m.**

I. CALL TO ORDER

Chair Alcantra called the meeting to order at 6:15pm

II. ROLL CALL/DETERMINATION OF QUORUM

Present were Commissioners Alcantra, Burlinski, Larkey, Bissett, and Dau. Staff present was Heather Ralston. Host Sue Deyoe represented Talkeetna Historical Society. Other guests present included Sandra Cook, Marc Murray and Ken Ray.

III. APPROVAL OF AGENDA

Agenda was approved as presented

IV. APPROVAL OF MINUTES

None

V. PERSONS TO BE HEAR

Sue Doyoe welcomed Commission members and introduced herself. She outlined her personal history. She would cover Historical Society projects under reports.

She informed the Commission she was:

- a graduate of Iowa University
- she had worked for Denali park
- she was a grant writer; and had
- Museum curator experience; in addition to
- Working with the Talkeetna Historical Society and at the Talkeetna Museum since 2013

Chair Alcantra thanked her for hosting the MSB Historical Preservation Commission.

Public Guests

no one spoke

VI. CORRESPONDENCE

A. Heritage Bulletin – hand outs

HISTORICAL PRESERVATION COMMISSION MEMBERS:

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VII. REPORTS

A. SOCIETY/GROUP REPORTS

1. Chairperson Alcantra reported:

- Staff, Seager-Boss was out of town and country on vacation and business. She was returning in the first part of October.

2. Wasilla/Knik Historical Society

Marc Murray reported it had been a great summer:

- They had received a print from Nome of Jujiro Wada
- the Farmer's Market was a great success
- they were currently prepping and getting ready for 2017 Celebration for Wasilla
- Hobo Jim concert was a great success at the Knik Museum
- The New Wasilla Library was in the planning stage (to be built on the corner of N Crusey St and E Swanson Ave – next to Wasilla Middle School)
- Old Wasilla Library – discussions were in the works for it to be an expansion of the Dorothy Page Museum
- Wasilla-Knik Historical Society was upset (along with the local dog mushers in the area) that MSB closed the trail across the Knik Cemetery with concrete barriers just south of the Museum– since that was a portion of the Iditarod Trail. The concrete barriers were immediately removed by the mushers – because of the danger to mushers since it was an active trail and could cause injuries.

The historical Society was going to have their annual Alaska Day Dinner in October at the Elks Lodge

- \$30 tickets to attend
- Catered event
- Staff, Seager-Boss would be giving a presentation on Jujiro Wada and the Iditarod Trail.

3. Tribal Cultural Reports - Knik - Chickaloon

- Chair. Alcantra mentioned that their Annual meeting had just been held with discussions and concerns about the Susitna-Watana Dam Project
 - The Tribe decided to hold further joint planning meetings in partnership with MSB.

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4. Willow/Talkeetna Historical Society

Sue Deyoe, Talkeetna Historical Society representative reported:

- It had been a great year for the THS far:
- They had received a matching grant to plan centennial celebrations for Talkeetna's Centennial in 1916
- Plans were to develop a walking tour application for phones
- they also had Received a small \$1500 operator grant to help with winter maintenance for Talkeetna historic buildings in 2014.
 - A Strategic plan was in the works to refurbish the Talkeetna Museum
- Three historic buildings within Talkeetna were currently for sale – It was of great concern of the THS and many residents;
 - Nagley Store & West Rib Restaurant (might have been sold already)
 - and the Fairview Inn and
 - Black John's Cabin
- Talkeetna Museum received \$14k in admissions for 2014
- September 20th was the start of the museum's winter schedule; it would be open weekends only.
- 35 non-profit groups including THS were trying to collaborate (merge) and share responsibilities in order to obtain a Rasmuson and Foraker grant to help the community with tourism projects etc. for their upcoming centennial celebrations.

5. Palmer Historical Society

No one present to report

6. Dorothy Page Museum

Commissioner Buckingham-Follett was out of state

- Marc Murray (W-KHS) commented: there would be a used book sale at the American Legion Hall on September 19th-23rd

7. Alpine Heritage Park

No one available

8. Palmer Museum and Visitor's Center

No one available

HISTORICAL PRESERVATION COMMISSION MEMBERS:

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VIII. NEW BUSINESS

A. 1. Cottonwood Creek Presentation

- The survey was complete with GPS readings taken on all features.

B. Resolution for HPC composition of Commission Members

1. Resolution was passed out to commission members in order to examine and discuss the necessary composition of board members for a CLG

- The code description needed to be more formalized for CLG
- Needs to be done and presented to assembly ASAP
- 7 members are required for commission
- 3 members that are defined and required for HPC are a professional Architect, an Archaeologist, and a Historian
- Commissioner Larkey motioned to adopt the Resolution as written. Commissioner Burlinski seconded the motion. MCU

C. Support letter for 2015 Preservation grant

IX. OLD BUSINESS

A 1. Strategic Planning Session

Commissioner Alcantra reported the HPC Commission needed

- more outreach programs
- to enhance education & communication
- to have a good web page
- to make presentations in schools
- to have staff send out emails to set up the planning session

Commissioner Alcantra took a poll and found most agreed to meet in January for their strategic planning meeting

2. Draft Nomination for Cottonwood Creek

Staff, Ralston reported:

- The new grant application was for a continuation and completion of surveys that were conducted during the past field season (2014). The new grant submittal was an application to expand the archaeological district to encompass additional KTC and State lands.
- Dr. Krasinski was in the process of writing the report for the 2014 season.

HISTORICAL PRESERVATION COMMISSION MEMBERS:

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(Anthropologist) Kelly Dau (Big Lake) Sonya Larkey (Wasilla)

X. 1. **OTHER BUSINESS**

Commissioner Alcantra led a discussion on ways the HPC could be more visible such as

- manning a booth at the State Fair at approximately \$250 per day with educational hand outs

XI. **COMMISSIONER COMMENTS**

none

XII. **ADJOURNMENT**

Commissioner Larkey made a motion to adjourn, it was seconded by Commissioner Burlinski. MCU




Rosetta Alcantra, Chair




Date

Attest:



Fran Seager-Boss, Staff



Date

HISTORICAL PRESERVATION COMMISSION MEMBERS:

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(Anthropologist) Kelly Dau (Big Lake) Sonya Larkey (Wasilla)

**MATANUSKA-SUSITNA BOROUGH
HISTORICAL PRESERVATION COMMISSION
Cultural Resources Division
Tel (907) 861-7859 - Fax (907) 861-7876
Minutes**

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REGULAR MEETING

Matanuska-Susitna Borough Room # 119

**October 30, 2014
Thursday 6:30 p.m.**

- I. **CALL TO ORDER:**
Rosetta Alcantra, Chair called the meeting to order at 6:40pm.

- II. **ROLL CALL/DETERMINATION OF QUORUM**
A quorum was determined: Present were Commissioners Rosetta Alcantra (Chair), Bethany Buckingham-Follett, Deborah Burlinski, Kelly Dau (attended telephonically), Sonya Larkey, and Kenneth Ray and Staff member Seager-Boss also attended. Mark Murray attended on behalf of the Wasilla-Knik Historical Society.

- III. **APPROVAL OF AGENDA**
Commissioner Ray wanted to add an item under New Business. He asked that the Commission act on a motion addressing an MSB Mayoral Proclamation, recognizing the 100th Anniversary of the Jack Dalton Trail from the Chickaloon mines to the mouth of the Matanuska River. Since no information was available on the topic the action was deferred to the November meeting.

- IV. **APPROVAL OF MINUTES**
Hand Out: none were available they were tabled until the next meeting.

- V. **PERSONS TO BE HEARD**
Public Guests
(3 minutes)
No one was present

- VI. **CORRESPONDENCE**
 - A. Heritage Bulletin – October- The bulleting mentioned, the Alaska Association for Historic Preservation (AAHP) was requesting award nominations recognizing excellence in saving Alaska's historic places. Both Bill Prosser and Gerry Keeling were mentioned as good candidates for the nomination.

 - B. Letter of support for grant application was written by commission consensus and mailed but was not available at the meeting.

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Shawna Theodore (Tribal member) Kenneth Ray (citizen)

VII. REPORTS

A. SOCIETY/GROUP REPORTS

1. Chairperson's report

Chairperson Alcantra announced the Natural Liquefied Gas Project would be having an open house on Nov. 19th at Fire Station 61 in Wasilla between 6-8 P.M.

Chairperson Alcantra also mentioned the MSB website needed to be brought up to date

Commissioner Burlinski made a Motion to make sure notices of the meetings were included on the website.

Commissioner Ray amended the Motion to include updates of all the information listed on the website, adding that the Anchorage Commission had a well-designed website.

Commissioner Burlinski amended the Motion to direct staff to change and update information on the website. Motion Carried Unanimously (MCU).

2. Wasilla/Knik Historical Society Report:

Mark Murray-attended a joint Alaska Historical Society and Museums Alaska conference held in Seward. He reported, it was an excellent conference, and highly recommended others to attend next year. He brought back a stack of information that he had yet to wade through. He would provide the Commission with helpful documents/ information after he sorted through it.

Staff, Seager-Boss reported: the Alaska Day Dinner was profitable for the Wasilla-Knik Historical Society with much of the proceeds earmarked for the Knik Museum.

3. Tribal Cultural Reports - Knik - Chickaloon

Staff, Seager-Boss reported Patricia Wade had passed away. Her activities in the community and the schools had created a great loss for the Chickaloon Native Village and local schools.

4. Willow/Talkeetna Historical Society (if present) no report

5. Palmer Historical Society (if present) no report

6. Dorothy Page Museum

Commissioner Buckingham Follett announced: for the Museum's Autumn Fest, "Brassieres To Nowhere" would be on exhibit between 6 and 8 p.m. Saturday, Nov. 1st, 2014 @ \$10.00 per

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person to benefit breast cancer victims. Numerous local artists were anticipated to participate by submitting their original art projects.

7. **Alpine Heritage Park (if present)** no report

8. **Palmer Museum and Visitor's Center** no report.
Staff Seager-Boss mentioned the director had recently undergone surgery and was not available for a report.

Refreshment Break

VIII. **NEW BUSINESS** (7:15 pm.)

A & D. Upcoming Changes and 2015 Meeting Schedule & Place

Staff Seager-Boss, asked if the Commission wished to meet in one place at MSB year round or continue traveling to different locations from April through October.

Commissioner Burlinski: Made a Motion to discuss meeting locations.

A discussion followed in which Commission members decided to meet at MSB from October through May with only 4 itinerant locations during the year.

Commissioner Burlinski Amended the Motion To Limit Off Site Travel from May – September. Commissioner Larkey Seconded the motion. Motion Passed. (Commissioner Ray abstained w/o comment)

Commission members were assigned to check specific locations for the times and dates of meetings.

Commissioners took on the responsibility for making contacts to set up monthly meetings and to encourage contacts to invite guests/speakers:

April, 2015 meeting @ MSB:

Commissioner Larkey offered to contact the Palmer Historical Society

May, 2015 meeting@ Willow Community Center?:

Commissioner Dau offered to contact the Willow Historical Society.

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June, 2015 meeting @ Knik/Chickaloon Tribal headquarters:
Commissioner Alcantra offered to contact the Tribal Councils
July, 2015 – no meeting

August, 2015 - @ Alpine Heritage Park
Commissioner Buckingham-Follett offered to contact the Alpine
Historical Society.

September, 2015 Talkeetna
Commissioner Burlinski offered to contact the Talkeetna Historical
Society.

B. Grant Application for 2015

Staff, Seager-Boss explained that because she was departing for vacation early she had to get the grant application into the Office of History and Archaeology early- the application was moved up to a date that involved submittal prior to her return. When consulting with staff for the Office of History and Archaeology she was recommended to continue expanding and pursuing placement of the Cottonwood archaeological district for listing in the National Register of Historic Places. She departed before the next Commission meeting.

IX. OLD BUSINESS

A. Strategic Planning Session

The proposed time is late January for a 4 hour block. After a discussion, Commission members decided a Saturday in mid-January would be a good time. The time and place would need to have a Public Notice.

Since the October meeting was pushed back, a change of date for the November meeting was discussed following the discussion Commissioners selected either Nov. 17th or 18th. Nov. 18th at 6:30 p.m. was selected

B. Recruitment for qualified Board Members

Staff, Seager-Boss reported on current and upcoming Vacancies on Board: As of December 31st Commissioner Bissett would be resigning. It appeared that three positions would be opening up since the Commission is required to have a historian, an archaeologist, and an architect it would be in the best interest of the Commission to fill those positions.

X. OTHER BUSINESS

Commissioner Ray commented that he would like to have the Commission

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exercise more authority. He had some questions about \$40 million dollar grants, field trips and personnel investigations.

Commissioner Burlinski reminded him that the Commission had no authority over the Planning Department or the Planning Commission. The Historic Preservation Commission's role was as an advisory board to the MSB Assembly

XI. COMMISSIONER COMMENTS

Commissioner Larkey made a Motion to Adjourn. MCU


XII. ADJOURNMENT

The meeting was adjourned approx. 8:40pm.


3/24/15

 Rosetta Alcantra, Chair Date

Attest:


25 MAR 2015

 Fran Seager-Boss, Staff Date

HISTORICAL PRESERVATION COMMISSION MEMBERS:

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AGENDA**

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REGULAR MEETING

Matanuska-Susitna Borough Room # 119

**November 17, 2014
Monday 6:30 p.m.**

I. CALL TO ORDER

Chair Alcantra called the meeting to order at 6:37pm.

II. ROLL CALL/DETERMINATION OF QUORUM

Present were Commissioners Buckingham-Follett, Burlinski, Dau, Ray, Larkey (arrived at 6:43pm.) and Chair Alcantra,

III. APPROVAL OF AGENDA

Commissioner Burlinski made a motion to approve the agenda with an addition of the "Bogard Road Extension" to be moved under Other Business for discussion by the board. Motion seconded by Commissioner Buckingham-Follett with Commissioner Burlinski's addition.

IV. APPROVAL OF MINUTES

Hand outs

Commissioner Ray commented that he had made a motion in the October meeting for Commission members to receive more training (especially for the newest members). No motion was carried forth in the October meeting. Commissioner Dau made a motion to the effect that Commission members needed further training in the November meeting and Commissioner Burlinski seconded the motion. MCU

V. PERSONS TO BE HEARD

Public Guests

The three minute criterion was waived due to Mr. Wood's explanation of programs being undertaken by the Alaskans for Palmer Hay Flats new board members.

Mr. Bill Wood with the Alaska for Palmer Hay Flats (APHF) was invited by Commissioner Ray to speak at the meeting. Wood reported:

- i. this was his 2nd year on the APHF board he had a special interest in the history of Palmer Hay Flats and the Valley;

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VII. REPORTS

A. SOCIETY/GROUP REPORTS

1. **Chairperson's report.** Chair Alcantra reported:
 - i Alaska LNG project was having open house sessions that week
 - ii Tuesday night - at Trapper Creek Elementary School from 6-8 PM.
 - iii Wednesday night –at Wasilla Fire Station 61 from 6-8 PM.
 - iv Thursday night –at Houston Middle School from 6-8 PM
 - o Commissioner Ray asked if the commission was going to any of the meetings
 - o Commissioner Alcantra stated that the commission as a whole was not attending any of the meetings, but if any of the commission members wished to attend the meetings on their own – that was up to them.
 - o Commissioner Alcantra also stated, the Alaska LNG meetings was an open house for the public to attend and that it was going to be an overview of the project as a whole.
 - o She added, surveys were being contracted out and had not begun as of yet – since the open house was an overview of the project and beginning stages of the project.
 - o Commissioner Ray stated it was in the Borough Code for the Alaska LNG to report to the HPC on all matters
 - v Commissioner Alcantra stated that she had not yet talked to KTC regarding hosting the June 2015 meeting.
2. **Wasilla/Knik Historical Society**
No one available to report
3. **Tribal Cultural Reports - Knik - Chickaloon**
No one available to report
4. **Willow/Talkeetna Historical Society (if present)**
 - i Commissioner Dau spoke with Jim Houston from the Willow Historical Society and learned, May 21st, 2015 worked the best for HPC to meet in Willow. Houston added the rest of the Willow Historical Society would love to see the HPC meet in Willow.
 - o The Meeting would be held at the Willow Community Hall on the 3rd floor.
 - o He was a little upset that no one from the Willow Historical Society had been attending or contacting the HPC with their news and events

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5. **Palmer Historical Society**

- i. No news, but Staff, Seager-Boss stated they were probably preparing for Colony Christmas on December 12-14th
 - o The Palmer Historical Society would be looking for donations of cookies and other goodies to have on hand for refreshments and would also need some for their Christmas bake sale.
 - o Colony House would be open during Colony Christmas celebrations.

6. **Dorothy Page Museum**

- i. Commissioner Buckingham -Follett was on KTUU news promoting the Dorothy Page Museum and Wasilla Historical Buildings a few weeks prior to the meeting (it was on a Thursday night news cast)
- ii. December 6th DPM would celebrate Christmas
 - o On Saturday from 1-4 pm. they planned to have wagon rides; a gingerbread house contest; the Wasilla historic buildings would be open for visitors and other planned fun activities.
- iii. Quilts for Valor was still on going
 - o Visitors were allowed to make a single block quilt piece that would be attached to the larger quilt Planned for a give away to a local Veteran.
 - o So far this year – over 100 quilts had been made and presented to local Veterans
- iv. Brassieres to No Where
 - o was a great success this year
 - o Proceeds went to the Alaska Cancer Alliance for distribution to all cancer organizations in Alaska
- v. In 2015 DPM also planned to have more art featured at the museum from local artists
- vi. Other planned activities would include:
 - o January featuring quilts
 - o February featuring Tundra Comics with the release of the Tundra Comic's movie;
 - o March – May featuring snowflakes

7. **Alpine Heritage Park**

No one available to report

Palmer Museum and Visitor's Center

No one available to report

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VIII. NEW BUSINESS

A. Staff's introduction to Commissioner's Report on the National Alliance for Historic Commissioners (NAHC) conference held in Philadelphia, PA

1. Commissioner Buckingham-Follett was elected by the Commission to represent MSB at the NAHC conference.
 - i. Staff Seager-Boss explained the purpose of the conference to new commissioners.
 - o The conference was held every 2 years.
 - o A matching grant through OHA was made available for CLG's.
 - o MSB assisted in the grant application and helped with initial expenses up front to be reimbursed by the State Office of History and Archaeology once all expenses were in, recorded and sent to the state for reimbursement. The grant required a match that was funded by Commissioner Buckingham Follett and the City of Wasilla in an in-kind match.
 - o MSB would be reimbursed for all travel expenses which amounted to the total expenditures and output from the borough.
 - o All expenditures have been handed into MSB and was in the process of being reimbursed
 - o Previously, former Commissioner Heaven went to an NAHC conference as a representative from the MSB Historic Preservation Commission.
2. Commissioner Buckingham-Follett's Presentation on the NAHC
 - i First she announced the 2016 conference was to be held in Mobile, Alabama
 - ii Commissioner Buckingham-Follett presented a PowerPoint giving the Commission an overview of the workshops she had attended. Her overview covered:
 - o Historic Preservation Tax Credits, a Commissioners Short Course
 - o "A Layperson's Guide to Preservation Law: Federal, State, and Local Law Governing Historic Resources" – was one of the books recommended in the session.
 - o Commissioner Burlinski made a Motion to purchase the book for the HPC commission
 - o Commissioner Larkey and Commissioner Dau seconded the motion in unison. MCU.
 - o Commissioner Buckingham-Follett announced that OHA staff, Summer planned to hold a shorter conference in Alaska for the CLGs sometime in 2015.

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3. MSB Mayoral Proclamation

- i. Commissioner Ray presented the Borough Mayor's proclamation to in celebration of the 100th Anniversary of the Centennial Coal Shipment that was freighted down the "Dalton" Trail by Jack Dalton.
 - o Commissioner Ray was seeking the HPC Commission's support for the Borough Mayor's Proclamation
 - o he added some background information to the proclamation
 - o An article on the proclamation was in the April Frontiersman that covered Dalton and the coal shipment
 - o Commissioner Ray apprised the Commission of an overview of the Dalton Trail history culminating with the first trial run of coal from the Chickaloon mines via the Matanuska River, in May 1913 to be tested by the U. S. Navy for their Pacific fleet.
- ii. Staff, Seager-Boss informed the HPC commission that she contacted the Alaska Railroad environmental personnel on behalf of Commissioner Ray, inquiring if a resurrection of a similar sign could be constructed to replace one that had previously been erected by the Alaska Railroad near the Matanuska Bridge. She was turned down on her initial request after which she suggested they fund a similar sign in commemoration of the event. Personnel for the Alaska Railroad declined, adding they had no interest in the project and had no funds for construction of a similar sign.
- iii. Staff, Seager-Boss added that she had contacted OHA in regards to obtaining a grant for the sign. At the time OHA had funding for celebratory anniversary events of historical significance.
 - o Personnel for OHA told her an interpretive sign for the Dalton Trail was not big enough as a stand-alone project. She was advised to include a nomination to the National Register of historic Places for the Chickaloon coal mining district in addition to the sign.
 - o Most of the coal mining district was currently part of several private properties. Although staff Seager-Boss made no inquiries into the project she felt the owners would not look upon the nomination in a favorable light. It would have required a much larger project than the division could undertake at that time.
 - o Staff Seager-Boss suggested that information on the Dalton Trail and the transfer of coal to the Valley may be best interpreted at the Chickaloon Bridge. The original signage for the bridge had been destroyed and needed new good interpretive signs to commemorate the town of Chickaloon and its participation in the

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- o Navy's attempt to extract coal for their Pacific fleet.
- o Commissioner Ray took umbrage to Staff's suggestion. He wanted the sign to be near the Matanuska Bridge in commemoration of where the coal had been taken for its trip to Seattle. He added that the Borough Mayor was in favor of changing the name of the Matanuska Bridge to the "Jack Dalton Bridge."
- o A discussion continued that included Commissioner Ray adding that after contacting the Navy in Washington had Navy's support for the MSB Mayor's proclamation.
- o Discussion on the proclamation ensued. HPC members were unaware of the proclamation at the time it was declared. It had not been brought forward for the Commission to examine or go through due process prior to its declaration.

4. CLG Grant flow chart

Staff, Seager-Boss Explained the CLG grant process

- o The grant applications had very specific parameters, guidelines and questions that must be met. The budget was prepared in a certain way. The complete budget must account for all expenditures prior to its award. When awarded the grants would have to be used for the specific purpose for which they were intended. All financial statements were taken care of by the Finance office of MSB. Staff, Seager-Boss had an example of one of the recent grants that had been submitted to OHA. She walked the Commissioners through the whole process, stressing that funding for the grants would need to be accountable at all times.
- o She highlighted some of the delays that can occur due to permit requests for entry onto private lands.
- o She detailed the manner in which state grants were awarded adding that the maximum amount for which an entity was allowed to ask was approximately \$20,000 dollars with a 40% match from the institute that submitted the grant.

5. Fish Creek Townsite

Commissioner Larkey In deference to time, requested that the rest of **New Business** and **Old Business** be moved to the next meeting, Commissioner Burlinski seconded the motion. The majority agreed to move it to the next meeting.

Commissioner Ray showed a great interest in the Fish Creek Townsite and wanted to discuss it further. Chair Alcantra reminded the Commission that it would be discussed in the next meeting.

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6. 2015 Meeting Schedule & Places
 - o moved to the next meeting

IX. OLD BUSINESS

1. Strategic Planning Session
 - o moved to next meeting
2. Recruitment for qualified Board Members
 - o moved to next meeting

X. OTHER BUSINESS

1. Bogard Extension
 - o moved to next meeting

XI. COMMISSIONER COMMENTS

none

XII. ADJOURNMENT

Commissioner Larkey motioned to adjourn
Commissioner Burlinski seconded the motion. MCU
The meeting was adjourned at 8:30 pm



Rosetta Alcantra, Chair

3/24/15

Date

Attest:



Fran Seager-Boss, Staff

25 MAR 2015

Date

HISTORICAL PRESERVATION COMMISSION MEMBERS:

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**MATANUSKA-SUSITNA BOROUGH
LIBRARY BOARD**

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Chair – Marci Hawkins - Sutton

Ginny Robson – Trapper Creek

VACANT – Wasilla

Vice Chair – Bonnie Cavanaugh - At-Large 1

Jennifer Rinaldi - Big Lake

VACANT - Talkeetna

Secretary – Melinda Dale - Willow

Virginia Richey - At Large 2

VACANT – Palmer

MINUTES

**REGULAR MEETING
Palmer Public Library**

**January 17, 2015
10:00 A.M.**

I. CALL TO ORDER

Meeting was called to order by Ms. Hawkins at 10:06 am

II. ROLL CALL-DETERMINATION OF QUORUM

- A. Members present and establishing a quorum were: Bonnie Cavanaugh, Melinda Dale, Marci Hawkins, Ginny Robson, and Jen Rinaldi.
- B. Members Absent and Excused: Virginia Richey
- C. Staff Present: Hugh Leslie, Recreation and Library Services Manager
- D. Guest Present: Beth Skow, Palmer Librarian
Larry DeVilbiss, Mat-Su Borough Mayor

III. APPROVAL OF AGENDA

MOTION: Ms. Robson moved, Ms. Rinaldi 2nd, to approve the agenda with the addition of Approval of Draft Flyer to Recruit New MSLB Members and Discussion of MSLB Duties under New Business. Agenda approved as amended.

IV. PLEDGE OF ALLEGIANCE

All members said the Pledge led by Mayor DeVilbiss.

V. MINUTES OF PRECEDING MEETING

A. November 15, 2014

MOTION: Ms. Rinaldi moved, Ms. Cavanaugh 2nd, to accept minutes as corrected. Corrected minutes approved.

VI. BOROUGH STAFF REPORT

- Mr. Leslie reported that MSLN Strategic Plan will be going to the Planning Commission on February 2. He encouraged a MSLB member to attend.
- The first meeting related to Pre-Development of the Willow Library was held on December 11 with representatives from Foraker Group. A feasibility committee has been formed with the next meeting to be held on January 21. The outcome of this collaborative process will be a project development plan for either expansion of the existing Willow Library or the building of a new facility.
- The new Talkeetna Library is enclosed with windows. It is right on schedule at this time. There is a plan to develop a trail leading to a pond within 1/2 mile of the Library.
- Mr. Leslie completed the operating budget for 2015. He will get copies of the budget for the MSLB.

VII. PERSONS TO BE HEARD

- Ms. Skow shared Palmer Public Library Statistics for October and November 2014. She commented on the need for an adult literary expert to help patrons use technology. Many do not have access to the internet at home, so they rely on the Library to do research, apply for jobs and the AK Permanent Fund, check email, etc.
- The Joint Library Catalog has been a cost savings because hold and fine slips are sent over email rather than mail, but it is taking more staff time to process books on loan to other libraries.
- Mayor DeVilbiss handed out copies of The Matanuska-Susitna Borough 2014 Annual Report to MSLB members.
- He recommended Coleen Mielke as a resource for those interested in researching local history and reviewing census data from the early 1900's.

VIII. UNFINISHED BUSINESS

A. 2015 Meeting Schedule

Ms. Hawkins will work to finalize the meeting schedule for 2015 for the months of March and August. February 21 will be an OWL meeting.

IX. NEW BUSINESS

A. Draft Flyer to Recruit New MSLB Members

Ms. Hawkins presented the draft flyer to help find new MSLB members. She will send it to Ms. Irsik, who will send out the latest version for comments by members.

B. Discussion of MSLB Duties

Members agreed to review the duties of MSLB members for discussion at our next meeting.

X. CORRESPONDENCE

None

XI. MEMBER COMMENTS

A. Ms. Dale invited members to attend a program sponsored by the Willow Library Association. On February 17 at 7:00 pm at the Willow Community Center, Dr. Bruce Edwards will speak on the topic of C. S. Lewis and J. R. R. Tolkien: Awkward Allies and Lifelong Friends.

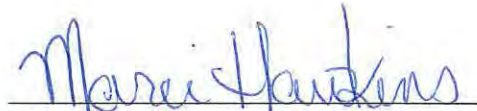
B. Ms. Rinaldi suggested members familiarize themselves with the MSLB information on the Borough web page before our next meeting.

XII. FUTURE MEETING

- February 21, 2015 - OWL meeting

XIII. ADJOURNMENT

Ms. Hawkins adjourned the meeting at 11:59 am


Marci Hawkins, Chairperson

ATTEST:


Melinda Dale, Board Secretary

MATANUSKA-SUSITNA BOROUGH
LIBRARY BOARD
RESOLUTION NO. 15-01

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH LIBRARY BOARD RECOMMENDING THE ASSEMBLY APPROVE THE NON-AREAWIDE FISCAL YEAR 2016 RECOMMENDED BUDGET FOR THE LIBRARY BOARD, BIG LAKE, SUTTON, TALKEETNA, TRAPPER CREEK, AND WILLOW LIBRARIES.

WHEREAS, the Matanuska-Susitna Borough Library Board reviewed the proposed Non-Areawide fiscal year 2016 operating budgets for the Library Board, Big Lake, Sutton, Talkeetna, Trapper Creek, and Willow Libraries; and

WHEREAS, each community's library provides unique and critical services to the community it serves; and


WHEREAS, the proposed fiscal year 2016 operating budgets are the minimum needed to continue the level of service currently provided to each community; and

WHEREAS, a decrease in funding will affect the library patrons through potential loss in services, circulation materials, and hours of operation.

NOW THEREFORE, BE IT RESOLVED, that the Matanuska-Susitna Borough Library Board hereby recommends the Matanuska-Susitna Borough Assembly adopt the Non-Areawide fiscal year 2016 proposed operating budgets for the Library Board, Big Lake, Sutton, Talkeetna, Trapper Creek, and Willow Libraries.

BE IT FURTHER RESOLVED, that the Matanuska-Susitna Borough Library Board urges the Borough Administration and Assembly to continue their efforts to identify and seek funding for the new or expanded libraries of Big Lake, Trapper Creek, and Willow.

ADOPTED by the Matanuska-Susitna Borough Library Board this 21st day of March, 2015.



Marci Hawkins, Chair



Melinda Dale, Secretary

LOCAL ROAD SERVICE AREA ADVISORY BOARD, MATANUSKA-SUSITNA BOROUGH

MEETING

Held 6:30 pm Thursday January 15, 2015 at West Lakes Fire Station #73

RECEIVED

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CLERKS OFFICE

IN ATTENDANCE:

RSA #

RSA Members Present

09-Midway	Dan Tucker P		
14-Fairview	Dan Elliott P	Richard Buzby	
15-Caswell Lakes	Larry Cline P tc	Rickie Davidson tc	Phillip Johnson tc
16-South Colony	Edward Strabel tc	Daniel Monarch tc	
17-Knik			
19-Lazy Mountain			
20-Willow			
21-Big Lake	Jill Parson		
23-North Colony			
25-Bogard	Gary Hessmer P	Carol Christiansen	
26-Greater Butte	Mike Shields P		
27-Meadow Lakes	Stephen Edwards P		
28-Gold Trails			
29-Talkeetna	John Strassenburgh P tc		
30-Trapper Creek			
31-Alpine	Dean Lust tc		

tc = by teleconference P = Primary

RSAs not represented: Knik (17), Lazy Mountain (19), Willow (20), North Colony (23), Gold Trails (28), and Trapper Creek (30).

MSB Staff: Public Works: Terry Dolan

Borough Staff (other than Public Works): N/A

Borough Mayor: N/A

Assembly Representatives: N/A

Visitors: N/A

CALL TO ORDER at 6:31 PM, with Pledge of Allegiance, Chair Stephen Edwards presiding.

ROLL CALL and QUORUM DETERMINATION: 10 of 16 RSAs represented. Quorum was met.

APPROVAL OF AGENDA: Approved as amended to include "Quorum for Local RSA Boards" under Unfinished Business and "Draft Resolution 15-01" under New Business.

APPROVAL OF MINUTES: Minutes of November 20, 2014, approved with one minor correction.

TRAINING: N/A

STAFF REPORTS:

A. O&M: Terry Dolan: Handed out current Design Status Report; call Jennifer for most recent updates, Alex for details of designs and progress. Made good progress on projects completion in 2014, and will proceed with new projects design as long as funds are available. Updating of the Operating Manual should be complete within 30 days; call Jennifer with any issues or suggestions.

BOARD MEMBER REPORTS:

A. TAB: Dan Elliott: Reported on November 26 and December 17 meetings. Discussed a Sutton resident's proposal for a Palmer to Sutton bike path. Long discussion of a proposal for a "Regional Transportation Planning Organization" and its suggested \$500,000 budget; support seems shaky. At the

LOCAL ROAD SERVICE AREA ADVISORY BOARD, MATANUSKA-SUSITNA BOROUGH

December meeting got updates from DOT on the Moose Creek bridge, and Parks Highway bypass vs widening through Wasilla; Resolution passed supporting Seldon to Pitman bypass route. Terry Dolan noted DOT's continuing push to turn over State roads to the Borough.

UNFINISHED BUSINESS:

A. Quorum for the Local RSA Boards: Single-member Boards are legally non-functional. Discussion followed regarding ways to stay involved with the community and O&M, and need to actively recruit new members.

NEW BUSINESS:

A: Document Handling Checklist: (included in packet) Jill Parsons' idea for a single info source for new RSA members. Will be included in the updated Operating Manual.

B. When Residents do NOT support a CIP Road Upgrade: The question arose from an instance that made the newspaper this fall. Terry Dolan gave a history of the instance and its probable resolution by the residents themselves, and stressed that community involvement is crucial. Discussion followed.

C. Draft Resolution 15-01: The Chair read the draft of a Resolution opposing the allowance of small lots (down to 1.2 acres) for residences served only by a Pioneer Access road within any RSA, and requesting the Assembly to reinstate the 5 acre minimum that existed prior to Title 43. Discussion followed, primarily around the accuracy of the Code citation and the fact this was a last-minute Agenda addition and Board members needed more time to consider it; it was agreed to postpone consideration until the February meeting, and make a revised draft part of the pre-meeting packet.

OTHER BUSINESS:

Gary Hessmer said to make last-minute Agenda additions available by email prior to the meeting.

PERSONS TO BE HEARD: N/A


CORRESPONDENCE AND INFORMATION: N/A

BOARD COMMENTS: N/A

ADJOURNMENT: Jill Parsons moved, Gary Hessmer seconded; by unanimous vote meeting adjourned at 8:04.

NEXT MEETING: Thursday, February 19, 2015 at the West Lakes Fire Station #73, 1250 Spring Drive.

Board Chair



Board Secretary



Matanuska-Susitna Borough
FISH AND WILDLIFE COMMISSION
Thursday, December 18, 2014 6:00pm

MINUTES

I./II CALL TO ORDER/ROLL CALL

The meeting was called to order at 6:05pm by Bruce Knowles at MSB in Palmer. Quorum was established with five members present: Bruce Knowles, Larry Engel, Howard Delo, Andy Couch (phone) and Jehnifer Ehmann. Also present: Ray Beamesderfer, Kai Steimle, Terry Nininger, Jeff Davis, Kevin Delaney (phone) and Frankie Barker.

III. APPROVAL OF AGENDA

Larry made a motion to approve the agenda. Andy requested adding an item about a road building issue in Kashwitna. The motion was seconded by Howard and the agenda was approved as amended.

IV. MINUTES OF PRECEDING MEETING

Larry made a motion to approve the minutes of November 20, 2014 with Howard seconding. The minutes were approved.

V. CORRESPONDENCE/ ANNOUNCEMENTS

Frankie noted the December 5, 2014 editorial by Eric Huebsch in the Alaska Dispatch News about Mat-Su fisheries. Mac Minard sent a message on December 12 indicating that he would not be able to continue with the UCI Salmon Trends report project.

Borough Manager John Moosey asked Frankie about the availability of Susitna-Watana studies as the project winds down. Kai indicated that the studies would be available on the Alaska Energy Authority web site and Federal Energy Regulatory Commission web site. They will also eventually be stored at the Alaska Resources Library and Information Services in Anchorage where the 1980's Susitna dam studies are located. Kai indicated that there is no more field work being conducted this year. Contractors are submitting data and project summaries to AEA which will be publically available.

VI. PERSONS TO BE HEARD

Jeff Davis, with Aquatic Restoration and Research Institute in Talkeetna, introduced himself and described the work that ARRI does. He has been a member of the Steering Committee of the Mat-Su Basin Salmon Habitat Partnership and has done water quality work throughout the Mat-Su for ADEC and other entities.

VII. FISH RESEARCH (R2)

An all-day meeting was held earlier in the day with Ray Beamesderfer, Peggy Merritt and the core planning team (Larry, Andy, Howard, Frankie) to prioritize the goals and objectives in the research plan. Jim Hasbrouck with ADF&G was also part of the group. The group prioritized the goals and objectives from the RM&E plan. Ray distributed a draft list of invitees for the January workshop which is now scheduled for January 21 & 22. Ray earlier sent out the summary section of the data gap analysis and the bibliography. A middle section is still to come.

VIII. ADN EDITORIAL

Commissioners have indicated that they want to respond to the ADN December 5 editorial about Mat-Su fisheries. Patty Sullivan prepared and circulated a draft titled "It takes fish to make fish" and has asked for comments. ADN is willing to run the column and Larry is willing to submit it under his name. Commissioners were asked to send their comments to Patty by Monday, December 19. The column would run in the paper after the holidays. Jehnifer made a motion to support the rebuttal article that Patty and Larry are working on. Howard seconded the motion. The motion was approved.

IX. UCI SALMON TRENDS REPORT

Mac Minard has withdrawn from the project. Frankie contacted Kevin Delaney to see if he was interested which he is and thus he joined the meeting by phone. Kevin has started reading the BOF proposals, RC's and other related information. He and commissioners discussed the audience for the report and the format with the suggestion for stand alone sections that can be used as needed. Larry made a motion to contract with Kevin Delaney for the UCI Salmon Trends report. Howard seconded and the motion was approved.

X. LEGISLATIVE PRIORITIES

Frankie distributed a revised draft of the FWC's Legislative Priorities document organized under categories including BOF, Capital Projects, Fisheries Research and Legislation. Larry commented that it is important to not have different legislative priority lists. Larry and others were not sure about including road projects for fishing access on the list since most of that work would be done by other agencies. Frankie will send out a new draft prior to the next meeting.

Andy indicated that he sent a letter to MSB Public Works supporting improving Ayrshire Road since it's one of the major access roads to the Little Su. Larry said he supports the concept but does not support asking the state for funding. Andy made a motion to support improvements to Ayrshire Road. Howard seconded the motion. The motion was approved.

XI. BOARD OF GAME

Howard indicated that the Anchorage AC voted not to reauthorize antlerless moose hunts. Jehnifer indicated that other AC's can weigh in on the moose hunts and that Mat Valley AC will be voting on it. Bruce said Su Valley AC voted to support antlerless moose hunts. Howard made a motion to support the concept of antlerless moose hunts as a management tool as recommended by ADF&G. Larry seconded the motion and it was approved. Jehnifer indicated that BOG proposal comments are due January 30 and the commission needed to carve out some time to discuss the proposals. Howard expressed support for Proposal 134 which requires hunter education certification for crossbows. Bruce suggested everyone look at BOG proposals and bring back comments at the next meeting.

XII. GOVERNOR'S TRANSITION TEAM

Larry and Bruce were invited to take part in the Fisheries Committee as part of the Governor's transition teams. They attended weekend meetings in December and developed goals and objectives regarding ADF&G management, revenues and other fisheries issues. One big issue was the lack of information that ADF&G provides to the public prior to BOF meetings. It was most notable that Mat-Su representatives were included in governor transition meetings.

XIII. KASHWITNA ROAD

Andy explained that a private individual has cleared land and built a 6 mile road through wetlands across Borough land without permission in order to access his property. ADF&G and the Army Corps have been notified and are investigating. Willow Community Council is discussing the issue and what actions should be taken. Larry and Bruce suggested looking into the issue more and bringing it back for discussion at the next meeting. Jeff said the road in question was an old timber sale road that ATV'ers frequently use.

XIV. COMMISSION APPOINTMENTS

Jehnifer has been confirmed by the Assembly for another term on the commission. Andy had submitted his application for another term. Ben has indicated that he will not reapply for another term. Jim Sykes has applied for the Assembly seat but Jim Colver has not yet officially resigned. Frankie distributed copies of thank you letters for Ben and Jim. Bruce approved getting gift certificates (\$50.00) from Three River Fly & Tackle for each of them.

XIV. MEMBER COMMENTS

Commissioners encouraged Terry Nininger to apply for the vacant seat. He indicated that he is interested and is passionate about fishery issues. He has a background in resource development and is now retired and has time to contribute.

XV. ADJOURN

Meeting was adjourned at 9:05pm.

ATTEST:


FRANKIE BARKER, Staff


BRUCE KNOWLES, Chair

MATANUSKA-SUSITNA BOROUGH PARKS, RECREATION, AND TRAILS ADVISORY BOARD

Chairperson - James Gustafson – At Large 1
Vice Chair – Ed Strabel – District 6
Craig Saunders – District 1
George Brown – District 2

Kenny Barber – At Large 2
Sonya Walden - District 3
Lyle Downing – At Large 3
VACANT – District 4

David Palmer – At Large 4
VACANT - District 5
Daniel Harrell– District 7

MINUTES

REGULAR MEETING Palmer Pool

October 27, 2014

5:00 P.M.

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- I. CALL TO ORDER
Meeting called to order by Mr. Gustafson at 5:27 P.M.
- II. ROLL CALL – DETERMINATION OF QUORUM
 - A. Members present: Kenny Barber, Ed Strabel, David Palmer, Gus Gustafson, Sonya Walden, Lyle Downing, Craig Saunders
 - B. Members Absent:
Members Absent and Excused: George Brown, Daniel Harrell
 - C. Staff Present: Hugh Leslie, Recreation Services Manager
Jill Irsik, CD Admin Spec.
Shane McNellis, Acting Pool Manager / Pool Maintenance Tech
- III. APPROVAL OF AGENDA
MOTION: Mr. Barber moved, Mr. Strabel 2nd. Agenda approved. Staff was asked to add TAB report item to next agenda.
- IV. PLEDGE OF ALLEGIANCE
Mr. Gustafson led the Pledge of Allegiance.
- V. MINUTES OF PRECEDING MEETING
 - A. September 22, 2014
MOTION: Mr. Strabel moved, Mr. Palmer 2nd. Minutes approved
- VI. BOROUGH STAFF REPORTS
Mr. Leslie reported:
 - Parks and Trails on-call staff terminated for the winter.
 - Outdoor Parks facilities have been shut down for the winter
 - Still working on the land acquisition for the West Butte Trailhead Parking lot
 - Jim Creek parking lot is being expanded, timber is going for a harvest sale
 - Ice Rink winter season is going strong
 - Ice rink assessment has been completed, and the board will get a copy when staff receives it.
 - The budget process will begin in about six weeks.
 - Looking to start up a Recreation Services Facebook page

- The Borough received the Facility Excellence Award for the Government Peak Chalet from the Alaska Recreation and Parks Association.

VII. PERSONS TO BE HEARD / AUDIENCE PARTICIPATION

None

VIII. UNFINISHED BUSINESS

A. Trail Use Permit

- Last meeting a list of guidelines for a Trail Use Permit was passed out to board members. The board was asked to look at list and be prepared to discuss in more detail what they would like to see regarding a future Trail Use Permit.
- Mr. Leslie let the board know that the Community Development Director, Eric Phillips, was working on legislation that would address generally approved uses on Borough owned land that would not require a permit fee. He stated that he would get the draft list of those uses for the next meeting.
- The board discussed permit fees being tied to the revenue generated from events.
- The Board does not want to see business scared away due to cost of using the trails
- Mr. Saunders commented that he is in favor of having a trail use permit with regulations that would help weed out the bad businesses.
- The Board would like to keep the cost of using the trails low.

IX. PUBLIC NOTICES

None

X. NEW BUSINESS

A. Alaska LNG Project impacting trails

- Mr. Palmer received from Alaska LNG a letter and maps that outlined proposed routes for a LNG pipeline. He is concerned with the route impacting trails and access.
- The board discussed how many of the trails in the northern region are not documented. These trails need to be documented through GPS points and put into the Mat-Su Borough's Trail inventory.

XI. VOLUNTEER NOMINATIONS

None

XII. CORRESPONDENCE

None

XIII. MEMBER COMMENTS

Mr. Strabel -

- GPRA trail work - the contractor has put in the reroute and flattened out the Pioneer Loop. The ski club put replaced and put in new signage
- Hay bales have been placed at the sledding hill
- swamp area has been drained
- the remote for the projection screen at the chalet has been lost. A new one will need to be ordered.

- Mat-Su Ski Club building work starts tomorrow. The electrical line has been buried, but not yet hooked up
- Once there is snow, grooming will proceed.

Mr. Saunders -

- The Mat-Su Trails and Parks Foundation is awarding a grant of \$10,000 for the Jim Creek project. The money will go for completing the reduced speed loops.

Mr. Gustafson -

- had a question regarding security at the Jim Creek parking lot. He would like to see both a state and borough presence there.
- the new Talkeetna Library has the walls framed. They are on schedule.

XIV. NEXT MEETING

- A. Next regularly scheduled meeting is Monday, December 1, 2014, Brett Memorial Ice Arena, 746 E. Bogard Rd. Wasilla

XV. ADJOURNMENT

Mr. Gustafson adjourned the meeting at 6:37 p.m.



Gus Gustafson - Chairperson

ATTEST:



Jill Irsik, Comm. Dev. Admin. Specialist

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MATANUSKA-SUSITNA BOROUGH
PARKS, RECREATION AND TRAILS ADVISORY BOARD
RESOLUTION NO. 15-01

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH PARKS, RECREATION, AND TRAILS ADVISORY BOARD RECOMMENDING THE ASSEMBLY APPROVE THE FISCAL YEAR 2016 PROPOSED BUDGETS FOR THE RECREATIONAL SERVICES ADMINISTRATION, OUTDOOR ICE RINK, BRETT MEMORIAL ICE ARENA, COMMUNITY POOLS, COMMUNITY ENRICHMENT, PARKS AND OUTDOOR RECREATION, TRAILS MAINTENANCE, AND NORTHERN REGION OUTDOOR PARKS AND RECREATION.

WHEREAS, the Matanuska-Susitna Borough Parks, Recreation, and Trails Advisory Board reviewed the proposed fiscal year 2016 operating budgets for the Recreational Services Administration, Outdoor Ice Rink, Brett Memorial Ice Arena, Community Pools, Community Enrichment, Parks and Outdoor Recreation, Trails Maintenance, and Northern Region Parks and Outdoor Recreation; and

WHEREAS, the board feels the proposed fiscal year 2016 operating budgets are the minimum needed to continue an acceptable level of service to the community.

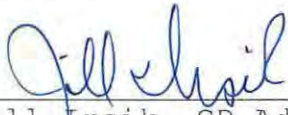
NOW THEREFORE, BE IT RESOLVED, that the Matanuska-Susitna Borough Parks, Recreation, and Trails Advisory Board hereby recommends the Matanuska-Susitna Borough Assembly adopt the fiscal year 2016 proposed operating budgets for the Recreational Services Administration, Outdoor Ice Rink, Brett Memorial Ice Arena, Community Pools, Community Enrichment, Parks and Outdoor Recreation, Trails Maintenance, and Northern Region Parks and Outdoor Recreation.

ADOPTED by the Matanuska-Susitna Borough Parks, Recreation
and Trails Advisory Board this 23rd day of March, 2015.



David R. Peterson, Chairperson

ATTEST:



Jill Irsik, CD Admin. Spec.

**MATANUSKA-SUSITNA BOROUGH
PARKS, RECREATION, AND TRAILS ADVISORY BOARD
RESOLUTION NO. 15-02**

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A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH PARKS, RECREATION AND TRAILS ADVISORY BOARD SUPPORTING THE MATANUSKA-SUSITNA BOROUGH'S GRANT REQUEST TO INSTALL LED TRAIL LIGHTING ALONG THE TRAILS WITHIN THE GOVERNMENT PEAK RECREATION AREA.

WHEREAS, The Matanuska-Susitna Borough and granting agencies have invested several million dollars constructing the access road into the Government Peak Recreation area, multi-use non-motorized trails and a community center/chalet; and

WHEREAS, the Mat-Su Ski Club installed temporary lighting, including test LED lights, in the stadium area for use by the general public and the Junior Nordic Ski program, which has exploded from 88 children in 2012-13 to almost 300 children this winter; and

WHEREAS, lighted trails will improve safety and recreators' enjoyment during the winter when daylight is minimal; and

WHEREAS, part of a \$200 thousand Rasmussen grant is also contributing to this project with the Borough's \$175,000 for trails and \$225,000 for the chalet fire suppression and kitchen upgrades; and

WHEREAS, the Mat-Su Ski Club has submitted a \$50,000 grant request to the State of Alaska Recreational Trail Grant Program, and the Matanuska-Susitna Borough has funded the lighting

design, and the Mat-Su Ski Club will be soliciting its membership for donations and trail remediation.

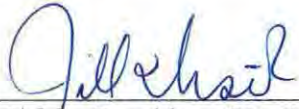
NOW, THEREFORE, BE IT RESOLVED, that the Matanuska-Susitna Borough Parks, Recreation and Trails Advisory Board supports the Mat-Su Borough's efforts to raise funds to light the 2.5 miles of trails in the Government Peak Recreation Area.

ADOPTED by the Matanuska-Susitna Borough Parks, Recreation and Trails Advisory Board this 23rd day of March, 2015.



DAVID R. PREMIER Chairperson

ATTEST:



Jill Irsik, CD Admin. Spec.

The regular meeting of the Matanuska-Susitna Borough Planning Commission was held on December 1, 2014, at the Matanuska-Susitna Borough Assembly Chambers, 350 E. Dahlia Avenue, Palmer, Alaska. The meeting was called to order at 6:00 p.m. by Chair John Klapperich.

I. CALL TO ORDER, ROLL CALL, AND DETERMINATION OF QUORUM

Planning Commission members present and establishing a quorum:

- Mr. Brian Endle, Assembly District #1
- Mr. Thomas Healy, District #2
- Mr. John Klapperich, Assembly District #3 *Chair*
- Mr. William Kendig, Assembly District #5
- Mr. Vern Rauchenstein, District #7

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Planning Commission members absent were:

- Mr. Bruce Walden, Assembly District #4
- Mr. Tomas Adams, Assembly District #6

Staff in attendance:

- Mr. Alex Strawn, Development Services Manager
- Ms. Lauren Driscoll, Planning Services Chief
- Mr. John Aschenbrenner, Deputy Attorney
- Ms. Laura Newton, Assistant Borough Attorney
- Ms. Lonnie McKechnie, Borough Clerk
- Ms. Susan Lee, Planner II
- Ms. Pamela Graham, Grants & Project Coordinator
- Ms. Mary Brodigan, Planning Commission Clerk

II. APPROVAL OF AGENDA

Chair Klapperich inquired if there were any changes to the agenda.

GENERAL CONSENT: The agenda was approved without objection.

III. PLEDGE OF ALLEGIANCE

The pledge of allegiance was led by Assemblymember Matthew Beck.

IV. CONSENT AGENDA

A. Minutes

(There were no minutes available.)

A. INTRODUCTION FOR PUBLIC HEARING: QUASI-JUDICIAL MATTERS

(There were introductions for quasi-judicial matters.)

B. INTRODUCTION FOR PUBLIC HEARING: LEGISLATIVE MATTERS

1. **Resolution 14-35**, a resolution recommending modifications to the proposed Tall Structures Ordinance to be consistent with recent changes in Federal Regulations. Public Hearing: December 15, 2014. *(Staff: Alex Strawn)*

Chair Klapperich read the consent agenda into the record.

Chair Klapperich inquired if there were any changes to the consent agenda.

GENERAL CONSENT: The consent agenda was approved without objection.

V. COMMITTEE REPORTS

(There were no committee reports.)

VI. AGENCY/STAFF REPORTS

(There were no agency or staff reports.)

VII. LAND USE CLASSIFICATIONS

(There were no land use classifications.)

VIII. AUDIENCE PARTICIPATION (Three minutes per person.)

The following person spoke regarding public process: Mr. Eugene Haberman.

IX. PUBLIC HEARING: QUASI-JUDICIAL MATTERS *(Public Hearing not to begin before 6:15 P.M.)*

Commission members may not receive or engage in ex-parte contact with the applicant, other parties interested in the application, or members of the public concerning the application or issues presented in the application.

- A. **Resolution 14-33**, a resolution approving a Conditional Use Permit, in accordance with 17.60.030 Permit Required, for the operation of an Inert Material Monofill on MSB Parcels 17N02E18C010 and 17N02E19B006. *(Applicant: CMS)*

Chair Klapperich read the resolution title into the record.

Chair Klapperich:

- read the standard memorandum into the record regarding quasi-judicial actions;
- queried commissioners to determine if any of them have a financial interest in the proposed Conditional Use Permit (CUP);
- have had any ex parte contact with the applicant, members of the public, or interested parties in the proposed CUP; and

- if all commissioners are able to be impartial in a decision.

Commissioner Kendig:

- stated that he has not done business with the applicant, but has done business with a sister corporation of theirs;
- he sold recyclables to them; and
- stated that he doesn't feel that he has a conflict in hearing this application.

Mr. John Aschenbrenner, Deputy Borough Attorney, asked Commissioner Kendig to explain the nature of his relationship with the sister corporation.

Commissioner Kendig:

- stated that they are not his main buyer, but he has done business with them in the past when they offered a higher price for his scrap metal;
- opined that it was a similar situation as with the CUP for the 49th Street recycling business; and
- the last time he did business with them was late summer or early fall of this year.

Mr. Aschenbrenner:

- referred to MSB 2.71.080 which states that a municipal official shall recuse himself from acting on a matter or proceeding if they have done business with the applicant within a twelve month period;
- opined that based on the bright line rule set by the MSB Assembly, it appears that Mr. Kendig has a conflict since he did business with an arm of the applicants business within the last few months; and
- urged the commission to allow the applicant to question Commissioner Kendig.

Mr. Bill Ingaldson;

- stated that he is the attorney representing CMS;
- based on the business dealing as described by Commissioner Kendig, opined that they are not an ongoing client of Commissioner Kendig;
- it is no different than if someone were to purchase tires from Target;
- opined that borough code is intended to address an issue of an ongoing regular relationship.

Chair Klapperich asked Commissioner Kendig if he can be impartial in this decision.

Commissioner Kendig stated that he spent hours and hours reviewing the material, and that he feels that he can be impartial.

Mr. Aschenbrenner:

- stated that code does not have a provision for trying to surmise the scope of the client relationship;
- the Assembly has set a bright line rule that no official is supposed to sit when they have interacted with an applicant within the proceeding twelve months;
- acknowledged the applicant's argument with regards to this matter, but stated that it's not code; and

- urged the commission to follow code and lodge an objection so as not to build an error into the record.

Chair Klapperich suggested that the business transaction was small and insignificant, and questioned if there is a level on the amount of substantial financial interest.

Mr. Aschenbrenner:

- stated that there is a separate ethics provision that deals with substantial financial interest;
- opined that the provision that the Chair is referring to would also disqualify a commission member from sitting; and
- Commissioner Kendig clearly stated that the applicant was his client just three months ago.

Commissioner Kendig:

- stated that he did not do business with CMS, but with Central Recycling Services (CRS) which is a separate corporation; and
- acknowledged that some of the same people may be involved in the different corporations.

Mr. Stuart Jacques, President of Central Monofill Services:

- stated that the important issue is the term client;
- client implies a fiduciary relationship between the parties; and
- opined that this is not the case in this matter.

Mr. Aschenbrenner:

- referred to an email from Mr. Shane Durand on page 2138 of the packet which clarifies the relationship between the corporations;
- it states that CRS owns and operates the recycling facilities and holds the contract with CMS to run the monofills;
- the last line of the email states “separate companies, same owners”; and
- cautioned the commission once again that they may be building an error into the record.

Discussion ensued as to whether Commissioner Kendig should be recused.

Chair Klapperich asked the commission if there is any objection to allowing Commissioner Kendig participate in the vote to remain sitting.

Commissioner Endle objected.

Mr. Aschenbrenner stated that once Commissioner Kendig made a decision not to recuse himself, it would not be appropriate for him to vote on whether he should be recused.

Discussion ensued regarding the commission voting on whether or not Commissioner Kendig should be recused.

Chair Klapperich called for a five minute recess to confer with the Borough Clerk and the Planning Commission Clerk.

(The meeting recessed at 7:10 p.m., and reconvened at 7:20 p.m.)

MOTION: Commissioner Healy made a motion to ask the commission if Commissioner Kendig should remain sitting for Resolution 14-33. The motion was seconded.

VOTE: The motion failed by a vote of three to one with Commissioner Endle in opposition. (Four affirmative votes are required to pass)

(Commissioner Kendig exited the meeting at 7:30 p.m.)

Chair Klapperich:

- stated that he will open the public hearing this evening so that everyone in attendance that would like to speak can speak;
- recommended that the public hearing be continued to the next meeting so that Commissioners Adams and Walden can participate; and
- will ask them to listen to the audio of the meeting so that they will be up to speed.

Mr. Ingaldson:

- opined that the commission made a mistake with the way that they handled Commissioner Kendig; and
- requested that the full public meeting be postponed until the next meeting so that the two commissioners that are absent can participate.

Mr. Aschenbrenner stated that the commissioners that are absent can participate in the discussion at the next meeting if they review the record and listen to the audio recording.

Chair Klapperich asked if there was any objection to continuing the public hearing.

There was no objection noted.

Mr. Jacques requested that they give their presentation at the next meeting.

Mr. Aschenbrenner stated that it is not normal for the public to comment prior to the applicant providing their overview.

Mr. Alex Strawn, Development Services Manager, stated that it is a normal part of the procedure for the applicant to give a presentation before the public hearing and then to respond to comments after the public hearing is closed.

Ms. Susan Lee and Mr. Strawn provided a staff report:

- staff recommended approval of the resolution with conditions.

Commissioner Healy referred to page 66 of the packet and questioned whether ADEC has approved the application.

Ms. Lori Aldridge, Alaska Department of Environmental Conservation (ADEC), Solid Waste Program:

- ADEC has declared that the application is complete and sent it out for public notice;
- there was an error in the first public notice and it was sent out for a second public notice which will remain open until December 29th; and
- at that time ADEC will review and analyze the information collected and will produce a decision document which will respond to all of the comments.

Commissioners questioned staff regarding the proposed Glenn Highway expansion and whether it will result in the applicant being subject to another public hearing and review.

Mr. Stuart Jacques, President of CMS, provided an overview of their application.

Commissioners questioned the applicant regarding:

- where the cover material will come from;
- what are the standards for long term monitoring of sites and who is responsible for monitoring;
- requested that Mr. Jacques present his recommendations for conditions;
- what is the perfect score that the applicant referred to; and
- clarification of the applicants statement that there will be little or no water that will leach.

Chair Klapperich opened the public hearing.

The following people spoke in favor of Resolution 14-33: Mr. Charles Homan, Mr. Landen Lovell, Mr. Paul Weir, Mr. Brian Goodman, Mr. Fred Thompson, Mr. Wes Walling, and Mr. Caleb Moffitt.

The following people spoke in opposition of Resolution 14-33: Ms. Rose Williams, Mr. Craig Kelly, Ms. Sarah Mayfield, Ms. Bonnie Kelly, Mr. Richard Harbuck, Vice President Gateway Community Council, Ms. Robin Bumgardner, Mr. Charles Young, Ms. Samantha Oslund, Mr. Bill Quantick, Mr. Ben VanderWeele, Mr. John Stuart, Ms. DeLena Johnson, City of Palmer Mayor, Ms. Diane Warta, Mr. Arthur Keyes, Mr. Kent Johnson for Rosanne Leiner, Ms. Vicky Ramage for Rachel Garnett, Ms. Lisa Kallander, Mr. Jesse Saxton, Mr. Joe Moore, Mr. Dennis Wetherell, Mr. Don Berberich, Mr. Kent Johnson, Mr. Gabe Jenkins, Mr. Johnnie Davis, Ms. Sarah Walcott, Ms. Judy Crosby, and Ms. Linea Crosby for Mr. Norman Crosby.

The following person spoke regarding Resolution 14-33: Ms. Lori Aldrich, Regional Program Manager for the Solid Waste Program of ADEC.

The following person spoke regarding the public process for Resolution 14-33: Mr. Eugene Haberman.

(The meeting recessed at 10:26 p.m., and reconvened at 10:33 p.m.)

The following people spoke in opposition of Resolution 14-33: Ms. Stephanie Nowers, Mr. Chris Kepler, Assemblymember Matthew Beck, Mr. Paul Johnson, Mr. James Munter, Hydrogeologist for J.A. Munter Consulting, Inc., Ms. Kathy Jo Johnson, Mr. Scott Wells.

The following person spoke in favor of Resolution 14-33: Mr. Nate Kruk.

Chair Klapperich invited the applicant to respond to comments and statements made by the public.

Mr. Stuart Jacques responded to comments and statements made by the public.

Mr. Alex Strawn responded to a statement made by Mr. Jacques regarding a staff site visit to the Birchwood site.

MOTION: Commissioner Healy moved to continue the public hearing until December 15, 2014. The motion was seconded.

Discussion ensued regarding not accepting new information that is received after noon the Friday before the Planning Commission meeting.

Chair Klapperich stated that no new material should be accepted and provided to the commission if it is received after 12:00 noon the Friday before the meeting.

VOTE: The motion to continue the public hearing for Resolution 14-33 passed without objection.

X. PUBLIC HEARING LEGISLATIVE MATTERS

(There were no legislative public hearings.)

XI. CORRESPONDENCE AND INFORMATION

(There was no correspondence and information.)

XII. UNFINISHED BUSINESS

(There was no unfinished business.)

XIII. NEW BUSINESS

(There was no new business.)

XIV. COMMISSION BUSINESS

A. Upcoming Planning Commission Agenda Items

Mr. Strawn provided a brief update on projects that will be coming before the Planning Commission.

XV. DIRECTOR AND COMMISSIONER COMMENTS

Commissioner Rauchenstein:


- thanked all the people for showing up;
- acknowledged that we have all built our homes and created waste;
- questioned where everyone puts their waste;
- stated that he puts his waste in the dump;
- CMS is trying to make use of the waste; and
- opined that this is a difficult decision.

Chair Klapperich:

- stated that he is encouraged by the participation in this process;
- we have to figure out ways to take care of our communities and our water and our air;
- we have to work together to find the best solution;
- stated that he is committed to doing this; and
- he appreciates the applicants patience and the boroughs patience.

XVI. ADJOURNMENT

The regular meeting adjourned at 11:22 p.m.



JOHN KLAPPERICH, Planning Commission
Chair

ATTEST:



MARY BRODIGAN, Planning Commission
Clerk

Minutes approved: March 2, 2015

The regular meeting of the Matanuska-Susitna Borough Planning Commission was held on December 15, 2014, at the Matanuska-Susitna Borough Assembly Chambers, 350 E. Dahlia Avenue, Palmer, Alaska. The meeting was called to order at 6:00 p.m. by Chair John Klapperich.

I. CALL TO ORDER, ROLL CALL, AND DETERMINATION OF QUORUM

Planning Commission members present and establishing a quorum:

- Mr. Brian Endle, Assembly District #1
- Mr. Thomas Healy, District #2
- Mr. John Klapperich, Assembly District #3 *Chair*
- Mr. Bruce Walden, Assembly District #4 (*attended the meeting telephonically until his arrival at 6:25 p.m.*)
- Mr. William Kendig, Assembly District #5
- Mr. Tomas Adams, Assembly District #6 (*arrived at 6:57 p.m.*)
- Mr. Vern Rauchenstein, District #7

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Staff in attendance:

- Ms. Eileen Probasco, Planning & Land Use Director
- Mr. Alex Strawn, Development Services Manager
- Ms. Lauren Driscoll, Planning Services Chief
- Mr. John Aschenbrenner, Deputy Attorney
- Ms. Laura Newton, Assistant Borough Attorney
- Ms. Susan Lee, Planner II
- Ms. Pamela Graham, Grants & Project Coordinator
- Ms. Mary Brodigan, Planning Commission Clerk

II. APPROVAL OF AGENDA

Chair Klapperich inquired if there were any changes to the agenda.

GENERAL CONSENT: The agenda was approved without objection.

III. PLEDGE OF ALLEGIANCE

The pledge of allegiance was led by Assemblymember Matthew Beck.

IV. CONSENT AGENDA

A. Minutes

(There were no minutes available.)

B. 2015 Planning Commission Meeting Schedule

C. INTRODUCTION FOR PUBLIC HEARING: QUASI-JUDICIAL MATTERS

(There were no introductions for quasi-judicial matters.)

D. INTRODUCTION FOR PUBLIC HEARING: LEGISLATIVE MATTERS

(There were no introductions for legislative matters.)

GENERAL CONSENT: The consent agenda was approved without objection.

V. COMMITTEE REPORTS

(There were no committee reports.)

VI. AGENCY/STAFF REPORTS

(There were no agency or staff reports.)

VII. LAND USE CLASSIFICATIONS

(There were no land use classifications.)

VIII. AUDIENCE PARTICIPATION (Three minutes per person.)

The following person spoke regarding Meadow Lakes Community SpUD: Mr. Phil Bindon.

The following person spoke regarding public meeting process: Mr. Eugene Haberman.

IX. PUBLIC HEARING: QUASI-JUDICIAL MATTERS *(Public Hearing not to begin before 6:15 P.M.)*

Commission members may not receive or engage in ex-parte contact with the applicant, other parties interested in the application, or members of the public concerning the application or issues presented in the application.

- A. **Resolution 14-33**, a resolution approving a Conditional Use Permit, in accordance with 17.60.030 Permit Required, for the operation of an Inert Material Monofill on MSB Parcels 17N02E18C010 and 17N02E19B006. *(Continued from the December 1, 2014 Meeting. Applicant: CMS)*

Chair Klapperich asked Commissioner Kendig if he has any new information to add that was not previously disclosed.

Commissioner Kendig stated that he has nothing additional to add.

(Commissioner Kendig exited the meeting at 6:15 p.m.)

Chair Klapperich read the resolution title into the record.

Chair Klapperich:

- read the standard memorandum into the record regarding quasi-judicial actions;
- queried commissioners to determine if any of them have a financial interest in the proposed Conditional Use Permit (CUP);
- have had any ex parte contact with the applicant, members of the public, or interested parties in the proposed CUP; and
- if all commissioners are able to be impartial in a decision.

Chair Klapperich:

- reminded everyone that this is a continuation of the public hearing opened on December 1, 2015;
- stated that those that have not testified will be allowed to speak first;
- those that have already testified may have an opportunity to speak again if time permits; and
- the applicant will have an opportunity to respond after the conclusion of the public hearing.

(Commissioner Walden arrived at 6:25 p.m.)

Chair Klapperich asked Commissioner Walden if he had listened to the audio recording from the December 1, 2014, Planning Commission meeting.

Commissioner Walden responded that he listened to the recording and reviewed the record.

Chair Klapperich read the standard memorandum regarding quasi-judicial actions, and asked Commissioner Walden if he could be impartial in this decision.

Commissioner Walden responded "yes".

Mr. Ingaldson, Attorney for CMS:

- stated that he has concerns regarding the recusal of Commissioner Kendig;
- noted that Commissioner Rauchenstein had filed a written motion to reconsider the motion to recuse Commissioner Kendig;
- acknowledged that Commissioner Rauchenstein may have decided not to bring the motion forward; and
- stated that he would like it on the record.

Commissioner Rauchenstein:

- stated that he had intended to rethink the recusal of Commissioner Kendig; and
- he changed his mind after reading the letter from the borough attorney which said that there had been ex parte contact between Commission Kendig and the applicant.

Chair Klapperich continued the public hearing.

The following people spoke in opposition of Resolution 14-33: Mr. Ken Smith, Mr. Stan Gillespie of the Gateway Community Council, Mr. Aaron Kallas, and Mr. Mark Drake.

The following people spoke regarding the history of the site and the involvement of the Alaska Department of Natural Resources (ADNR): Mr. Charlie Cobb, State Dam Safety Engineer in the Water Resources Section, and Mr. David Schade, Water Resources Section Chief in the Division of Mining, Oil, and Water.

(Commissioner Adams entered the meeting at 6:57 p.m.)

Chair Klapperich asked Commissioner Adams if he had listened to the audio recording and reviewed the record from the December 1, 2014, Planning Commission meeting.

Commissioner Adams responded that he had listened to the recording and reviewed the record.

Chair Klapperich read the standard memorandum regarding quasi-judicial actions, and asked Commissioner Adams if he could be impartial in this decision.

Commissioner Adams responded "yes".

The following people spoke in opposition of Resolution 14-33: Mr. David Gilley, Ms. Michelle Roundtree, Mr. Norman Crosby for Ms. Linea Crosby, Mr. Chris Sahlstrom, Mr. John Rozzi, Ms. Evelyn Bunch, Ms. Barbara Landi, Mr. David Palmer, Mr. Eric Quam, Ms. Marie Payne, Ms. Helen Hoffman, Mr. Samuel Raynovic, Ms. Stephanie Nowers for her husband, Stephen Nowers, Mr. Tony Bluma, Mr. Tony Sellen, Ms. Kellie Ballard-Chambers, Mr. Jeffrey Vincent, Mr. Jim Cassidy, Mr. Barry Orzalli, and Ms. Heather Orzalli.

The following person spoke in favor of Resolution 14-33: Mr. Larry Helgeson, Design Engineer for the monofill.

(The meeting recessed at 8:00 p.m., and reconvened at 8:10 p.m.)

The following people spoke in opposition of Resolution 14-33: Mr. Jesse Hronkin, Ms. Melodie Wright, Mr. Emmitt Leffel, Ms. Gerry Keeling, Mr. Ray Jeffers, Mr. Joe Hannan, City Manager of Palmer, Mr. Ben VanderWeele for Mr. Roger VanderWeele, Mr. Romie Deschamps, Mr. Rick Fleming, Mr. Cheyenne Guard, Ms. Stephanie Figon, Ms. Melanie Glatt, Ms. Emily Longbrake of the Alaska Community Action on Toxics, Ms. Peggy Egelus, Mr. Bill Longbrake, Mr. Murph O'Brien, Ms. Rachel Gernat, Ms. Judy Crosby, Ms. Bonnie Kelly, Mr. Joe Moore, Mr. Sarah Wolcuff, Mr. Dave Jenkins, Ms. Diane Warta, Mr. Kent Johnson, Mr. Bill Quantick, Ms. Stephanie Nowers, Mr. Joe Figon, and Ms. Kristen Lewis.

The following people spoke in favor of Resolution 14-33: Ms. Donna Mears, Mr. Grant Goulet, Mr. Glen Price, and Mr. Bill Ingaldson.

The following person spoke regarding public process: Mr. Eugene Haberman.

Chair Klapperich invited the applicant to respond to questions and statements made by members of the public.

Mr. Stuart Jacques, President of CMS:

- introduced Mr. Dan Young of TERRASAT, Inc. and Mr. Larry Helgeson of Environmental Management, Inc.;
- responded to questions and statements from public testimony and ADNR; and
- suggested changes that he would like to see to the proposed conditions.

Chair Klapperich invited staff to respond to questions and statements from public testimony.

Mr. Alex Strawn suggested changes to proposed conditions in response to comments made by the public.

There being no one else to be heard, Chair Klapperich closed the public hearing and discussion moved to the Planning Commission.

Commissioners questioned the applicant regarding:

- status of the ADEC permit;
- what happens after the monofill is filled up and closes, and who is the responsible party;
- who has the obligation if the property is sold;
- how will the Glenn Highway expansion affect the monofill plan specifically with a proposed intersection;
- clarification of reclamation requirements with regards to pre-existing legal nonconforming rights;
- how much of Cell A and G will be available if the proposed highway intersection goes in;
- clarification of the discrepancy of how long the groundwater will be monitored after the monofill closes;
- clarification of how much top soil and silt will be provided as coverage;
- what changed in the design plans requiring the maximum finished elevation in the monofill to go from a maximum of 150 feet in elevation to 162 feet;
- will the cells be filled in the order of how they are named (A, B,C, etc.); and
- how will the site be screened from the highway if the berm is removed.

(The meeting recessed at 10:42 p.m., and reconvened at 10:48 p.m.)

MOTION: Commissioner Walden moved to approve Resolution 14-33. The motion was seconded.

Commissioner Healy:

- stated that he has serious concerns about this application, the location, and its compliance with the comprehensive plan;
- opined that this is a health and safety issue;
- the commission has heard overwhelming testimony from the public, the city of Palmer, community councils, and Home Owner Associations (HOAs);
- referred to the Core Area Plan and reuse of gravel pits going towards light industrial;
- has a major concern that there are lots of gravel sites in the area and allowing this type of use in this area will set a precedent;
- concerned about the AKDOT plans for the Glenn Highway Expansion and opined that this needs to be taken into consideration; and

- noted that any changes to the monofill plan will be an administrative decision.

Commissioner Endle:

- stated that he was not in favor of the initial application;
- he is looking for something from the applicant showing that they have resolved issues with the water table, ponds, and the wind;
- does not see that in the application;
- acknowledged that the applicant does not have to be a good neighbor, but does have to fulfill the requirements;
- there wasn't enough data to show that the water table will rise or fall, but opined that it is unstable;
- acknowledged the amount of testimony stating that the water levels have risen;
- the applicant has not proven that they meet the qualifications for the permit;
- does not buy that this is considered an arid climate;
- questioned the lack of a liner and that the applicant does not want to modify the design; and
- stated that he is not in favor of granting the permit.

Commissioner Walden:

- acknowledged the concerns of his fellow commissioners and the concerns of the people in attendance;
- Alaska has been in an economic bubble due to oil;
- opined that the bubble just burst due to the Saudis flooding the market with cheap oil;
- income for Alaskans will start to drop;
- stated that he is in favor of 10, 15 or 30 jobs; and
- suggested that the commission consider that there are hard times coming.

Commissioner Rauchenstein requested that the applicant be required to increase the amount of insurance that they purchase to adequately cover any problem that may occur.

Commissioner Adams:

- acknowledged that no matter what decision the commission makes, there will be someone that is unhappy;
- he is an engineer and understands some of the science, but opined that there is a lot of information that requires additional expertise;
- the applicants hydrologist said there is no risk and the borough's hydrologist says that there is risk;
- ADEC has the scientists and engineers with the background to pick this application apart;
- opined that it's unfortunate that they have not issued their permit which would contain certain stipulations;
- noted that code states that granting a permit will not be harmful to the public; and
- stated that he doesn't know if he has the expertise to vote on this permit.

Commissioner Rauchenstein:

- opined that many of the standards of ADEC and the EPA (Environmental Protection Agency) are arbitrary;
- stated that he lives in Talkeetna and the water was just fine;
- the EPA changed their standards requiring Talkeetna to upgrade their water system; and
- they recently relaxed their standards after the people of Talkeetna spent about a million dollars to upgrade their water system.

Chair Klapperich:

- highly agrees with Commissioner Adams;
- the more he read, the more that he realized what he didn't know;
- states that due to the fact that this is a quasi-judicial action, he was not able to talk to the engineer, or the applicant, to borough staff, visit Chugiak or Anchorage sites, or research what worked in the Lower 48; and
- if borough staff recommends approval with 40 conditions, opined that it is not his place to overrule them.

Commissioner Healy:

- referred to the lengthy whereas statement regarding the leachate issue that begins on page 2,153 of the packet and goes to page 2,154;
- opined that the whereas statement is almost word for word information provided by the applicants engineers;
- is concerned with the amount of disagreement between experts regarding hydrology;
- the borough hauls about 1.6 million gallons of leachate out of the central landfill which is the same climate as the monofill; and
- acknowledged that this is like comparing apples to apples, but considering the risk to groundwater, stated that he cannot support this resolution.

Commissioner Adams:

- referred to emails from DEC and questioned where they will go when they review the application;
- DEC has pointed out questions in the application;
- they noted that there was nothing in the application referring to adding fill to obtain the proper groundwater separation;
- the DEC permit requires that the owner provide adequate bonding and financial assurances, and commented that CMS has not done this;
- they also stated that they will not demand this until the permit is either issued or denied;
- stated that the email from DEC was what caused him to be concerned over the actual design of the landfill;
- the commission does not have the expertise to say if the landfill should or should not be lined;
- Mr. Helgeson made a statement that the lining may cause more harm than good;
- DEC has the scientists and engineers that have the expertise to determine if the monofill should be lined;
- would like the commission to be able to review the DEC permit to see what their conditions are and to fully understand DEC's concerns regarding the design of the landfill

and if there is appropriate bonding and insurance should something go wrong and a body of water is polluted;

- stated that he is having a hard time supporting this application and suggested that the applicant pull it until they have the permit from DEC; and
- suggested changing the 30-year expiration date to five years which is in line with the limits suggested by DEC.

MOTION: Commissioner Adams moved a primary amendment to Condition of Approval number 38 for the Conditional Use Permit to expire on December 31, 2020. The motion was seconded.

VOTE: The primary amendment passed with Commissioners Endle and Healy in opposition.

Commissioner Adams:

- stated that there are a number of conditions of approval that he would amend if he had the expertise;
- went back to his original statement that DEC has the expertise; and
- will not be attempting to modify additional conditions because he doesn't know if he will be making them better or not.

MOTION: Commissioner Rauchenstein moved a primary amendment to Condition number 21 by changing 2 feet of topsoil to 18 inches of silt and 6 inches of topsoil.

VOTE: The primary amendment died due to lack of a second.

MOTION: Commissioner Rauchenstein moved a primary amendment to change Condition number 23 to state not closer than 12 feet instead of 10 feet.

VOTE: The primary amendment died due to lack of a second.

MOTION: Commissioner Endle moved to close debate and to vote on the main motion. The motion was seconded.

VOTE: The motion passed without objection.

VOTE: The main motion to approve Resolution 14-33 failed with Commissioners Endle, Adams, and Healy in opposition.

Mr. Aschenbrenner:

- stated that he is here on behalf of staff;
- even though the motion did not garner a majority vote, the commission's decision must include findings of fact and conclusions of law;
- the commission has in the past used the 30-day time frame allowed under MSB 17.60.040 to come forward with findings and conclusions; and
- acknowledged the late hour, but encouraged the commission to adopt finding.

Discussion ensued regarding:

- all commissioners, whether they voted in favor or against the permit, should come up with findings of facts and conclusions of law supporting the denial of Resolution 14-33; and
- the findings will be submitted via email to the clerk by 5:00 p.m. on December 22nd for inclusion in the January 5th meeting packet.

MOTION: Commissioner Adams moved to continue the adoption of findings of fact and conclusions of law to the regular meeting on January 5, 2015, and submitting draft findings of fact and conclusions of law to the clerk by 5:00 p.m. on December 22, 2014. The motion was seconded.

VOTE: The motion to continue the adoption of findings of fact and conclusions of law to the January 5, 2015, regular meeting passed without objection.

MOTION: Commissioner Healy moved to postpone all remaining business to the January 5, 2015, regular meeting. The motion was seconded.

VOTE: The motion to postpone all remaining business to the January 5, 2015, regular meeting passed without objection.

X. PUBLIC HEARING LEGISLATIVE MATTERS

A. **Resolution 14-35**, a resolution recommending modifications to the proposed Tall Structures Ordinance to be consistent with recent changes in Federal Regulations.

XI. CORRESPONDENCE AND INFORMATION

A. BOAA Case 14-01, Notice of Right to Appeal and Final Order (*Pertaining to PC Resolution 14-21, Sky Ranch Setback Variance*)

XII. UNFINISHED BUSINESS

XIII. NEW BUSINESS

XIV. COMMISSION BUSINESS

- A. School Site Selection Committee - PC Representative 2 - Commissioner Kendig Term 12/31/14
- B. Upcoming Planning Commission Agenda Items

XV. DIRECTOR AND COMMISSIONER COMMENTS

XVI. ADJOURNMENT

The regular meeting adjourned at 11:57 p.m.



JOHN KLAPPERICH, Planning Commission
Chair

ATTEST:



MARY BRODIGAN, Planning Commission
Clerk

Minutes approved: March 2, 2015

The regular meeting of Matanuska-Susitna Borough Planning Commission was held on January 5, 2015, at the Matanuska-Susitna Borough Assembly Chambers, 350 E. Dahlia Avenue, Palmer, Alaska. The meeting was called to order at 6:00 p.m. by Chair John Klapperich.

I. CALL TO ORDER, ROLL CALL, AND DETERMINATION OF QUORUM

Planning Commission members present and establishing a quorum:

- Mr. Brian Endle, Assembly District #1
- Mr. Thomas Healy, District #2
- Mr. John Klapperich, Assembly District #3 *Chair*
- Mr. Bruce Walden, Assembly District #4 (*arrived at 6:16 p.m.*)
- Mr. William Kendig, Assembly District #5
- Mr. Tomas Adams, Assembly District #6
- Mr. Vern Rauchenstein, District #7

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Staff in attendance:

- Mr. Alex Strawn, Development Services Manager
- Ms. Lauren Driscoll, Planning Services Chief
- Mr. John Aschenbrenner, Deputy Attorney
- Ms. Laura Newton, Assistant Borough Attorney
- Ms. Shannon Bodolay, Assistant Borough Attorney
- Ms. Mary Brodigan, Planning Commission Clerk

II. APPROVAL OF AGENDA

Chair Klapperich inquired if there were any changes to the agenda.

GENERAL CONSENT: The agenda was approved without objection.

III. PLEDGE OF ALLEGIANCE

The pledge of allegiance was led by Mr. Mike Koskovich, a member of the audience.

IV. CONSENT AGENDA

A. Minutes

(There were no minutes available.)

A. INTRODUCTION FOR PUBLIC HEARING: QUASI-JUDICIAL MATTERS

1. **Resolution 15-03**, a Conditional Use Permit in accordance with MSB 17.27 - Sutton Special Land Use District, for the construction and operation of a private outdoor shooting range, located within Township 19 North, Range 3 East, Section 32, Parcel B006; Tax ID# 19N03E32B006, Seward Meridian. Public Hearing: February 2, 2014. (*Applicant: J-TAC, LLC, Staff: Mark Whisenhunt*)

2. **Resolution 15-04**, a Conditional Use Permit in accordance with MSB 17.70 - Regulation of Alcoholic Beverage Uses, for the operation of an alcoholic dispensary (bar) at the 907 Club, located within Township 17 North, Range 3 West, Section 21; Tax ID# 54280000T00A, Seward Meridian. Public Hearing: February 2, 2014. (*Applicant: Nine Oh Seven, Inc., Staff: Mark Whisenhunt*)

B. INTRODUCTION FOR PUBLIC HEARING: LEGISLATIVE MATTERS

1. **Resolution 15-02**, a resolution recommending Assembly approval of a route selection for the Seldon Road Extension, Phase II. Public Hearing: February 2, 2015. (*Staff: Michael Campfield*)

Chair Klapperich read the consent agenda into the record.

Chair Klapperich inquired if there were any changes to the consent agenda.

GENERAL CONSENT: The consent agenda was approved without objection.

V. COMMITTEE REPORTS

(There were no committee reports.)

VI. AGENCY/STAFF REPORTS

(There were no agency/staff reports.)

VII. LAND USE CLASSIFICATIONS

(There were no land use classifications.)

VIII. AUDIENCE PARTICIPATION (Three minutes per person.)

The following people spoke regarding the Meadow Lakes Community Draft SpUD: Mr. Mike Koskovich, Ms. Linda Conover, Mr. Charles Center, Mr. Mike Sweeley, and Mr. Jon Spiegel.

Commissioner Walden arrived at 6:16 p.m.

The following person spoke about a commissioner possibly having a conflict of interest the CMS Inert Material Monofill CUP application: Mr. Glen Price.

The following person spoke regarding thanking the commissioners for their hard work on the CMS Inert Material Monofill CUP application: Ms. Stephanie Nowers.

IX. PUBLIC HEARING: QUASI-JUDICIAL MATTERS (*Public Hearing not to begin before 6:15 P.M.*)

Commission members may not receive or engage in ex-parte contact with the applicant, other parties interested in the application, or members of the public concerning the application or issues presented in the application.

(There were no quasi-judicial public hearings.)

X. PUBLIC HEARING LEGISLATIVE MATTERS

A. Resolution 14-35, a resolution recommending modifications to the proposed Tall Structures Ordinance to be consistent with recent changes in Federal Regulations. *Continued from the December 15, 2014, meeting. (Staff: Alex Strawn)*

Commissioner Endle stated that he works for MTA and asked that he be recused from the public hearing for Resolution 14-35, modifications to the Tall Structures Ordinance.

There was no objection noted.

(Commissioner Endle left the room at 6:33 p.m.)

Chair Klapperich read the resolution title into the record.

Mr. Alex Strawn provided a staff report:

- staff recommended approval of the resolution.

Commissioners questioned staff regarding:

- if the purpose of the modifications are just to meet federal changes or if there are substantial modifications;
- the number of legally constructed towers in the borough that are 200 feet or more;
- whether requiring the applicant demonstrate a need for requesting additional height on a tower [MSB 17.67.110(d)(2)] conflicts with federal code; and
- referred to 17.67.110(C) and questioned whether a replacement tower would be considered a new structure [17.67.90(A)].

Chair Klapperich opened the public hearing.

The following people spoke in favor of Resolution 14-35: Mr. Murph O'Brien and Ms. Stephanie Nowers.

There being no one else to be heard, Chair Klapperich closed the public hearing and discussion moved to the Planning Commission.

MOTION: Commissioner Kendig moved to approve Resolution 14-35. The motion was seconded.

Commissioner Adams stated that he is in favor of Resolution 14-35, but would like to tighten up the language of 17.67.110(D)(2).

MOTION: Commissioner Adams moved a primary amendment to Resolution 14-35 by inserting the words "not to exceed 20 feet" to 17.67.110(D)(2) to read: "within a special use district, height increase under this section is limited to a cumulative increase of 10% of the existing facility unless the applicant demonstrates that the additional height, not to exceed 20 feet, is necessary for installation of one additional antenna array." The motion was seconded.

VOTE: The primary amendment passed without objection.

VOTE: The main motion passed without objection.

(Commissioner Endle returned to the meeting at 7:04 p.m.)

XI. CORRESPONDENCE AND INFORMATION

A. BOAA Case 14-01, Notice of Right to Appeal and Final Order *(Pertaining to PC Resolution 14-21, Sky Ranch Setback Variance, Staff: Alex Strawn - Continued from the December 15, 2014, meeting)*

Chair Klapperich read the agenda item into the record.

Mr. John Aschenbrenner, Deputy Borough Attorney:

- stated that this item is on the agenda for informational purposes only; and
- advised that this matter could potentially come back before the board.

Commissioner Adams:

- noted that there are two dates in the order that conflict;
- the opening paragraph references the Board of Adjustments and Appeals (BOAA) rendering an order on November 24, 2014;
- the last page above the signature references September 24, 2014;
- noted that regardless of which date was correct, the appeal period appears to have expired; and
- queried if an appeal has been filed.

Mr. Aschenbrenner:

- stated that he believes an amended order went out after this order;
- will get a copy for the commission and opined that it may answer Commissioner Adams' question; and
- because the appellant is not present, recommended that the commission take this information as it is currently presented.

XII. UNFINISHED BUSINESS

- A. **Resolution 15-01**, a resolution adopting findings of fact and conclusions of law to support the Planning Commissions failure to approve Resolution 14-33. (*From the decision rendered at the December 15, 2014 meeting. Applicant: CMS, Staff: Susan Lee and Alex Strawn*)

(Commissioner Kendig exited the meeting at 7:13 p.m.)

Chair Klapperich:

- read the memorandum regarding quasi-judicial actions into the record;
- queried commissioners to determine if any of them have a financial interest in the proposed Conditional Use Permit (CUP);
- have had any ex parte contact with the applicant, members of the public, or interested parties in the proposed CUP; and
- if all commissioners are able to be impartial in a decision.

Commissioner Adams objected to the reading of the memo noting that the public hearing was closed on December 15, 2014.

Discussion ensued whether it is necessary to read the memorandum regarding quasi-judicial actions after the public hearing has been closed even if the decision is continued to another meeting date.

Mr. John Aschenbrenner:

- acknowledged that he is an advocate for staff in these matters;
- agreed that it is not necessary to read the memo regarding quasi-judicial actions after the public hearing has closed;
- referred to the letter that Mr. Glen Price sent to the Borough Clerk dated January 15, 2015; and
- stated that the applicant lodged an objection to a commissioner sitting, but only after the commission had made a decision in the matter.

[Clerk's note: the commission decided to disregard the questions presented in the memorandum regarding quasi-judicial actions since the public hearing had been closed on December 15, 2014.]

Discussion ensued whether the commission would accept information that is presented as handouts if it is provided after 12:00 noon on the Friday prior to a Planning Commission meeting.

[Clerk's note: the commission decided to disregard information that was received after 12:00 noon on the Friday prior to the Planning Commission meeting.]

Commissioner Healy:

- acknowledged that even if the commission disregards the questions presented in the memorandum regarding quasi-judicial actions at this time, they are not disregarding the rules that they represent;

- the questions were read at the onset of the public hearing and the commissioners sitting declared “no conflict”;
- does not want anyone to get the impression that the commission is disregarding the issue of the conflict of interest rules; and
- stated that the commission respects the conflict of interest rules.

MOTION: Commissioner Endle moved to approve Resolution 15-01. The motion was seconded.

Commissioner Endle:

- stated that he didn’t see everything that he wanted in Resolution 15-01, but opined that it presented a good starting template;
- noted that there was nothing in Resolution 15-01 that referenced back to Resolution 13-30 which denied the original application for a conditional use permit; and
- opined that there should be something in the resolution noting that there was a previous application that was denied.

MOTION: Commissioner Endle moved a primary amendment to Resolution 15-01 by adding Amendment E2 as presented on page 355 of the packet, and adding "previous application for the same" as the second whereas statement to read: “whereas, Resolution 13-30 contains findings of fact and conclusions of law which support denial of the pervious application for the same conditional use permit”. The motion was seconded.

Commissioner Healy opined that the original conditional use permit was denied by the commission and, therefore, the current application is an entirely new application for a conditional use permit.

WITHDRAWN: Commissioner Endle moved to withdraw his primary amendment.

There was no objection noted.

Discussion ensued regarding the amendments proposed by Commissioners Endle, Adams, Rauchenstein, and Healy.

(The meeting recessed at 8:06 p.m., and reconvened at 8:14 p.m.)

MOTION: Commissioner Healy moved a primary amendment to Resolution 15-01, by:

- moving the “now therefore” statement before the first “whereas” statement on page 11 of 12 of the resolution;
- adding “makes the following conclusions” after “ findings of fact and” and before “of law supporting denial”;
- deleting “whereas” from the first and second “whereas” statements on page 11 of 12 of the resolution, and numbering them conclusions “1” and “2” respectfully;
- deleting “based on the above findings of fact and conclusions of law” from the new condition number “1”;

- deleting “based on the above findings of fact” from the new condition number “2”; and
- moving the “whereas” statement from the bottom of page 2 to page 11, and renaming it as condition number “3”.

The motion was seconded.

VOTE: The primary amendment passed with Commissioners Klapperich and Rauchenstein in opposition.

VOTE: The main motion passed with Commissioner Klapperich and Rauchenstein opposition.

(Commissioner Kendig re-entered the meeting at 8:30 p.m.)

XIII. NEW BUSINESS

(There was no new business.)

XIV. COMMISSION BUSINESS

A. Planning Commission Elections

1. Planning Commission Chair and Vice Chair

MOTION: Commissioner Kendig moved to nominate Commissioner Klapperich to be the Planning Commission Chair for 2015. The motion was seconded.

VOTE: The motion passed without objection.

MOTION: Commissioner Adams moved to nominate Commissioner Walden to be the Planning Commission Vice-Chair for 2015. The motion was seconded.

VOTE: The motion passed without objection.

2. School Site Selection Committee Representative 2

MOTION: Commissioner Adams moved to nominate Commissioner Kendig to be the Planning Commission Representative 2 on the School Site Selection Committee. The motion was seconded.

VOTE: The motion passed without objection.

B. Upcoming Planning Commission Agenda Items

Ms. Driscoll provided a brief update on projects that will be coming before the Planning Commission.

XV. DIRECTOR AND COMMISSIONER COMMENTS

Ms. Driscoll:

- spoke to comments made during audience participation regarding the proposed Meadow Lakes Special Use District (SpUD);
- the community requested the initiation of the SpUD process, and noted that staff merely facilitates the community driven process;
- stated that the next step after a community council adopts something is for it to go before the Planning Commission;
- SpUDs are based on the comprehensive plan;
- a 60-day public review period is wrapping up today;
- the Meadow Lakes community has been working on this process for eight years, but is free to request additional time to review;
- the community council has requested that the plan go back to them for discussion at their January 15, 2015, meeting; and
- the community will decide how they wish to proceed.

Commissioner Healy:

- congratulated Commissioner Klapperich for being elected chair once again;
- stated that he will be out of the country and absent from the January 19th and February 2nd meetings; and
- thanked staff and particularly Ms. Brodigan for all of the work put in over the last few meetings.

Commissioner Walden:

- thanked commissioners for the vote of confidence in once again electing him vice-chair; and
- stated that he may have to miss some meetings in the future and will keep Chair Klapperich and Ms. Brodigan informed.

Commissioner Kendig stated that this has been a very enlightening year and that he would not have missed it for the world.

Commissioner Adams:

- noted that there is nothing on the schedule for January 19th; and
- requested that all commissioners be sent a copy of the PC Policies and Procedures.

Ms. Brodigan acknowledged that there is nothing currently on the schedule for the January 19, 2015 meeting, and asked the commission if they would like to cancel.

Chair Klapperich:

- noted that the February 2nd meeting will be busy with two quasi-judicial public hearings and one legislative public hearing;
- acknowledged that the commission spends a lot of time attending meetings and reviewing packets;

- thanked the commissioners for their time, and for being courageous and not being afraid to take a stand; and
- suggested that the commission cancel the January 19, 2015, meeting.

There was no objection noted.

XVI. ADJOURNMENT

The regular meeting adjourned at 9:00 p.m.



JOHN KLAPPERICH, Planning Commission
Chair

ATTEST:



MARY BRODIGAN, Planning Commission
Clerk

Minutes approved: March 2, 2015

The regular meeting of the Matanuska-Susitna Borough Planning Commission was held on February 2, 2015, at the Matanuska-Susitna Borough Assembly Chambers, 350 E. Dahlia Avenue, Palmer, Alaska. The meeting was called to order at 6:00 p.m. by Chair John Klapperich.

I. CALL TO ORDER, ROLL CALL, AND DETERMINATION OF QUORUM

Planning Commission members present and establishing a quorum:

- Mr. Brian Endle, Assembly District #1
- Mr. John Klapperich, Assembly District #3 *Chair*
- Mr. Bruce Walden, Assembly District #4
- Mr. William Kendig, Assembly District #5
- Mr. Tomas Adams, Assembly District #6
- Mr. Vern Rauchenstein, District #7

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Planning Commission members absent and excused were:

- Mr. Thomas Healy, District #2

Staff in attendance:

- Mr. Alex Strawn, Development Services Manager
- Ms. Shannon Bodolay, Assistant Borough Attorney
- Ms. Laura Newton, Assistant Borough Attorney
- Mr. Michael Campfield, Environmental Engineer
- Mr. Mark Whisenhunt, Planner II
- Ms. Mary Brodigan, Planning Commission Clerk

II. APPROVAL OF AGENDA

Chair Klapperich inquired if there were any changes to the agenda.

GENERAL CONSENT: The agenda was approved without objection.

III. PLEDGE OF ALLEGIANCE

The pledge of allegiance was led by Ms. Lolly Symbol.

IV. CONSENT AGENDA

A. Minutes

There were no minutes available.

A. INTRODUCTION FOR PUBLIC HEARING: QUASI-JUDICIAL MATTERS

There were no introductions for quasi-judicial matters.

B. INTRODUCTION FOR PUBLIC HEARING: LEGISLATIVE MATTERS

1. **Resolution 15-05**, A resolution recommending the Assembly adopt the updated MSB Library Strategic Plan. Public Hearing: March 2, 2015. (*Staff: Hugh Leslie*)

Chair Klapperich read the consent agenda into the record.

Chair Klapperich inquired if there were any changes to the consent agenda.

GENERAL CONSENT: The consent agenda was approved without objection.

V. COMMITTEE REPORTS

(There were no committee reports.)

VI. AGENCY/STAFF REPORTS

(There were no agency/staff reports.)

VII. LAND USE CLASSIFICATIONS

(There were no land use classifications.)

VIII. AUDIENCE PARTICIPATION (Three minutes per person.)

The following person spoke regarding a Regional Transportation Planning Organization (RTPO): Ms. Beth Fread.

The following person spoke regarding the public process: Mr. Eugene Haberman.

IX. PUBLIC HEARING: QUASI-JUDICIAL MATTERS (*Public Hearing not to begin before 6:15 P.M.*)

Commission members may not receive or engage in ex-parte contact with the applicant, other parties interested in the application, or members of the public concerning the application or issues presented in the application.

- A. **Resolution 15-03**, A Conditional Use Permit in accordance with MSB 17.27 - Sutton Special Land Use District, for the construction and operation of a private outdoor shooting range, located within Township 19 North, Range 3 East, Section 32, Parcel B006; Tax ID# 19N03E32B006, Seward Meridian. (*Applicant: J-TAC, LLC.*)

Chair Klapperich read the resolution title into the record.

Chair Klapperich:

- read the memorandum regarding quasi-judicial actions into the record;

- queried commissioners to determine if any of them have a financial interest in the proposed Conditional Use Permit (CUP);
- have had any ex parte contact with the applicant, members of the public, or interested parties in the proposed CUP; and
- if all commissioners are able to be impartial in a decision.

Mr. Mark Whisenhunt provided a staff report:

- staff recommended approval of the resolution with conditions.

The Mr. Timothy Kane, J-TAC, LLC., owner, provided a brief overview of the application.

Commissioners questioned the applicant regarding:

- if this type of training is unique to this business or is there another place in the borough that provides this same training.

Chair Klapperich opened the public hearing.

The following people spoke in favor of Resolution 15-03: Ms. Claudia Dolfi, Ms. Roberta Mason, and Mr. Mark Bertels.

The following people spoke in opposition of Resolution 15-03: Mr. John Robertson; Ms. Jessica Winnestaffer; Mr. Victor Appolloni, South Central Lands Manager for the Alaska Mental Health Trust; Mr. Mark Austin; Ms. Charlene Schmidtkunz; Mr. Bill Schmidtkunz; Mr. Chris Rose; Mr. Mark Clark; Ms. Rebecca Kopperud; and Mr. David Oliver.

The following person spoke regarding the public process: Mr. Eugene Haberman.

Mr. Mark Whisenhunt addressed questions of noticing posed by Mr. Eugene Haberman.

Chair Klapperich invited the applicant to respond to questions and statements from the public.

Mr. Timothy Kane responded to questions and statements from the public.

Commissioners questioned the applicant regarding:

- the types of guns that will be discharged at the facility and their trajectory ranges.

There being no one else to be heard, Chair Klapperich closed the public hearing and discussion moved to the Planning Commission.

MOTION: Commissioner Endle moved to approve Resolution 15-03. The motion was seconded.

Commissioner Endle:

- stated that he lives close to the range, although, not within 2 miles;
- it has been his experience that the Sutton Community Council communicates exceptionally well with their community; and
- stated that he supports the resolution.

Commissioner Walden:

- opined that this is a shooting state;
- suggested that it is important to have safe places for people to learn to shoot;
- would rather be around people that have been taught to shoot safely, than those shooting at the river; and
- stated that he supports this resolution.

VOTE: The main motion passed without objection.

(The meeting recessed at 7:46 p.m., and reconvened at 7:55 p.m.)

- B. **Resolution 15-04**, a Conditional Use Permit in accordance with MSB 17.70 - Regulation of Alcoholic Beverage Uses, for the operation of an alcoholic beverage dispensary (bar) at the 907 Club, located within Township 17 North, Range 3 West, Section 21; Tax ID# 5428000T00A, Seward Meridian. *(Applicant: Nine Oh Seven, Corp.)*

Chair Klapperich read the resolution title into the record.

Chair Klapperich:

- read the memorandum regarding quasi-judicial actions into the record;
- queried commissioners to determine if any of them have a financial interest in the proposed Conditional Use Permit (CUP);
- have had any ex parte contact with the applicant, members of the public, or interested parties in the proposed CUP; and
- if all commissioners are able to be impartial in a decision.

Mr. Mark Whisenhunt provided a staff report:

- staff recommended denial of the resolution.

Commissioners questioned staff regarding:

- which setbacks on the site plan do not meet borough code;
- has the applicant since satisfied any of the additional information requested;
- what is the legal description of the current property, and is there an incomplete platting action;
- are there any access restrictions on the current plat; and
- is Rosalie Court road a borough maintained road, and if not, is a driveway permit still required.

Mr. Robert Mark Button, owner, provided an overview of the application and stated that he will not be putting in the outdoor bandstand or other outdoor venues at this time.

Commissioners questioned the applicant regarding:

- the application shows a request for an outdoor bandstand, but stated that he will not be putting one in at this time;
- does the applicant wish to resubmit the application; and
- is the applicant aware that there is a noise ordinance and he will be required to conform to the regulations.

Chair Klapperich opened the public hearing.

The following people spoke in favor of Resolution 15-04: Ms. Kim Sinnett, Ms. Pat Buchanan, Ms. Lolly Symbol, and Ms. Dannette Button.

The following people spoke in opposition of Resolution 15-04: Mr. Jim Harmon, Mr. Tim McGhan, Ms. Lindsey McGhan; Ms. Emily Blahous, Mr. John Rush, Ms. Karen Crandall, Mr. Dan Siekawitch, Mr. Roger Nerland, Mr. Paul Nelson, Mr. Brian Nerland, Mr. Steve Nerland, Ms. Karen Loeffler, Mr. John Rodda, Mr. Clark Rush, Ms. Cindy Bettine, Mr. Mike Butcher, Mr. Steve Simpson, Mr. Carl Moe, Ms. Audrey Renschen, Mr. Andy Renkert, Ms. Gail Cartwright, Ms. Claudia Henley, and Ms. Ina Mueller of the Big Lake Chamber of Commerce.

The following person spoke regarding the public process: Mr. Eugene Haberman.

Chair Klapperich invited the applicant to respond to questions and statements from the public.

Mr. Button responded to questions and statements from the public.

There being no one else to be heard, Chair Klapperich closed the public hearing and discussion moved to the Planning Commission.

MOTION: Commissioner Kendig moved to approve Resolution 15-04. The motion was seconded.

Commissioner Adams:

- stated that this is another classic case where the absence of land use regulations and zoning leaves a lot of gray area for interpretation;
- acknowledged all of the passionate testimony;
- supports passing this conditional use permit with conditions after looking at borough code and the comprehensive plan;
- the Big Lake Comprehensive Plan identifies this area as a gateway mixed use corridor and the property is identified for a commercial use;
- there is no additional language that defines restrictions on commercial uses;
- there is nothing in code that restricts the building of a bandstand, but code does address how the bandstand is used;
- the applicant will have to comply with noise restrictions;
- acknowledge the potential problems with bars, but opined that the answer is not to stop building bars;
- regulating bars is the purpose of the ABC board;
- there is an element of land use that points to the particular land use;
- Mr. Button has submitted a site plan that shows that he meets all of the setback requirements; and
- stated that he will support approving this CUP with conditions.

Commissioner Endle:

- acknowledged that Mr. Whisenhunt appeared to have difficulty getting information in order to complete the application;
- supports people using their own land, but wants to see what the plans are; and
- stated that he is opposed to this CUP.

MOTION: Commissioner Adams moved a primary amendment to Resolution 15-04 by adding "with the following conditions" after the Tax ID number in the "now therefore be it resolved" statement, and adding the following conditions:

1. The owner and/or operator shall comply with all other applicable federal, state, and local regulations.
2. If the operation expands or alters from approved activities identified by the Planning Commission during the public hearing on February 2, 2015, an amendment to the conditional use permit shall be required.
3. Signage and lighting shall be limited to that which does not directly shine onto the adjacent properties.
4. A Matanuska-Susitna Borough driveway permit shall be obtained prior to operating the conditional use.
5. An 8-foot tall, wooden fence shall be constructed and maintained in good repair as shown on the site plan dated December 10, 2014.
6. The operation shall comply with the maximum permissible sound level limits allowed, per the requirements of MSB 8.52 - Noise, Amplified Sound and Vibration.
7. All parking for the facility shall be on-site.
8. Direct access to West Rocky Lake Drive shall be prohibited.

The motion was seconded.

Commissioner Walden acknowledged that this is a difficult decision and as much as he doesn't like it, he feels compelled to vote in favor of this CUP.

VOTE: The primary amendment passed without objection.

Chair Klapperich:

- applauded Commissioner Adams and acknowledged his thoroughness;
- reviewed the public notification process as documented in the packet;
- noted that a driveway permit to access South Rosalie Court that has not yet been obtained; and
- stated that he will be voting against this CUP due to the lack of a driveway permit and an incomplete application.

VOTE: The main motion failed with Commissioners Adams and Walden in favor.

- C. **Resolution 15-06**, a resolution adopting findings of fact and conclusions of law to support the Planning Commissions failure to approve Resolution 15.04-33. (*Applicant: Nine Oh Seven, Corp., Staff: Mark Whisenhunt*)

MOTION: Commissioner Endle moved to approve Resolution 15-06. The motion was seconded.

VOTE: The motion to approve Resolution 15-06 passed with Commissioner Adams in opposition.

(The meeting recessed at 8:46 p.m., and reconvened at 8:53 p.m.)

X. PUBLIC HEARING LEGISLATIVE MATTERS

A. **Resolution 15-02**, a resolution recommending Assembly approval of a route selection for the Seldon Road Extension, Phase II.

Chair Klapperich read the resolution title into the record.

Mr. Michael Campfield, MSB Environmental Engineer:

- introduced Mr. Steve Carry, Project Manager for Stantec; and
- recommended approval of the resolution.

Mr. Steve Carry provided a PowerPoint presentation as an overview of the Seldon Road Extension Phase II recommended route selection.

Commissioners questioned staff regarding:

- access management of the proposed extension; and
- how close is staff and Stantec working with the Transportation Advisory Board (TAB).

Chair Klapperich opened the public hearing.

The following person spoke in favor of Resolution 15-02: Mr. Don Carney, TAB Chair.

The following people spoke in opposition of Resolution 15-02: Mr. Curt Scoggin and Mr. Tom Henkel.

The following person spoke regarding the public process: Mr. Eugene Haberman.

There being no one else to be heard, Chair Klapperich closed the public hearing and discussion moved to the Planning Commission.

MOTION: Commissioner Rauchenstein moved to approve Resolution 15-02. The motion was seconded.

Commissioner Adams:

- addressed a comment made during the public hearing recommending that the commission postpone making a decision until after the Meadow Lakes Community Council weighs in;
- stated that he is comfortable with making a decision prior to the Meadow Lakes Community Council weighing in;

- the Planning Commission is one of several advisory boards that will be weighing in along with the Meadow Lakes Community Council and TAB;
- the Assembly will make the final decision;
- noted that a portion of the Zehnder Alignment follows a section line easement; and
- opined that the Zehnder Road Alignment might actually mimic the Fishback Intersection at Pittman and suggested that staff take another look to see if this should be the preferred alignment.

Commissioner Klapperich :

- opined that the Fishback Alignment minimizes the number of private properties that will be impacted as well as the number of access points to private properties; and
- stated that he believes that the proposed route has been vetted and he is comfortable recommending it to the Assembly.

VOTE: The motion to approve Resolution 15-02 passed without objection.

XI. CORRESPONDENCE AND INFORMATION

- A. FY 2016 Capital Improvement Program
- B. BOAA Case No. 14-01 Typo Corrected Notice of Right to Appeal and Final Order
- C. Transportation Advisory Board (TAB) December 17, 2014, meeting minutes

XII. UNFINISHED BUSINESS

(There was no unfinished business.)

XIII. NEW BUSINESS

(There was no new business.)

XIV. COMMISSION BUSINESS

- A. Upcoming Planning Commission Agenda Items

Mr. Strawn provided a brief update on projects that will be coming before the Planning Commission.

XV. DIRECTOR AND COMMISSIONER COMMENTS

Commissioner Adams:

- stated that he requested that meeting minutes from TAB be included in the packets from now on;
- opined that a Regional Transportation Planning Organization (RTPO) will have some bearing on the interaction of transportation and land uses; and requested that this item be placed on an upcoming agenda.

Commissioner Endle:

- stated that he along with two other commissioners attended the Meadow Lakes Community Council meeting on January 5th;
- he has some concerns that he has addressed with the Mayor and the Borough Manager;
- Comprehensive Plans and SpUDs should include a mailing to the community or some way to force the community to be aware that something is happening;
- opined that there is a communication problem between the Planning Department and the communities that they deal with;
- this has happened more than once;
- there needs to be an investigation as to why this action took place with Meadow Lakes; and
- stated that he may address this later with an email.

Mr. Strawn:

- stated that the Central Monofill Services (CMS) decision has been appealed to the Board of Adjustments and Appeals (BOAA) and could come back to this body in one form or another;
- cautioned commissioners to refrain from having any ex-parte contact;
- reminded the commission that there is a joint Assembly/Planning Commission meeting on March 24, 2015;
- stated that the Planning Department is currently working on their annual budget;
- Planning will be focusing on transportation planning and revisiting the Construction Manual which was one of the goals of Transportation Advisory Board; and
- Ms. Driscoll has hired a consulting firm to help update the Planning Commission Policies and Procedures Manual.

Commissioner Klapperich:

- going to take Mr. Spiropoulos up on his offer to present the procedures of BOAA to the commission;
- have asked him to explain how things get to the BOAA and why commissioners can't attend BOAA meetings;
- noted that the commission again received handouts that came in after 12:00 noon on the previous Friday; and
- acknowledged that the clerk is doing her job, but the commission has decided that they are not going to look at anything that comes in after 12:00 noon the Friday before a Planning Commission meeting.

Ms. Bodolay:

- stated that she does not agree with the approach to not accept information that comes in after noon on the Friday before a meeting;
- reminded the commission that members of the public can show up to public hearings and provide information as handouts; and
- any information provided becomes part of the public record.

Mr. Adams acknowledged that the information will be part of the public record, but stated that it will not be part of the commission's decision making process.

MOTION: Commissioner Adams moved to suspend the rules to extend the meeting five minutes past midnight. The motion was seconded.

GENERAL CONSENT: There was no objection noted.

Discussion ensued regarding the commission accepting new information after 12:00 noon on the Friday before meetings.

XVI. ADJOURNMENT

The regular meeting adjourned at 12:01 a.m.



JOHN KLAPPERICH, Planning Commission
Chair

ATTEST:



MARY BRODIGAN, Planning Commission
Clerk

Minutes approved: March 2, 2015

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By: Hugh Leslie
Introduced: 2/2/2015
Public Hearing: 3/2/2015
Action: Approved

**MATANUSKA-SUSITNA BOROUGH
PLANNING COMMISSION RESOLUTION NO. 15-05**

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH PLANNING COMMISSION RECOMMENDING THE ASSEMBLY ADOPT THE REVISED MATANUSKA-SUSITNA BOROUGH LIBRARY NETWORK STRATEGIC PLAN.

WHEREAS, the Matanuska-Susitna Borough Library Board revised and recommended for adoption the Matanuska-Susitna Borough Library Network Strategic Plan per the Borough Library Board Handbook; and

WHEREAS, the current Matanuska-Susitna Borough Library Board sought input from the Borough and City librarians, local Friends of the Library groups, and open public meetings; and

WHEREAS, the Matanuska-Susitna Borough Library Board has revised the Matanuska-Susitna Library Network Strategic Plan to address the latest technological changes, growth, and other challenges in order to provide the best library services to the residents of the Matanuska-Susitna Borough as possible; and

WHEREAS, the Library Board passed Resolution 14-02, recommending the Planning Commission approve of the revised Matanuska-Susitna Library Network Strategic Plan; and

WHEREAS, the Planning Commission last approved an update to the Matanuska-Susitna Borough Library Comprehensive Plan in June of 2010; and

WHEREAS, per staff recommendation, the Library Board has amended the title to read Library Network Strategic Plan.

NOW, THEREFORE, BE IT RESOLVED, that the Matanuska-Susitna Borough Planning Commission hereby recommend the Assembly adopt the revised Matanuska-Susitna Borough Library Network Strategic Plan.

ADOPTED by the Matanuska-Susitna Borough Planning Commission this 2nd day of March, 2015.



JOHN KLAPPERICH, Chair

ATTEST



MARY BRODIGAN, Planning Clerk

(SEAL)

PASSED UNANIMOUSLY: Endle, Healy, Klapperich, Walden, Kendig, Adams, and Rauchenstein

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MAR 17 2015

CLERKS OFFICE

By: Susan Lee
Introduced: March 2, 2015
Public Hearing: March 16, 2015
Action: Approved

**MATANUSKA-SUSITNA BOROUGH
PLANNING COMMISSION RESOLUTION NO. 15-08**

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH PLANNING COMMISSION APPROVING A CONDITIONAL USE PERMIT UNDER MSB 17.25 FOR THE CONSTRUCTION OF THREE CABINS AT SUSITNA RIVER LODGING, WITHIN TOWNSHIP 26 NORTH, RANGE 5 WEST, SECTION 25, LOT D4, TAX ID# 26N05W25D004.

WHEREAS, a conditional use permit application under MSB 17.25 - Talkeetna Special Land Use District, has been submitted by Susitna River Lodging to construct three additional cabins; and

WHEREAS, the Spur Road Central District requires a conditional use permit for commercial uses larger than 6,000 square feet in size; and

WHEREAS, the Planning Commission has reviewed this application with respect to standards set forth in MSB 17.25.065(F) and 17.25.130; and

WHEREAS, Susitna River Lodging has been in operation since 2001, which was prior to the adoption of the Talkeetna Spur Special Land Use District ordinance in 2003; and

WHEREAS, Susitna River Lodging consists of the main lodge building and four two-story rental cabins for a total of 7,020 square feet in size; and

WHEREAS, the proposed three one-story cabins will each be 720 square feet in size for a total of 2,160 square feet in size;

WHEREAS, the total area for commercial use on the property will be 9,180 square feet after construction of the three proposed cabins; and

WHEREAS, Talkeetna Spur Road borders the property on the east side and the Susitna River borders the property on the west side and the lots on the north and south sides are developed with residential cabins; and

WHEREAS, according to the site plan the proposed one-story cabins will be 18 feet in height; and

WHEREAS, according to the site plan, each proposed cabin will be 24' x 24' with an attached 6' x 24' deck for a total footprint of 720 square feet; and

WHEREAS, according to the site plan the proposed cabins will be set back a minimum of 50 feet from Talkeetna Spur Road, a minimum of 42 feet from the side yard lot line, and in excess of 75 feet from the Susitna River; and

WHEREAS, there is an existing vegetative buffer adjacent to the Spur Road; and

WHEREAS, the vegetative buffer will not be impacted with the construction of the new cabins; and

WHEREAS, the mules that are currently located within a portion of the vegetative buffer will be relocated during the Spring of 2015; and

WHEREAS, the area of the vegetative buffer that was previously cleared will be replanted; and

WHEREAS, the existing sign is two-sided and V-shaped; and

WHEREAS, the application material states that the sign is 8 feet wide by 11 feet high with 40 square feet of signage; and

WHEREAS, borough staff measured the sign area and it is 6 feet high and 7.5 feet wide with 44.5 square feet of signage; and

WHEREAS, according to the site plan the sign is set back three feet from the Spur Road right-of-way; and

WHEREAS, there is downward directional lighting illuminating the sign; and

WHEREAS, no new signage is proposed; and

WHEREAS, the "Propane Filling Station" sign has been removed from the lodge sign; and

WHEREAS, lighting on the proposed cabins will be downward directional building mounted lights; and

WHEREAS, lighting on the proposed cabins will be similar to lighting on the existing cabins; and

WHEREAS, no design guidelines have been adopted for the Spur Road Central District; and

WHEREAS, the property is 2.32 acres in size; and

WHEREAS, the proposed cabins will provide additional lodging at the existing Susitna River Lodging facility; and

WHEREAS, the addition of the new cabins will bring the total of nightly rentals to seven cabins, plus the four suites in the main lodge building; and

WHEREAS, the proposed one-story cabins will be similar in appearance to the existing two-story cabins; and

WHEREAS, one of the purposes of the Spur Road Central District is to encourage tourist-serving commercial activities and for this area to more readily accommodate future commercial growth than on Main Street; and

WHEREAS, minimal vegetation clearing will occur for the construction of the cabins; and

WHEREAS, some of the commercial land use recommendations in the Talkeetna Comprehensive Plan state:

- Development outside the downtown area should be designed and landscaped in an aesthetically pleasing manner keeping the natural beauty of the area in mind. All health and safety standards must be strictly observed in any future development.

- Development along state and borough highways and roads should have access that does not create traffic or safety hazards.
- Natural buffers, landscaping, clustering and/or setbacks should be required to conserve the area as a pleasing natural setting for all residents, property owners and visitors.
- Guidelines for signage outside the downtown area should be developed, including recommendations for size, style and materials.

WHEREAS, the proposed land use map in the comprehensive plan designates this areas as Mixed Residential/Commercial; and

WHEREAS, the proposed development meets the requirements of the Talkeetna Special Land Use District; and

WHEREAS, commercial uses larger than 6,000 square feet in size within the Spur Road Central District require a conditional use permit; and

WHEREAS, the vegetative buffer adjacent to the Spur Road will be maintained as part of this project; and

WHEREAS, no new driveways are proposed for this development; and

WHEREAS, the proposed development must comply with the State Fire Marshall plan review requirements; and

WHEREAS, the proposed one-story cabins will have minimal stairs, which can accommodate elderly clients; and

WHEREAS, the proposed cabins will serve the demands of the growing tourism needs in Talkeetna; and

WHEREAS, there is no food service at the lodge. The cabins are equipped with kitchenettes; and

WHEREAS, Susitna River Lodging is connected to the Talkeetna water and sewer system; and

WHEREAS, the proposed cabins meet the setback requirements; and

WHEREAS, there is ample parking at the facility; and

WHEREAS, the addition of three cabins will not create a significant amount of additional traffic; and

WHEREAS, the proposed cabins are not public structures or for public use; and

WHEREAS, the proposed development is not a light industrial use.

NOW, THEREFORE, BE IT RESOLVED, that the Matanuska-Susitna Borough Planning Commission hereby adopts the aforementioned findings of fact and makes the following conclusions of law supporting approval of Planning Commission Resolution 15-08:

1. The proposed cabins meet the district's maximum building height requirement (17.25.065(F)(1)).

2. The proposed cabins meet the district's maximum building footprint requirement (17.25.065(F)(2)).
3. The proposed cabins meet the district's maximum front setback requirement (17.25.065(F)(4)(3)(a)).
4. The proposed cabins meet the district's maximum side setback requirement (17.25.065(F)(3)(b)).
5. The proposed cabins meet the district's maximum rear setback requirement (17.25.065(F)(3)(c)).
6. The proposed development meets the vegetative buffer standard (17.25.065(F)(4)).
7. The proposed development meets the sign standards (17.65.065(F)(5)(b)).
8. The proposed development meets the exterior lighting standards (17.25.050(F)(6)).
9. The proposed development is consistent with the Talkeetna Comprehensive Plan (17.25.065(F)(7) and 17.25.130(B)(2)).
10. The proposed development meets the minimum lot area (17.25.065(F)(8)).
11. The conditional use will preserve and not detract from the value, character, or integrity of the Talkeetna community (17.25.130(B)(1)).

12. The granting of the conditional use permit will not be harmful to the public health, safety, convenience and welfare (17.25.130(B)(3)).
13. Sufficient access, setbacks, lot area, parking space, buffers, and other safeguards are being provided (17.25.130(B)(4)).
14. The proposed cabins are privately owned and are not public uses or structures (17.25.130(B)(5)).
15. The proposed cabins will not produce a light industrial nuisance as they are not light industrial uses (17.25.130(B)(6)).

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the Matanuska-Susitna Borough Planning Commission hereby finds this application does meet the standards of MSB 17.25.065(F) and 17.25.130 and does hereby approve the conditional use permit for the construction of three additional cabins at Susitna River Lodging with the following conditions:

1. Compliance with all other applicable federal, state, and local regulations shall be maintained.
2. If the operation as shown in the application material expands or alters, an amendment to the conditional use permit shall be required.

3. Signage shall comply with the sign standards in MSB code 17.25.065(F)(5).
4. The area of the vegetative buffer that was previously cleared shall be replanted by August of 2016 in accordance with the requirements of 17.25.065(F)(4).
5. The vegetative buffer shall be maintained in accordance with the standards outlined in MSB code 17.25.065(F)(4).
6. Exterior lighting shall comply with the requirements of MSB code 17.25.050(F)(6).
7. The proposed development shall comply with the State Fire Marshall plan review requirements.
8. This permit has been approved by the Matanuska-Susitna Borough Planning Commission. The decision may be appealed within 21 days of the date of approval by the Planning Commission in accordance with MSB 15.39 - Board of Adjustment and Appeals.

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ADOPTED by the Matanuska-Susitna Borough Planning Commission this 16th day of March, 2015.



JOHN KLAPPERICH, Chair

ATTEST



MARY BRODIGAN, Planning Clerk

(SEAL)

YES: *Klapperich, Erdle, Healey, Walden, Kendig, Adams, and Rauchenstein*

NO:

RECEIVED

MAR 17 2015

CLERKS OFFICE

By: Eileen Probasco
Introduced: March 2, 2015
Public Hearing: March 16, 2015
Action: Approved

**MATANUSKA-SUSITNA BOROUGH
PLANNING COMMISSION
RESOLUTION NO. 15-10**

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH PLANNING COMMISSION RECOMMENDING THE ASSEMBLY REQUEST THAT THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION (ADEC) COOPERATE WITH THE MATANUSKA-SUSITNA BOROUGH AND THE CITY OF WASILLA TO ADDRESS THE ISSUE OF IDENTIFYING THE CAUSES OF COTTONWOOD CREEK BEING DESIGNATED AS AN IMPAIRED WATERBODY BY ADEC.

WHEREAS, Cottonwood Creek is a waterbody within the Matanuska-Susitna Borough that provides habitat important for the spawning, rearing or migration of anadromous fish; and

WHEREAS, Cottonwood Creek has been impacted by rapid development within the borough; and

WHEREAS, Cottonwood Creek has been identified as an Impaired Waterbody due to fecal coliform bacteria by the Alaska Department of Environmental Conservation, due to urban runoff and urban development; and

WHEREAS, the MSB is nearing the population threshold and density which will require a Municipal Separate Storm Sewer System (MS4) permit for stormwater runoff; and

WHEREAS, the MSB adopted the Stormwater Management Plan in November 2013, which identifies specific strategies for water pollution prevention and site runoff control, and

WHEREAS, the City of Wasilla has a municipal wastewater system serving city residents, which could potentially be one pollutant source; and

WHEREAS, private septic systems bordering Cottonwood Creek could also potentially be a source of the pollution; and

WHEREAS, a regional investigation of the potential pollution sources of Cottonwood Creek should be conducted by ADEC.

NOW, THEREFORE, BE IT RESOLVED, that the Matanuska-Susitna Borough Planning Commission hereby recommends the Borough Assembly request the Alaska Department of Environmental Conservation (ADEC) work with the City of Wasilla (COW) to look for potential sources of the pollution to Cottonwood Creek within the boundaries of the COW; and

BE IT FURTHER RESOLVED, that the Planning Commission recommends the Borough Assembly requests ADEC work with the Matanuska-Susitna Borough to look for potential sources of the pollution to Cottonwood Creek outside the boundaries of the COW; and

BE IT FURTHER RESOLVED, that the Planning Commission recommends the Borough Assembly requests ADEC use grant funding to assist in identifying specific pollution sources, developing recommendations and implementing measures to improve the water quality of Cottonwood Creek.

ADOPTED by the Matanuska-Susitna Borough Planning Commission
this 16th day of March, 2015.



JOHN KLAPPERICH, Chair

ATTEST



MARY BRODIGAN, Planning Clerk
(SEAL)

YES: *Staley, Walden, Kendig, and Adams*

NO: *Klapperich, Erdle, and Rauchenstein*

MAR 17 2015

CLERKS OFFICE

By: TAB
 Introduced: March 2, 2015
 Public Hearing: March 16, 2015
 Action: Approved

**MATANUSKA-SUSITNA BOROUGH
 PLANNING COMMISSION RESOLUTION NO. 15-11**

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH PLANNING COMMISSION TO THE BOROUGH ASSEMBLY REGARDING THE FORMATION AND FUNDING FOR AN MSB REGIONAL TRANSPORTATION PLANNING ORGANIZATION (RTPO).

WHEREAS, the MSB has exceeded a population of 100,000 residents (up over 10,000 residents in less than five years); and

WHEREAS, the MSB encompasses 24,700 square miles (about the size of West Virginia) and currently has approximately 1,000 lineal miles of developed road system(s); and

WHEREAS, the MSB Planning Department *Build-Out Study* indicates that the Borough's secondary road network has not kept up with the growth over the last few years; and

WHEREAS, a population density of the *Build Out's* magnitude would increase traffic congestion to higher unacceptable levels; and

WHEREAS, planning and development to support transportation requirements of population increases of this nature will require a concentrated effort for expansion into unpopulated areas, or a compression of transportation and land use practices in the

areas currently developed in the MSB, or a combination of these two solutions; and

WHEREAS, current federal law requires either the formation of a Metropolitan (Transportation) Planning Organization (MPO) when a municipal area reaches a population density of 50,000 within an urban core, based upon federal decennial census counts, or face incorporation into an existing MPO; and

WHEREAS, MAP 21 (the 2012-2014 federal transportation funding plan) allows for the formation of Regional Transportation Planning Organizations (RTPO) in anticipation of reaching population density maximums and preparation for the implementation of an MPO; and

WHEREAS, both the Fairbanks and Anchorage municipal areas currently each have an MPO; and

WHEREAS, federal transportation practices allow for a newly qualified region being incorporated into an existing MPO; and

WHEREAS, the MSB has found incorporation into other regions for funding and support to be a less than satisfactory solution, e.g., Aging and Disability Resource Centers and the Anchorage/MSB Regional Transit Plan; and

WHEREAS, the various MSB regional citizenry representative bodies such as the Borough, cities, ADOT&PF, community and tribal councils, road service areas, transit providers and off-

road locales should have formal inclusion in the MSB transportation planning process; and

WHEREAS, other transportation system providers such as the Alaska Rail Road Corporation, the Point MacKenzie Port Commission, the airports and the various transit services should have formal inclusion in the MSB transportation planning process; and

WHEREAS, the formation of an RTPO would allow for each of these regional transportation governing and transportation service provider bodies to formally participate in the MSB transportation planning process; and

WHEREAS, the formation of an RTPO is intended to assist the state in working with the region on local transportation planning and issues, giving the area a greater voice in the decision making process; and

WHEREAS, an RTPO is intended to be a pre-cursor to an MPO, Alaska Statute(s) defining and regulating the formation, duties, policies, activities, funding, represented area and responsibilities of an Alaskan MPO can be adapted to define and regulate the activities of an MSB RTPO; and

WHEREAS, the existing MSB governmental transportation related bodies, i.e., the Planning Commission, Aviation Advisory Board, Local Road Service Area Advisory Board, Parks, Recreation and Trails Advisory Board, Port Commission, and Planning

Commission are dedicated to considering, advising and/or taking action regarding existing plans; and

WHEREAS, an RTPO's primary purpose would be to participate in the planning process and provide input into both the MSB's Capital Long Range Transportation Plan and the State of Alaska Department of Transportation and Public Facilities Long Range Transportation Plan;

WHEREAS, the Transportation Advisory Board adopted their Resolution 15-01 on January 21, 2015, recommending planning commission and assembly action on this issue.

NOW, THEREFORE BE IT RESOLVED that the MSB Planning Commission recommends the initial funding and formation of a Mat-Su Borough Regional Transportation Planning Organization Core Committee (MSB RTPO CC) to define and work on the formation of the RTPO; and

BE IT FURTHER RESOLVED that the RTPO CC shall be comprised of two representatives from each of the above-identified Commissions, Boards, Cities, ADOT&PF, and Councils (or as defined by the MSB Mayor) the purpose of which will be the creation of statute(s) similar to those of an MPO regarding the formation, regulation, duties, policies, activities, represented area and responsibilities of an MSB Regional Transportation Planning Organization; and

BE IT FURTHER RESOLVED that the initial MSB RTPO CC be charged with meeting a minimum of twice each month for a maximum of six months and utilizing existing State of Alaska and/or Municipality of Anchorage and/or Municipality of Fairbanks Metropolitan (Transportation) Planning Organization statutes and/or regulations as a guide for the fully identified, organized and formed provisional RTPO's consideration, modification and approval; and

BE IT FURTHER RESOLVED that the fully formed RTPO be comprised of the members of the Core Committee and as many members as identified by the Core Committee from the ADOT&PF, Cities, Community and Tribal Councils, Chambers of Commerce, Economic Development Councils, the Public Transit Coalition, Corporations and/or Committees and/or representatives from the off-road locales and other organizations/entities as identified by the Core Committee; and

BE IT FURTHER RESOLVED that a minimum three-day meeting be held of the full RTPO to consider, confirm, prepare and present their formative findings in writing to the MSB Assembly for acceptance and/or forwarding to the Alaska State Legislature for consideration and/or funding; and

BE IT FURTHER RESOLVED that the funding for the deliberation, writing and delivery of the statute(s) for the Regional Transportation Planning Organization be formed, allocated and appropriated as outlined in Attachments A and B.

ADOPTED by the Matanuska-Susitna Borough Planning Commission this 16th day of March, 2015.



JOHN KLAPPERICH, Chair

ATTEST



MARY BRODIGAN, Planning Clerk

(SEAL)

YES: *Klapperich, Stealy, Walden, Kendig, Adams, and Rauchenstein*

NO: *Endic*

MATANUSKA-SUSITNA BOROUGH
PLANNING COMMISSION
RESOLUTION SERIAL NO. 15-11 - ATTACHMENT A

**A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH PLANNING
COMMISSION TO THE BOROUGH ASSEMBLY REGARDING THE FORMATION AND
FUNDING FOR AN MSB REGIONAL TRANSPORTATION PLANNING
ORGANIZATION:**

ATTACHMENT A

The approximate costs associated with the Regional Transportation Planning Organization Core Committee (RTPO CC) and the Regional Transportation Planning Organization (RPO) includes the following:

RTPO CC - potential requirement for formation expertise consultant to assist the effort is estimated at \$30,000.

RTPO - potential requirement for 3-day meeting to review, revise and finalize formation plan (including potential housing [per diem] for remote participants) is estimated at \$70,000.

NOTE: The total cost estimate for this effort was based upon the \$76,400 expended on the 2014 National Training Institute Transportation and Land Use Workshop.

MATANUSKA-SUSITNA BOROUGH
PLANNING COMMISSION
RESOLUTION SERIAL NO. 15-11 ATTACHMENT B

**A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH PLANNING
COMMISSION TO THE BOROUGH ASSEMBLY REGARDING THE FORMATION AND
FUNDING FOR AN MSB REGIONAL TRANSPORTATION PLANNING
ORGANIZATION:**

ATTACHMENT B - Suggested Membership

RTPO CORE COMMITTEE REPRESENTATION RECOMMENDATION (19 members):

The purpose and duties of the RTPO Core Committee shall be the creation of statute(s) similar to those of an MPO to be used in the formation, regulation, definition of duties, policies, activities, represented area(s) and responsibilities of a MSB Regional Transportation Planning Organization.

The initial selection for the roles of Chairman and Vice Chairman of this committee shall be determined by the MSB Mayor.

Planning Commission (2 Members): a Core Area representative and a representative from outside the Greater Palmer & Wasilla areas.

Transportation Advisory Board (2 Members): the At-Large member and a Transportation/ Transit representative

Aviation Advisory Board (2 Members): Airport Owner representative and Air Taxi/Guide representative

Port Commission (2 Members): 1 representative who resides in the Core Area and 1 representative who resides outside the Greater Palmer & Wasilla areas.

Road Service Area Board (2 Members): a Core Area representative and a representative from outside the Greater Palmer & Wasilla areas.

Parks, Recreation and Trails Board (2 Members): 1 representative from the Core Area and 1 member from a District outside the Core Area.

Advisory Members (4 members): 1 Alaska DOT&PF Planner, 1 Alaska DOT&PF Engineer, 1 MSB Planner and 1 MSB Design/Engineer.

Support Staff (3 Staff): Administrative Assistant staff support from each of the Advisory Member departments.

RTPO FULL REPRESENTATION RECOMMENDATION (41 Members):

Members of the RTPO Core Committee: 21 members

Alaska Department of Transportation and Facilities (2 Members): 1 Regional Planner and 1 Design/Engineer as full members.

MSB Capital Projects and Operational Divisions (2 Members): 1 Planner and 1 Design/Engineer as full members.

Incorporated Cities (6 Members): 1 Planning staff or appointed representative and 1 Administrative or Elected Official each from Palmer, Wasilla and Houston.

Alaska Rail Road Corporation (2 Members): 1 representative from the maintenance and operations department/division/section and 1 representative from passenger services.

Mat-Su Borough Transit Coalition (2 Members): 1 transit service provider and 1 consumer organization representative.

Community and/or Tribal Councils (6 Members): 1 off-road system representative and 3 representatives from non-Core Area Community and 2 Tribal council representatives.

REGULAR MEETING**Friday, 8:30 AM****January 2, 2015**

The regular meeting of the Matanuska-Susitna Borough Platting Board was held on January 2, 2015, at the Matanuska-Susitna Borough Assembly Chambers, 350 E. Dahlia Avenue, Palmer, Alaska. The meeting was called to order at 8:30 A.M. by the Chairman, Ms. Katie Cruthers.

1. CALL TO ORDER**A. ROLL CALL AND DETERMINATION OF QUORUM (by Secretary)**

Platting Board members present and establishing a quorum:

- Mr. Jay Van Diest, District #1
- Ms. Diana Sorensen, District #2
- Mr. Stan Gillespie, District #3
- Vacant, District #4
- Mr. Tait Zimmerman, District #5
- Ms. Katie Cruthers, District #6 (Chairman)
- Vacant, District #7
- Mr. Marty Van Diest, Alternate 1
- Dr. Sarah Buck, Alternate 2 (**Excused Absence**)

Staff in attendance:

- Mr. Paul Hulbert, Platting Officer
- Ms. Sloan Von Gunten, Administrative Secretary
- Ms. Peggy Horton, Platting Technician

B. THE PLEDGE OF ALLEGIANCE

- The pledge of allegiance was led by Mr. Zimmerman.

C. APPROVAL OF THE AGENDA

The Chairman, Katie Cruthers inquired if there were any changes to the agenda

MOTION:

- Mr. Jay Van Diest moved to approve the agenda, seconded by Mr. Gillespie.

GENERAL CONSENT: The agenda was approved without objection.

2. APPROVAL OF MINUTES

MOTION:

- Mr. Zimmerman moved to approve the minutes for December 4, 2014, seconded by Mr. Jay Van Diest.

GENERAL CONSENT: The minutes were approved without objection.

3. UNFINISHED BUSINESS

4. PUBLIC HEARINGS

A. DIETRICH & PUBLIC USE EASEMENT

Sloan Von Gunten (Secretary)

- Stated that 8 public hearing notices were mailed out on December 11, 2014, to this date there has been no returns, no objections, 1 non-objections, and no concerns.

Peggy Horton (Platting Technician)

- Gave an overview on the case.

Katie Cruthers (Chairman)

- Opened the public hearing and asked any members of the public wishing to speak to come forward. Seeing no members of the public wishing to speak, closed the public hearing.

Craig Hanson (Petitioner's Representative)

- Agrees with all the recommendations.

MOTION:

- Mr. Jay Van Diest moved to approve the preliminary plat and the Public Use Easement granted for access across adjoining parcels for Dietrich, seconded by Mr. Gillespie.

VOTE:

- The motion passed with all in favor. There are 10 findings.

TIME: 8:45 A.M.

CD: 00:15:20

B. MOUNTAIN RANCH ESTATES 5

Sloan Von Gunten (Secretary)

- Stated that 16 public hearing notices were mailed out on November 13, 2014, to this date there has been no returns, no objections, no non-objections, and no concern.

Peggy Horton (Platting Technician)

- The petitioner's representative requested a continuance of Mountain Ranch Estates 5 until February 5, 2015.

Ms. Sorensen recused herself from discussion on Mountain Ranch Estates 5.

Katie Cruthers (Chairman)

- Opened the public hearing and asked any members of the public wishing to speak to come forward. Seeing no members of the public wishing to speak, closed the public hearing.

MOTION:

- Mr. Zimmerman moved to continue Mountain Ranch Estates 5 to February 5, 2015, seconded by Mr. Jay Van Diest.

VOTE:

- The motion passed with all in favor.

TIME: 8:49 A.M.

CD: 00:18:53

C. HEATHER WOOD B/1 L/2A

Sloan Von Gunten (Secretary)

- Stated that 45 public hearing notices were mailed out on December 11, 2014, to this date there has been no returns, no objections, no non-objections, and no concerns.

Paul Hulbert (Platting Officer)

- Gave an overview on the case.

Katie Cruthers (Chairman)

- Opened the public hearing and asked any members of the public wishing to speak to come forward. Seeing no members of the public wishing to speak, closed the public hearing.

Visiliy Sinchuk (Petitioner)

- Gave a brief explanation of the case action being taken on the property.

MOTION:

- Mr. Jay Van Diest moved to approve the preliminary plat and right-of-way vacation of a 5' x 54' portion of N. Deshka Ridge Drive for Heather Wood RSB B/1 L/2A, seconded by Mr. Gillespie.

VOTE:

- The motion passed with all in favor. There are 8 findings.

TIME: 9:00 A.M.

CD: 0:29:42

D. MACHETANZ RIDGE B/1 L/4A

Sloan Von Gunten (Secretary)

- Stated that 92 public hearing notices were mailed out on December 11, 2014, to this date there has been 4 returns, no objections, no non-objections, and no concerns.

Paul Hulbert (Platting Officer)

- Gave an overview on the case.

Katie Cruthers (Chairman)

- Opened the public hearing and asked any members of the public wishing to speak to come forward. Seeing no members of the public wishing to speak, closed the public hearing.

Steven Wirtanen (Petitioner)

- Agrees with all the recommendations.
- Explained why the action is needed for the property.

MOTION:

- Mr. Jay Van Diest moved to approve the preliminary plat and a 5' x 32' vacation of a portion E. Kyrok Circle for Machentanz Ridge, seconded Mr. Gillespie.

VOTE:

- The motion passed with all in favor. There are 7 findings.

TIME: 9:06 A.M.

CD: 0:35:58

5. MISCELLANEOUS

6. RECONSIDERATIONS/APPEALS

7. PERSONS TO BE HEARD

8. PLATTING OFFICER COMMENTS

- There are two board seats open, District seat #4 & #7.
- The next platting Board hearing is February 5, 2015
- The board will vote on Officers on the 1st meeting in February.


9. BOARD COMMENTS

- Ms. Sorensen asked about road construction on roadways with difficult topographic areas.
- Update on Ralph Buzard's health.
- Mr. Gillespie will not be at the February 5, 2015 meeting.

Adjourned 9:14 A.M.

CD: 0:43:58


Katie Cruthers, Chairman


Sloan Von Gunten, Administrative Secretary

CENTRAL MAT-SU & WEST LAKES FSA
BOARD OF SUPERVISORS MEETING

RECEIVED
MAR 13 2015
CLERKS OFFICE

Central Mat-Su Public Safety Building – Station 61
101 West Swanson Avenue
Wasilla, Alaska 99654

February 9, 2015

JOINT MEETING MINUTES

I. CALL TO ORDER

The meeting of the Central Mat-Su and West Lakes Fire Service Area Board of Supervisors was called to order at 7:05 p.m. at the Central Mat-Su Public Safety Building (CMSPSB) at 101 West Swanson Avenue, Wasilla, Alaska, by Chair, Ken Slauson on Monday, February 9, 2015.

II. ROLL CALL & DETERMINATION OF QUORUM

Board members present establishing a quorum for Central Mat-Su FSA:

Ken Slauson, Chairman, Dan Tucker, Vice Chairman, Carol Christiansen, David Eller and Jim Jameson. Also present were James Steele, Chief, Central Mat-Su Fire Department (CMSFD) and Tina Kennerson, Secretary, CMSFD.

Board members present establishing a quorum for West Lakes FSA:

William Browne, Chairman, Gerard Billinger, Steve Simpson and Cathi Kramer via teleconference. Board member Rae Arno, Vice Chair, was not present. Also, present was Bill Gamble, Chief, West Lakes Fire Department (WLFD), Steve Barenburg, Assistant Chief, WLFD and LuJean Fetchenhier, Secretary, WLFD.

Others present at the meeting were Fred Snodgrass, former Wasilla-Lakes FSA board member, Ken Barkley, Deputy Director-FSA's, Department of Emergency Services (DES), Dan Mayfield, Assemblyman – District 5, Mat-Su Borough (MSB) and The Honorable Larry DeVilbiss, Mayor, MSB.

III. PLEDGE OF ALLEGIANCE

Mr. Slauson asked Mr. Jameson to lead "The Pledge of Allegiance".

Mr. Slauson acknowledged all board members and had everyone introduce themselves.

**CENTRAL MAT-SU & WEST LAKES FSA
BOARD OF SUPERVISORS MEETING**

IV. APPROVAL OF AGENDA

Mr. Browne requested to add Item B – Mill Rate Recommendation (West Lakes FSA) under Unfinished Business.

MOTION: Mr. Tucker moved, Mr. Billinger seconded, to approve the February 9, 2015 Joint Meeting Agenda for Central Mat-Su and West Lakes FSA as amended.

VOTE: Voting on the motion, it passed unanimously.

V. APPROVAL OF PRECEDING MEETING MINUTES

Central Mat-Su FSA

MOTION: Mr. Tucker moved, Mr. Christiansen seconded, to approve the January 12, 2015 Central Mat-Su FSA Meeting Minutes.

VOTE: Voting on the motion, it passed unanimously.

West Lakes FSA

MOTION: Mr. Billinger moved, Ms. Kramer seconded, to approve the November 10, 2014 West Lakes FSA Meeting Minutes.

VOTE: Voting on the motion, it passed unanimously.

MOTION: Mr. Billinger moved, Ms. Kramer seconded, to approve the December 8, 2014 West Lakes FSA Meeting Minutes.

VOTE: Voting on the motion, it passed unanimously.

VI. BOARD REPORTS / CORRESPONDENCE

Mr. Slauson mentioned several E-mails he's received regarding subdividing of properties and offered to forward the information onto Mr. Browne.

**CENTRAL MAT-SU & WEST LAKES FSA
BOARD OF SUPERVISORS MEETING**

VII. UNFINISHED BUSINESS

A – Mill Rate Recommendation (Central Mat-Su FSA)

MOTION: Mr. Tucker moved, Mr. Christiansen seconded, to approve the Fiscal Year 2016 Proposed Operating Budgets of \$7,840,978 and Capital Improvement Projects in the amount of \$1,978,000. They also recommended that the Assembly retain the current mil rate for the Central Mat-Su FSA #130 of 1.99.

VOTE: Voting on the motion, it passed unanimously.

Mr. Tucker suggested adding an additional word “incomplete” in the draft Fiscal Year 2016 Proposed Budget and Mill Rate memo for FSA #130 on page 1, paragraph 2, and last sentence after “inaccurate”.

Mr. Tucker suggested adding an additional word “available” on page 1, paragraph 3, and seventh line after “man-hours”.

Mr. Slauson suggested changing the word “approved” to “approves” on page 1, paragraph 1, and third line after “The Board.”

MOTION: Mr. Eller moved, Mr. Christiansen seconded to approve the draft memo for Fiscal Year 2016 Proposed Budget and Mill Rate for FSA #130 as amended.

VOTE: Voting on the motion, it passed unanimously.

Chief Steele mentioned that all of the job descriptions within the borough are going through a review process and said it could affect the Fire Code secretary job description title being re-classified to a Permit Technician. He said he was advised by Human Resources to consider adding additional funds for Fiscal Year 2016 with the possibility of this change taking place.

Chief Steele mentioned that the \$7M that the board approved reflects the increase for the possible job re-classification change for the Fire Code secretary to a Permit Technician.

B – Mill Rate Recommendation (West Lakes FSA)

The board briefly discussed the mill rate recommendation for Fiscal Year 2016 for West Lakes FSA. Mr. Browne said he would put together a memo recommending that the Assembly retain the current mil rate for the West Lakes FSA #136 of 1.78.

CENTRAL MAT-SU & WEST LAKES FSA BOARD OF SUPERVISORS MEETING

VIII. AGENDA TRACKING REPORT

Station 62 Training Tower Facility

Chief Steele said that the Request for Proposal (RFP) was re-issued with four proposals being received for oversight and design work. He said that the proposals have been reviewed and scores submitted and said he should know the results later within the week regarding the winning bid.

Proposed New Station 51

Chief Steele said that the new Station 51 is fully operational with only some minor issues needing to be addressed, such as some wind damage, security issues being worked out, as well as an issue with the 911 phone and explained further.

Mr. Tucker suggested getting a weather station.

Chief Steele suggested removing this item from the Agenda Tracking Report.

MOTION: Mr. Tucker moved, Mr. Christiansen seconded, to remove Proposed New Station 51 from the Agenda Tracking Report.

VOTE: Voting on the motion, it passed unanimously.

Apparatus

Chief Steele said that the two new quick attack units are projected to arrive in mid July 2015. He said one will be going to Station 61 and one to Station 51 or Station 52.

Mr. Christiansen asked if the new units were going to be computerized.

Chief Steele said "yes".

Firefighter/Engineer and Captain Positions

Chief Steele said that the new Firefighter/Engineer and Captains started February 2nd. He said he plans on adding two responders to the crew to be available and explained further.

Chief Steele talked about automatic aide and how it has been beneficial.

Chief Steele talked about an assisted living home fire that happened earlier in the day and said that because of an overhead sprinkler system, it allowed occupants the time needed to exit the

CENTRAL MAT-SU & WEST LAKES FSA BOARD OF SUPERVISORS MEETING

building, which saved lives. He also said that having a crew available resulted in a quick response and quick attack of the fire.

Mr. Slauson asked about the old Station 51 (Breedon Building).

Chief Steele said he's been in contact with the Breedon's and said that there are other contractors interested in the land/building. He said that the lease is good through 2022 and feels that the fire department shouldn't stand in the way of the Breedon's wanting to sell. He said that Nancy Cameron, Land Agent, Land & Resource Management with the borough agreed with him.

Chief Steele suggested adding Old Station 51 to the Agenda Tracking Report.

West Lakes FSA Projects

Chief Gamble said he has several projects going on that their board will address at their next board meeting.

IX. NEW BUSINESS

A – Reliable Financial Information

Chief Gamble talked about the West Lakes FSA fund balance and said that they kept getting different answers from Finance regarding their balance.

Chief Steele said he checked Central FSA fund balance in Logos in January 2015 and said he re-checked it again a few weeks later and it showed a \$12K increase from the initial balance.

Mr. Jameson noted a similar experience from years ago when he was on the Lakes FSA Board.

Chief Gamble said that he was also told by Finance that the audit wasn't complete and was made aware that figures could still change.

Chief Gamble noted that there was a request by an outside auditor regarding the status of a 2004 project that was never closed out and still showing a balance of \$16K. He said they have still not gotten any response back from the Staff Accountant in Finance regarding the matter, which was initiated back in November 2014.

Mr. Slauson asked Mayor DeVilbiss where the board's questions and concern may be placed on the Assembly Agenda.

Mayor DeVilbiss said it could be placed either under Manager's Report or Audience Participation. However, Mayor DeVilbiss feels that these are manager level matters and recommended that the items be addressed with the manager before going to the Assembly.

CENTRAL MAT-SU & WEST LAKES FSA BOARD OF SUPERVISORS MEETING

Mr. Mayfield mentioned reviewing the Budget Performance Reports and the various encumbrances to see if it might give some insight to the fund balance concern.

Mr. Tucker voiced his concern regarding addressing these matters with the Assembly in the past and receiving no response to the board's concerns.

Mr. Slauson noted that it was different Assembly members and Mayor back then.

Mr. Browne said his concern is not so much regarding the financial management of the borough, but more that the board does not get answers in a timely manner, or at all.

Mr. Tucker asked what the next plan of action is.

Mr. Slauson suggested meeting with the borough manager as Mayor DeVilbiss suggested.

Mayor DeVilbiss offered to let both chairmen attend one of the meetings with him and John Moosey, Borough Manager.

Mr. Browne said he would like to take the Mayor up on his offer and would like to schedule a meeting within the next few weeks.

Mr. Barkley said it's a bigger problem than most may be aware of and explained further.

Chief Gamble said that he is also aware that Dennis Brodigan, Director, Emergency Services, has also requested figures, which he has not received. He also suggested reviewing Admin & Audit Fees with the manager as well.

The board continued to discuss the matter further.

B – Shared Costs for Area-Wide (Support Staff & Services)

Mr. Slauson mentioned charge backs regarding Admin & Audit and briefly explained further.

Chief Steele mentioned Admin & Audit, Telecomm, Maintenance and Fleet Maintenance and talked about large increases in these areas. He said he'd like to obtain a clearer definition of what these are for.

Chief Steele talked about DES doing charge backs to other borough departments for services such as fire response and explained further.

Mr. Browne noted that there is more than one Fleet Maintenance showing in the budgets and feels that funds are coming out of FSA's, but is unsure where it may be going.

CENTRAL MAT-SU & WEST LAKES FSA BOARD OF SUPERVISORS MEETING

Mr. Eller asked if the Finance Director has ever been invited to attend a FSA board meeting.

Mr. Slauson said it has been several years ago.

Chief Gamble said he's concerned about funds unnecessarily being taken out of FSA budgets.

Chief Steele said that Emergency Services is funding 85% of the Health and Safety Officer's position and explained further.

Mr. Eller noted his concerns and frustration regarding the shared cost issues.

Chief Steele said that Central Mat-Su FSA is paying \$550 - \$600K yearly for various Admin & Audit Fees.

The board continued to discuss the matter further.

C - Subdivision Access Road Requirements

Mr. Tucker referenced the draft Resolution #15-01 that he wrote and said that the general idea came from the Local Road Service Area Advisory Board that meets to discuss borough wide road matters.

Mr. Tucker talked about pioneer access roads and how they can have a negative impact to FSA's as uncertified borough roads pertaining to delayed FSA response, damage to apparatus and command/support vehicles, etc.

Mr. Tucker stated that it is known that there are multiple proposed subdivisions that developers are trying to get pushed through the borough due to the proposed draft of Resolution #15-01 possibly to be adopted by the Assembly requesting change to Title 43.20.055(A)(3)(b).

MOTION: Mr. Tucker moved, Mr. Eller seconded, to approve Resolution #15-01 for Central Mat-Su FSA Board of Supervisors, FSA #130 regarding change to Title 43.20.055(A)(3)(b) seeking revision of Platting requirements for subdivisions served only by pioneer access roads.

Mr. Tucker withdrew his first motion.

**CENTRAL MAT-SU & WEST LAKES FSA
BOARD OF SUPERVISORS MEETING**

MOTION: Mr. Tucker moved, Mr. Browne seconded, to approve the amendment of Resolution #15-01 for Central Mat-Su Board of Supervisors, FSA #130 and West Lakes Board of Supervisors, FSA #136, regarding change to Title 43.20.055(A)(3)(b) seeking revision of Platting requirements for subdivisions served only by pioneer access roads.

VOTE: Voting on the motion, it passed unanimously.

Mr. Christiansen noted that there was no notation in the resolution regarding flag lots.

The board continued to discuss the matter further.

Chief Steele talked about the legal issues regarding authority given to fire departments by the state for access and mentioned how it is impacting assisted living homes.

Mr. Mayfield said he is concerned about needing to revise Title 43.20.055(A)(3)(b) and explained further.

Mr. Slauson asked how this could impact Insurance Service Office (ISO) ratings for FSA's.

Chief Steele addressed the question and said it should not affect ISO ratings.

Chief Gamble mentioned that FSA's will not put responders at risk for substandard road access.

Mr. Tucker mentioned that developers are developing substandard roads and said that the Road Service Area's do not have the funds to bring the roads up to borough required specs.

The board continued to discuss the matter further in regards to liability and legal issues and the potential impact to the borough.

X. OTHER BUSINESS

There was no other business discussed.

XI. AUDIENCE PARTICIPATION & BOARD COMMENTS

Mayor DeVilbiss said that there should be a way to track financial matters more closely and said it's an issue that the manager is addressing.

Mayor DeVilbiss thanked everyone for their service on the board.

Mr. Slauson thanked Mayor DeVilbiss for attending the meeting.

CENTRAL MAT-SU & WEST LAKES FSA BOARD OF SUPERVISORS MEETING

Mr. Slauson thanked Mr. Jameson for getting his Oath of Office turned into the Clerk's Office regarding his board membership.

Chief Gamble mentioned a structure fire that happened early in the morning and said that the garage was a loss, but was able to save the home.

Chief Gamble said that the two fires mentioned at the meeting is a testament to just how far the fire departments have come over the past 15-years with training. He also mentioned how well all of the departments work together, especially West Lakes and Central Mat-Su.

Chief Gamble mentioned that having Mr. Barkley as Deputy Director for the FSA's has taken some of the stress off of the chiefs and thanked him for the job he is doing.

Mr. Browne said he'd really like to meet with Mayor DeVilbiss regarding the matters discussed at the meeting and said he has hopes that the matters will get addressed.

Mr. Barkley mentioned automatic aide being set in place for response and explained further.

Mr. Barkley mentioned the importance of responders attending outside trainings and explained further.

Chief Steele mentioned automatic aide and said he appreciates Chief Gamble and Mr. Barkley regarding their efforts with getting involved.

Chief Steele thanked both West Lakes and Central Mat-Su FSA board members for their service and all that they are doing.

Mr. Christiansen said that if the training complex gets going additional staff may be needed and explained further.

Mr. Eller thanked both Chief Gamble and Chief Steele for all of their firefighting efforts.

The board talked about the assisted living home fire and the lives saved due to the quick response, as well as the building having sprinkler system.

Ms. Cramer said to keep up the good work regarding fire responses.

Mr. Slauson and Mr. Browne talked about the next upcoming combined meeting being sometime in June or July and will be hosted by West Lakes FSA board.

**CENTRAL MAT-SU & WEST LAKES FSA
BOARD OF SUPERVISORS MEETING**

XII. ADJOURNMENT

MOTION: Mr. Christiansen moved, Mr. Tucker seconded, to adjourn the board meeting.

VOTE: Voting on the motion, it passed unanimously.

The meeting adjourned at approximately 9:10 p.m.

The next meetings are regular scheduled board meetings for each FSA at their normal scheduled dates, times and locations.

KEN SLAUSON, Chairman, Central Mat-Su FSA B.O.S.

ATTEST:

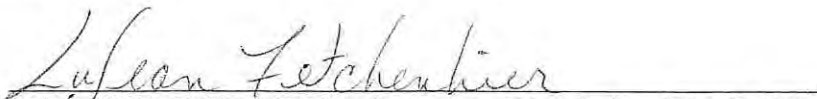
TINA KENNERSON, Secretary, Central Mat-Su FSA B.O.S.

Minutes approved on: _____.

CENTRAL MAT-SU & WEST LAKES FSA
BOARD OF SUPERVISORS MEETING


WILLIAM BROWNE, Chairman, West Lakes FSA B.O.S.

ATTEST:


LUJÉAN FETCHENHIER, Secretary, West Lakes FSA B.O.S.

Minutes approved on: 3/9/15.

Willow Fire Service Board of Supervisors

Meeting of Jan. 9th , 2014

The meeting came to order with a quorum at 7:14 pm.

Members present: Chair Doyle Holmes, Darrell Godbee, and James Huston

Staff and volunteers present:

Keith Blaha, Chief Mahlon Greene, Fire Director Otto Feather, Amber Holod, Jayme McCallun, Garry Mekellar, and David Skirvin.

Community present:

Val Schachle, Ted Schachle, Kel Jacobs, and Ed McCain.

Minutes from last meeting: Meetings of Dec. 12th , approved.

Old Business: NONE

New Business: Budget report reviewed.

Chief Comments:

Callout report:

15 calls, 6 cancelled in-route, med assists 3, motor vehicle 2, Chimney fires 3, and structure fire 1 with a fatality.

Received our pumper/tanker from central, fully equipped with thermal imaging included. Member Holmes to write thank-you letter.

New fire truck bid amended and is out.

Crystal Lake sub-station project manager is Bill Betchel, he will scope out the site and is aware that site power is a long ways away.

Borough Assembly passed the ordinance appropriating our clothing portion of the WACO grant.

Persons to be heard:

Mr. Schachle requested that geothermal heat be considered for future buildings. Mr. McCain requested that someone from the fire board work with WACO on their capital improvements list.

Member comments:

Member Huston said that he would work with WACO.

Member Holmes said he had been reappointed for 3 years to the board.

Adjourned 8:05 p.m.

*Approved Feb 13-14
Doyle E Holmes*

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MAR 10 2015

CLERKS OFFICE

Willow Fire Service Board of Supervisors

Meeting of Feb. 13th , 2014

The meeting came to order with a quorum at 7:00 pm.

Members present: Chair Doyle Holmes, Darrell Godbee, and James Huston

Staff and volunteers present:

Keith Blaha, Fire Director Otto Feather, Amber Holod, and David Skirvin.

Community present:

Val Schachle, Ted Schachle, Kel Jacobs, Brenda McCain, Karen Kowalke, Randall Kowalke, Gail Just, and Ed McCain.

Minutes from last meeting: Meetings of Jan. 9th, approved.

Old Business: NONE

New Business: Budget report reviewed.

Chief Comments:

Callout report:

13 calls: assists 4, Building fires 3, medical assist 1, LZ 1, and 4 other.

New fire truck bid amended, bids received. Low bid is \$26,000 above funds available, changes are probably not possible so funds may have to be taken from fund balance.

Land at Nancy Lake: Borough lot has been identified and reserved by Land Management. While not where we would like it, its better than nothing at this time.

No progress on Fire fighter hours issue.

Member Jim Huston made a motion for us to consider support for WACO wet land permit. Motion failed for lack of second.

Persons to be heard:

Mr. Schachle thanked the Fire Department personnel for their help during Willow Winter Carnival.

Mr. Otto Feather thanked the board and the Fire Department personnel for the work they have been doing.

Mr. McCain made comments concerning insurance issues.

Member comments: None

Adjourned 8:15 p.m.

*approved March 13 2014
Doyle & Holmes*

Willow Fire Service Board of Supervisors

Meeting of Mar. 13th , 2014

The meeting came to order with a quorum at 7:10 pm.

Members present: Chair Doyle Holmes, Darrell Godbee, and James Huston

Staff and volunteers present:

Fire Director Otto Feather, Amber Holod, and Mahlan Greene.

Community present:

Val Schachle, Ted Schachle, Randall Kowalke, and Fredericks Snodgrass.

Minutes from last meeting: Meetings of Feb. 13th , approved.

Old Business: NONE

New Business: Budget and expense report reviewed.

Chief Comments:

Callout report:

8 calls: Building fires 2, medical assist 2,
LZ 1, and 3 cancelled.

New fire truck bid amended, bids received. Low bid is \$26,000 above funds available. Administration requested board approve \$25,000.00 draw from fund balance. Member Huston made motion to authorize manager to use \$25,000.00 from fund balance and move forward with purchase of fire truck. Second by Member Godbee. Approved with no objection.

Chief Greene is applying for a Fire Safety Home Grant to obtain smoke and CO detectors for up to 100 homes.

Chief Greene informed us that we now have a 2014 Polaris snow machine from area wide rescue funds.

Crystal Lake power request has been sent to MEA and design build process will be used for construction of the building.

Mr. Feather said he has resigned affective the 28th of March.

Member Huston, Godbee, and Holmes all made comments.

It was refreshing to have a person like him on the Borough Staff. He has been sincerely interested in Willow. He has always kept us informed and respected our input on Borough Plans. He will be missed.

Persons to be heard: None

Member comments: None

Adjourned 7:45 pm

*approved MAY 6 2014
Doyle & Holmes*

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MAR 10 2015

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Willow Fire Service Board of Supervisors

Meeting of May 8th , 2014

The meeting came to order with a quorum at 7:00 pm.

Members present: Chair Doyle Holmes, Darrell Godbee, and James Huston

Staff and volunteers present:

David Skirvin, Chief Greene, and Chief Bill Gamble

Community present:

Randall Kowalke, Karen Kowalke, Ed McCain, Kel Jacobs, and Steve Stine.

Minutes from last meeting: Meetings of Mar. 13th, approved.

No meeting in April

Old Business: Extra money for the new truck was taken from wages budget.
Fire Safety home grant -- no word.
Power request to MEA -- no word.
RFP design bid building, Assembly may have to be contacted on building design because administration decided to go out for formal bidding.

New Business: Budget and expense report reviewed.

Chief Comments:

Callout report:

14 calls: Medical assist 7, LZ 2, Standby for other area 1, and 4 cancelled.

Full time Chief position went out for applications on June 1st.

Fire station appropriations -- 4 mile road additional 388k

Nancy Lake 683k.

Crystal Lake out to bid.

New tanker hopefully will be delivered before winter.

Persons to be heard: Ed McCain discussed a water supply truck before winter.
Discussed ISO ratings and requested a copy of Crystal Lake building plans.

Member comments: Member Godbee asked Ed McCain about generators. Member Huston announced Willow clean-up takes place May 17-25.

Adjourned 8:15 pm

*approved JUN 12 2014
Chair Doyle E Holmes*

Willow Fire Service Board of Supervisors

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Meeting of June 12th , 2014

The meeting came to order with a quorum at 7:07 pm.

Members present: Chair Doyle Holmes, Darrell Godbee, and James Huston

Staff and volunteers present:

David Skirvin and Amber Holod

Community present:

Randall Kowalke, Karen Kowalke, and Ed McCain.

Minutes from last meeting: Meetings of May 8th, approved.

Old Business:

Fire Safety home grant -- no word.
Power request to MEA -- no word.
Crystal Lake plans cost could be 15k to 45k

New Business: Budget and expense report reviewed.

Chief Comments:

Callout report:

18 calls: Medical assist 2, Standby for other area 3,
1 vehicle, 1 power line, 1 wildfire, 4 controlled, 2 smoke,
1 stroke, and 4 cancelled.

Still looking for recruits. 2 new recruits in Palmer fire
fighting class.

Airpacks will be inspected, not all personnel have their
own masks and no issue with facial hair.

New tanker hopefully will be delivered before spring.

Persons to be heard: Ed McCain requested brief on new chief position?
Chairman Holmes replied board met, one person applied
and that was Chief Greene. If selected he would start around
August 9th.

Member comments: Chairman Holmes was concerned about Crystal Lake going
out for formal bid. Expect bids will be to high and exceed
funds available.

Adjourned 7:45 pm

*approved AUG 14 2014
A E Holmes Chair*

Willow Fire Service Board of Supervisors

Meeting of Aug. 14th , 2014

The meeting came to order with a quorum at 7:02 pm.

Members present: Chair Doyle Holmes, Darrell Godbee, and James Huston

Staff and volunteers present:

David Skirvin, Amber Holod, and Chief Mahlon Greene

Community present:

Randall Kowalke, Karen Kowalke, Ed McCain Ted Schacle, and Val Schacle.

Minutes from last meeting: Meetings of ^{July} ~~July~~ approved.

Old Business: Fire Safety home grant -- no word.
Power request to MEA -- could be more than estimated \$100,000.00

New Business: Budget and expense report reviewed.

Chief Comments:

Callout report:

16 calls: Medical assist 5, Standby 1, Trash Fire 1, 1 vehicle, No incident 1, Structure in Caswell 1, and 6 cancelled.

Crystal Lakes warm storage bids over \$800,000.00 Exceeds amount of money available. Other options for construction will be explored.

New command vehicle is needed. Cost will be about \$65,000.00 and could be split 50/50 with Caswell. Chief Greene presented a resolution for our approval and stated Caswell Fire service board had approved it. Motion to approve made By member Godbee, seconded by member Houston. Ownership question to be answered next meeting. Delivery to be Nov. or Dec. Motion passed unanimously.

Persons to be heard: None

Member comments: Chairman Holmes asked Chief Greene to request administration not to take action on \$100,000.00 grant until next meeting.

Adjourned 8:15

*approved Sept 11 14
Doyle & Holmes*

Willow Fire Service Board of Supervisors

Meeting of Sept. 11th , 2014

The meeting came to order with a quorum at 7:02 pm.

Members present: Chair Doyle Holmes, Darrell Godbee, and James Huston

Staff and volunteers present:

David Skirvin, Dennis Brodigan, Amber Holod, Mike Brown, and Chief Mahlon Greene

Community present:

Randall Kowalke, Karen Kowalke, Ed McCain, Brenda McCain,
Ted Schacle, Val Schacle, John Wood, Kathy Houston, and Kel Jacobs.

Minutes from last meeting: Meetings of Aug. approved.

Old Business: **New Fire Station 12-1**
Chair recognized Senator Dunleavy Chief of Staff John Wood. Mr. Wood stated while we had requested and they had forwarded a new Fire Station to the governor for his budget, we probably would have to have some detailed plans to justify it. He further recommended that we use the \$100,000.00 grant to get some type of plans. Mr. Wood indicated funds would be short next year and the capital budget would be small or 0.

Fire safety home grant- no word.

Mike Brown from the Borough staff discussed the Crystal Lake warm storage bid. He indicated the estimate came in at \$770,000.00 which exceeded the money available. The board asked the Borough staff to look at a design build concept for all 3 warm storage bldgs. Mr. Brown stated the Borough was planning to expend over \$100,000.00 to MEA for power to the Crystal Lake site. Mr. Holmes expressed concern that the money would be wasted if the site was changed. Board members asked that no money be expended until final planning takes place for all 3 bldgs. Staff agreed and would get back to us.

New Business:

Budget and expense report reviewed. Funds used at 22%.

Chief Comments:

Callout report:

9 calls: Sar. 1 , Medical assist 1, and cancelled in route 7

Hose tested in underway, pumper test underway, one truck failed
New CV 12 command vehicle purchase underway.
Member Houston asked about land for Nancy Lake . Chief
Stated no progress to date.

Persons to be heard: Val Schacle stated Oct. fest would take place at WACO. On
Sat. Oct 11th.

Member comments: Adjourned 8:15

*approved Oct 16 2014
D E Holman*

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Willow Fire Service Board of Supervisors

Meeting of Oct. 16th , 2014

The meeting came to order with a quorum at 7:03 pm.

Members present: Chair Doyle Holmes, Darrell Godbee, and James Huston

Staff and volunteers present:

David Skirvin and Chief Mahlon Greene

Community present:

Randall Kowalke, Karen Kowalke, Kel Jacobs, and Val Schacle.

Minutes from last meeting: Meetings of Sept. 11th approved.

Old Business:

Fire safety home grant- no word.

As requested at last board meeting staff has agreed to stop further spending on all building grants. Grants can not be used to purchase land at present. The \$100,000.00 grant can not be used to develop plans for a new station only an addition. Its possible all three buildings may go out to Design Build next year.

New Business:

Budget and expense report reviewed. Funds used at 22%.
Equipment repairs are high.

Chief Comments:

Callout report: 16 calls.

New command vehicle has been approved by Assembly, may be delivered in March. New Tanker- after final approval of new specs by Chief Greene and Chief Gamble construction will begin. Hose and pump testing proceeding, one pump has failed but still usable.

Member Huston made a motion to ask Mr. Brodigan and Chief Greene to look at the in ground heat system proposed by WACO to insure it does not interfere with our new building plans. Member Godbee second. Val Schacle informed us the WACO committee consisted of John Anderson, Tom Phillips, and herself. Member Holmes said he would also check. Motion passed, no objection.

Persons to be heard: Mrs. Kowalke said the Willow Open Sew Group donated 3 quilts to Wes McClure whose home was damaged by fire.

Member comments: none. Adjourned 7:50pm

APPROVED
NOV 14 -14
D.E. Holmes

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Willow Fire Service Board of Supervisors

Meeting of Nov. 14th , 2014

The meeting came to order with a quorum at 7:04 pm.

Members present: Chair Doyle Holmes, Darrell Godbee, and James Huston

Staff and volunteers present:

David Skirvin and Chief Mahlon Greene

Community present:

Randall Kowalke and Karen Kowalke.

Minutes from last meeting: Meetings of Oct. 16th approved.

Old Business:

Fire safety home grant- disapproved. Try again next year.
Crystal Lake warm storage building Admin. plans to go to bid as design build using the 65% design work already accomplished.

New fire truck specs reviewed, minor changes made, construction started, should be delivered in the spring.
Command vehicle approved and out for purchase, possible it will come in under bid. Will be complete with ALMR radio system.

Waco heat system conflict with new station plans.

Chairman Holmes stated he would continue for action.

New Business:

Budget and expense report reviewed.

Chief Comments:

Callout report: 20 calls. 2 structure fires, 4 rescues, and 14 medic assist.

Nancy Lake warm storage- Chief Greene asked the board to consider borrowing \$150,000.00 and using \$50,000.00 from fund balance to purchase a building and land of 1.7 acres at mile 64.5 Parks Hwy. The state grant does not allow for purchase of land, only for construction. Much discussion took place, however all 3 board members voiced strong opposition to this proposal and recommended our Legislators change the language of the grant to include purchase of land. Chief Greene indicated a retired training officer from JBER Mr. Ken Barkley has been selected as the new deputy director.

Persons to be heard: none

Member comments: none.

Adjourned 8:05 pm

*Approved Dec 11 2014
Doyle & Holmes
Chair*

Willow Fire Service Board of Supervisors

Meeting of Dec. 11th , 2014

The meeting came to order with a quorum at 7:04 pm.

Members present: Chair Doyle Holmes, Darrell Godbee, and James Huston

Staff and volunteers present:

David Skirvin, Kel Jacobs, and Chief Mahlon Greene

Community present:

Randall Kowalke, Karen Kowalke, Ed McCain, Lori Wiertsem, and Ken Barkley

Minutes from last meeting: Meetings of Nov. 13th approved.

Old Business: Crystal Lake warm storage building Admin. plans to go to bid as design build using the 65% design work already completed. New site was discussed but was rejected by Land Management. Bill Bechel is project manager. New fire truck still online for delivery in spring. Command vehicle should be delivered in Feb. or March. Waco heat system conflict. Chairman Holmes stated he would continue for action.

New Business:

Budget and expense report reviewed.

Chief Comments:

Callout report: 20 calls. 3 rescues, 1 electric, 1 animal rescue, 2 standby, 1 special incident, 6 medic assist, and 6 cancelled in route.

Chief Greene introduced our new Deputy Director of Emergency Services, Mr. Ken Barkley. He stated he hopes to make a difference with overall operations. He is working with the Federal Incident Reporting System and hopes it can be adapted for the MSB.

Chairman Holmes: why haven't we received our CIP list request for 2015, we should have had it already. RSA has already submitted theirs and WACO is working on theirs. No answer, Chief Greene to check.

FY 2016 proposed budget presented by Chief Greene, discussion followed. Motion made by Member Huston, to approve the proposed FY 2016 budget as presented and amended to request our Assembly person to allow revenues to go to the cap. Member Godbee seconded. Chairman Holmes stated that it would mean a mil rate (tax) increase and wanted to make sure everyone was aware. Approved, no objection.

Persons to be heard: none

Member comments: Member Huston will be absent next meeting. Adjourned 9:15

approved
JAN 8 2015
DEI Holmes
Chair

Willow Fire Service Board of Supervisors

Meeting of Jan. 8th , 2015

The meeting came to order with a quorum at 7:00 pm.

Members present: Chair Doyle Holmes, Darrell Godbee, and James Huston excused.

Staff and volunteers present:

Chief Mahlon Greene

Community present:

Randall Kowalke and Ed McCain

Minutes from last meeting: Meetings of Dec. 14th approved.

Old Business: Crystal Lake warm storage building -- Design build contract out for bid, results should be in by mid Feb.
New fire truck on track for delivery in spring.
Command vehicle on track for delivery in April.
Waco heating system Chairman Holmes continuing to monitor.
CIP list never submitted to board for action.

New Business:

Budget and expense report reviewed.

Chief Comments:

Callout report: 19 calls. 4 med. 8 bldg. 1 service, 3 well study
3 cancelled.

Chief Greene will be going to Juneau to attend Alaska Fire Chief Association meeting.

Persons to be heard: Ed McCain indicated that we needed a plan B for smaller buildings if bids came in to high for warm storage buildings.

Member comments: Member Godbee stated we can't afford to maintain them and ask if anything could be done to consolidate the grants and build a new fire station that we desperately need. Member Holmes indicated we would entertain a motion concerning that after the bid process is complete. Member Holmes stated the 29hr issue may be hopefully solved by congress and return to a 40hr week.

Adjourned 7:55 pm

APPROVED 12 FEB 15
Doyle & Holmes

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**WILLOW FIRE SERVICE
BOARD OF SUPERVISORS FSA-35
RESOLUTION 15-1**

A resolution of the Willow Fire Service Board of Supervisors requesting the Matanuska-Borough Assembly place on the Oct. 2015 ballot a mill rate increase from 1.34 to 2.50 effective July 1st 2016.

WHEREAS, the Willow Fire Service Area Board of Supervisors is requesting this increase in revenue to keep up with the growth of the number of Willow fire department service responses; and

WHEREAS, the increase revenue will enable the Willow fire service area to improve its fire protection capabilities by recruiting and training more firefighters, ensuring the proper firefighting tools and equipment, and to replace 1970's and 80's era fire engines and tankers.

NOW, THEREFORE, BE IT RESOLVED, that the Willow Fire Service Area Board of Supervisors FSA 35 recommends the Mat-Su Borough Assembly place on the Oct. 2015 ballot a mill rate increase from 1.34 to 2.50.

Approved by:
Date 03/12/2015

Donald E. Holmes

Gary J. Houston

Donald G. Gable

March 15, 2015

Please distribute to Mayor Larry Devilbis and members of the Borough Assembly for consideration before Assembly meeting March 16, 2015.

Comments from Jim Huston, member of the Willow Fire Service Area Board of Supervisors.

Where as:

1. The Willow Fire District Board of Supervisors stand firm in trying to protect our diminishing Fund balance reserve.
2. Each new fiscal year brings new deficits that are draining our reserves.
3. We are soon facing increased deficits to our reserves to fund three new buildings which were not on our top priority list.
4. The Willow Board of Supervisors have consistently lobbied for a new fire station and for volunteers to man it. Our new fire station was second on the Borough wide priority list but has slipped to a tie for 4th now because we received grants for satalite warm storage buildings.
5. At our present mil rate of 1.34 we cannot meet our present obligations and outfit, heat and maintain three new sites. We have requested an increase to 2.50 for the October Borough initiative.
6. The Board recognizes a great opportunity to buy the business site and property at mile 64.4 Parks Highway but we do not have money in our fund reserve to purchase it.
7. **Regarding pending resolution No. 15-029** for consideration by the Borough Assembly the Willow Board of Supervisors have agreed with all seven of the (whereas) statements in the resolution, especially the third statement that "the Willow Fires Service Area does not have adequate funding in their fund balance to support utilizing those funds for land purchase."

Therefore:

Since Resolution Serial No. 15-029 recommends borrowing money from the revolving loan fund, to be repaid from the already depleted Willow Fund Balance the Board of supervisors did not take action on the resolution. The board was uncomfortable gambling our meager operating safety net.

Therefore: I would agree with the board to give our State Legislators enough time to change a few words in the Nancy Lake warm storage grant to include preexisting amenities of entry driveways, cleared lot, telephone and electric, high volume well, hear source, septic, etc. so that the 600K building would have a huge kick start.

I would further agree with the Board to encourage a special capitol improvements mil rate increase for not more than one tax year of not more than 1.0 mil rate to buy the proposed property and pay for the architectural design of a new fire station at the same location of the present 12.1 station. If room can be made under the mil cap we could repay a loan from the revolving fund.

Big Lake Community Council
PO Box 520931
Big Lake AK, 99652-0931
www.biglakecommunitycouncil.com
Big Lake Lions Rec Center

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General Membership Meeting Minutes

Tuesday

January 13, 2015

7:00 P.M.

1. Call to Order

President Bill Kramer called the meeting to order at 7:01 P.M. A quorum was established with Board members present: Bill Kramer, Floyd Shilanski via phone, Yvonne Ruth, Carol Kane, Jim Faiks, Margaret, Billinger, and Jim Hutton excused.

President Kramer provided a general overview for Persons to Be Heard and the Board Election Process:

- Persons to be Heard - state first and last name
- Persons to be Heard – need not be a paid member of the BLCC
- BLCC Web site biglakecommunitycouncil.com includes meeting handouts, and tabs include agenda, public notices, minutes, etc.
- Board member email addresses are posted on the web site: first name last name.community council.com
- Voting eligibility is determined by dues being paid within the last thirty days

2. Pledge of Allegiance

3. Approval of Agenda

A motion by Carol Kane and seconded by Jim Faiks, passed by unanimous consent to approve the agenda as presented.

4. Approval 12.9.14 Minutes

A motion by Jim Faiks and seconded by Yvonne Ruth passed by unanimous consent to approve the 12.9.14 minutes after spelling corrections - #5. *Neuman* and #6f. *Gerard*, and adding to #19 additional Community Grants Committee members to include *Cathy Mayfield and Lois Parker*.

5. Nomination Committee: Floyd Shilanski - Chair via phone

Floyd Shilanski presented the following names for the three open seats:

- Carol Kane, Jim Leach and Darren Zimmer. Floyd then indicated, Jim Leach had sent written notice to withdraw his application to be nominated.
- Additional candidate nomination(s) from the floor included Cathy Mayfield and Gerard Billinger.

President Kramer then noted each candidate would be given three minutes to respond to the Nomination Committee Questionnaire, December 14, which included:

- a. Why running for the Board
- b. Do you support Big Lake Becoming a 2nd Class City?
 1. Advantages/Disadvantages
 2. If elected, what leadership contributions would be brought to the board?
- c. Issues on roads serving the Big Lake Community
 1. Should the Community Council take an active role in facilitating road improvement
 2. What is position on Land use, and why?
- d. Personal Concerns or views of Big Lake today and the next 10 years.
- e. General responses from each candidate reflected consensus for the following:
 1. Value for quality of life in the Big Lake community
 2. Commitment to the long term betterment of Big Lake
 3. Big Lake Community Council taking an active role in facilitating road improvement and land use
 4. At this time Mayfield and Billinger were not sure of Big Lake becoming a second class city, while Kane and Zimmer both support Big Lake becoming a 2nd Class City.

President Kramer then re-stated the requirements to be eligible to vote a person must have been a member in good standing for a minimum of 30 days prior to the vote. Additionally, vote only for three candidates.

Bill then thanked Jim Faiks for filling the vacancy position previously held by Jim Sterling. He went on to say, Jim then was re-elected for another term on the BLCC Board. While Jim is eligible to run again, he has chosen to continue his leadership as the Petitioner for the Big Lake 2nd Class City Petition efforts. He commended Jim for his professionalism over the years while serving on the Board. Also recognized was Margaret Billinger for her 12 years of service and support on the Board and a long-standing member of the Big Lake Community Council.

Following the voting for the new board member' election, Board Member Yvonne Ruth, served as the facilitator for the election results, noting the new board members elected are as follows: Cathy Mayfield, Darren Zimmer, and Carol Kane.

6. Persons to be heard: 3 min max.

- a. President Kramer indicated he had written a letter on behalf of the Big Lake Community Council in opposition for a Conditional Use Permit for a public use shooting range proposed within the Big Lake area of Susitna Parkway and Puritan.

Neil Long - AK Scholastic Clay Program and Jesse Stubblefield - Vice President presented contact information and overview for the proposed shooting range:

1. Phone # 355-0962, any time before midnight
2. Has been a valley businessman for 28 years.
3. Summarized opposition to Kramer's statements regarding the following:
 - a. No houses within ½ mile.
 - b. There is a noise abatement plan, terrain clay shooters do not make noise, noise is driven down into the gullies.
 - c. The hours will be after school until dinner time, nothing on Sunday or Friday only Monday – Thursday.
 - d. Houston has 6 teams.
 - e. A clean-up person will be hired as needed.

Jesse Stubblefield

- a. Phone contact 341- 9302.
- b. Youth have a need to experience other activities.
- c. The Borough recommended the property for the shooting range.
- d. There were 3 shooters last year, while this year there 15.
- e. The shooting range will give kids a place to have a positive future.
- f. Most kids cannot afford to pay, thus sponsors from the valley are providing support
- g. Going before the assembly for 1/20 public hearing. Can be voted upon by the

b. Sammie Taylor announced Molly Boyer would speak with the Borough about taking over the re-cycling efforts. Through the BLCC Council grant projects they will be asking for support of their recycling efforts. Sammie encouraged visiting the recycling web site: valleyrecycling.org/

She thanked Yvonne Lindbloom for her support. Sammie's closing comments were that she would be back to speak with the newly elected BLCC Council Board Members.

c. Jim Faiks provided an update on the Big Lake 2nd Class City Petition. Jim stated this originated from the Big Lake 09 Comprehensive Plan. Three years ago, support from the Big Lake Community Council was given to proceed with the petition process. In December, 2014 the Local Boundary Commission submitted a preliminary report indicating the Petition as presented was well done and supportive of the work completed to date.

Comments included:

- Reasonable need for city government,
- Borough cannot provide services,
- Community instilled by professional residence for local government.

Jim additionally stated the petition notebooks are available at the Big Lake Library, Houston City Hall, Willow Library, Wasilla Library and online. Any additional responses to the LBC staff need to be in by 1/16; expected would be a final report followed by public hearing on 4/1/15. The LBC Commissioners will make the final decision if the Petition as presented will be accepted or not. If accepted there would be a vote late summer or early fall.

d. Dan Mayfield said he would assist by with working with Borough staff to assist with necessary boundary details for the Big Lake 2nd Class City to move forward in a positive manner.

e. Bob Fischer expressed concern about the "round about" plans and issues related to visibility, traffic patterns access, etc. Bob indicated he would meet with the Borough Staff prior to a public hearing on January 26, 2015. He expressed his appreciation to the BLCC for the participation in the project issues.

f. Gary Swearer commented it would be better to have a right hand turn rather than the round about.

g. Carol Kane stated concerns about the noise on Big Lake created by high-powered snow machine racing in the area by the Islander. After contacting the Borough Ordinance office, it was pointed out there is no ordinance for noise control with the exception of 11 P.M. – 8:00 A.M. Additionally Bill Haller indicated there was no ordinance because Big Lake was governed by the state and not the Borough. Requested was a follow-up to see what might be done.

Carol also commented she was contacted by Mike Symanski to see if the Big Lake Community Council could follow-up regarding federal funding, which might be available through MTA to provide faster internet access in the Big Lake area. Mike said he would follow-up with a Big Lake property owner who has more information about this potential funding source.

h. Bill Haller announced there would be a Big Lake Lions fundraiser Friday 1/31/15. There are limited tickets available. The event will include a cash bar, prime rib dinner @\$60/ticket, entertainment by *Scared Scripless* Improv from the Snow Goose followed after dinner would be fireworks provided by Robert Hall – Gorilla Fireworks.

i. Cindy Bettine stated she is opposed to the 907 Club Bar request to operate an alcohol beverage facility in Big Lake. She said she would discuss her concerns in more detail when this appears on the agenda. The current comp plan has excellent guidelines for future development and growth of the Big Lake community. Additionally she requested the BLCC make a motion to take a stand against the Club 907 Club Bar request.

j. An individual stated he was opposed to the current proposal for the shooting range. He also noted near the proposed area of the shooting range is a soon to be developed home site development. Other issues include the Borough is not getting compensation as proposed by the request, nor a non-profit getting taxes should this be approved. He went on to state because the noise factors are an issue; group opposition letters need to be sent to the assembly prior to the hearing on January 20, 2015.

President Bill Kramer stated he had sent a letter to the Mat Su Borough Planning and Use Department on behalf of the BLCC in opposition to the Club 907 Bar application until further information could be presented.

Audience comments regarding 907 Club Bar application included the following:

1) Mike Butcher stated the application is incomplete. Additionally there is no information regarding a bandstand, impact on the surrounding neighborhood; more specifically how Rocky Lake is going to be impacted. If the conditional use permit were to be approved the impact on property values would be significant.

2) Tim McGhan said he has been a resident of Rocky Lake for 35 years. He extended his appreciation to the Anchorage group that drove up to share their concerns regarding the bar application. The Rocky Lake properties are located right behind the Club 907 Bar being proposed. He noted the applicant skirted the system and it wasn't until the crane appeared there had been no permits filed, nor any information the venue would include outside concerts. If that would happen, the result would be a huge echo effect impacting the surrounding area. Additionally the increased high traffic in the area would highly impact the safety.

3) Ina Mueller stated she was President Big lake Chamber two years ago when she had oversight for the Big Lake Triathlon. She has requested from the property owner, assistance for triathletes safety issues in the area but did not get any assistance.

4) Karen Loeffler from Anchorage stated she has been a Rocky Lake property owner for over 30 years. The Rocky Lake neighborhood has provided over the years great support for families of all ages to enjoy the character of the lake. She is strongly opposed to having adjacent to the Rocky Lake area a bar open until 5 a.m. She urged passing a resolution in opposition as a public safety issue.

5) Clark Rush from Anchorage said he too was a property owner on Rocky Lake. He valued the character, nature of the property and the no motorized watercraft allowed on the lake. Overtime, other family members have purchased property on Rocky Lake due to the shared values regarding quality of life on Rocky Lake. He additionally stated there would be more to related to health, safety and crime. A proposal to have a plywood sound barrier would have no impact on sound issues. Concluding his remarks, he shared some family have ashes spread over the area thus certainly not appropriate for a bar.

6) Jim Harman from Anchorage indicated his family has been in the Rocky Lake area for many years. His objection is related to alcohol issues impacting the family quality of life. He encouraged the council to oppose this application.

7). Robin Jefferies, a Big Lake resident stated there is an application error on the posting. As of today's date the application has still not been posted. Additionally noted was the actual address location is inconsistent and there is conflicting information provided. Other issues are - DOT has not signed off on the driveway, the environment that will be created by the water system, and construction issues.

8) Audrey Renschen noted she has lived on Rocky Lake for 3 years. The residents are wonderful people, and she cherished the visions expressed in the board candidates' comments. Audrey stated there have been ten separate emails in opposition to the building construction requirements. She concluded saying don't let past practice influence future applications; look at the applicant's conduct.

9) John Rush a resident of Big Lake said there is a high need for improved roads and walkways in Big Lake which is a recreational community. Bars located in close proximity to a neighborhood are dangerous. John indicated he had spoken with Randy James with an engineering firm who said there have been ten fatalities on the Big Lake Road due to alcohol. He urged the BLCC adopt resolution in opposition of the application for the safety of our community. Closing his comments, he stated he would try to hire a company to inquire about all related safety issues.

7. Reports: 3 minutes max.

8. Borough Assembly Report - Dan Mayfield

- Dan expressed his congratulations to new elected board members.
- Additionally he expressed he is against the Clay Target shooting range being located in an emerging neighborhood. There should be an expectation to put out a public notice within ½ mile of property being for sale. He continued, noting shotgun sounds will travel up to 5 miles.

- There is only one person who has commented supporting the proposed shooting range plan. On January 20, 2015, there will be a hearing to discuss the proposal. It is expected many public comments will be voiced. He urged individuals to show up or write letters concerning the proposal because it is important for elected officials hear those comments.
- Currently there is sponsoring legislation regarding a library meeting fee. The issue is to delete meeting fees during regular library hours but if after hours there could be a usage fee.
- There would be a meeting next week to discuss a pending issue to close the Big Lake transfer station. Dan said he is opposing closing the Big Lake transfer station.
- Nominations for District 6 begin next week for the purpose of replacing Jim Colver. He encouraged interested individuals who are interested in the public process to become involved because, that what government is all about.
- Concluding his comments, Dan said, "If Big Lake becomes a city this place is going to roar!"

9. Road Service Area Report None

10. Fire Service Area Report Bill Gamble None

11. Treasurer's Report, Chairperson, Yvonne Ruth

Checking \$1307.77 + Savings \$280.49 = \$1588.26

2013 Grant remaining balance = \$5002.64.

The Treasurer's Report will be posted on the Big Lake Community Council web site.

The Financial statement is available on the sign in table

Community Revenue Sharing - \$20,000 coming this year.

12. Membership Report, Chairperson Yvonne Ruth

The Membership Report will be posted online.

Currently there are 43 members.

13. Chamber Commerce Report – Ina Mueller

Ina reported the last month's Christmas Tree light event was a huge success. Additionally, there will be new Chamber Board Members. For the January Chamber meeting, the speaker will be Kevin Kastner, Iron Dog Race Director. The annual Chamber Winter Fest will be changed to early spring and will be combined with Big Lake Ice Fishing derby 3/21/15.

14. Parks and Trails, Chairperson, Jim Faiks none

15. School Report, Chairperson, Jim Hutton

In the absence of Jim Hutton, Carol Kane reported there would an anticipated enrollment next year of 500 students. Due to the higher than expected enrollment this year, an Assistant Principal has been added to the staff effective January 2015. There are lots of positive things are happening at Big Lake Elementary School. Individuals were encouraged to get involved in the school.

16. Transportation Report - Chairperson none

President Kramer said there was appropriated a \$250,000 Grant last year to study the corridor impacting how to change the speed limit from Beaver Lake Road down to the Campground, including the round about. Additionally, he said no crosswalk is allowed in a 45mph speed zone. If the speed was reduced then a cross-walk could be provided which would allow safe access for the elementary students to come down bike path, then cross over to the Rec center.

17. Incorporation, Chairperson, Carol G Kane

Carol indicated the BLCC has passed a resolution in support of Big Lake becoming a 2nd Class City. As noted previously by Jim Faiks, Petitioner, the process as required by the Local Boundary Commission has been carefully followed. A reminder all materials related to Big Lake becoming a 2nd Class City are contained in notebooks located at the Big Lake Library, Houston City Hall, Willow Library, Wasilla Library as well as notices are posted at the Big Lake IGA, Big Lake Post Office and the libraries as noted. If individuals have any questions, asked to contact Jim Faiks.

18. Community Grants, Chairperson, Yvonne Ruth

There will be a meeting at the Big Lake Library on Tuesday January 27, 2015 at 6:30 P.M. to provide an update on past revenue sharing grant cycles. Funding includes \$10,000 and an additional \$20,000 for the new grant cycle.

19. Correspondence

President Kramer indicated the MSB Recreational Trail Nomination process is ongoing to add or delete MSB trails. Currently the established trails will remain "as is", with an expectation more trails could be completed. He concluded, the Borough tries to keep current by nominating trails to record in borough book or delete. The deadline for submitting trail proposal is February 15, 2015.

20. Land Use/Platting

• Hughes Homestead Subdivision Notice

President Kramer said BLCC had received information regarding the Hughes Homestead being subdivided. Because the time lines had lapsed to respond, there would be no action to be taken regarding variance issues.

• Club 907 MSB Conditional Use Permit Application.

President Kramer briefly summarized information to date regarding this matter.

• Cindy Bettine stated paper work should be sent to Mark White and include regulation of alcoholic code language Chapter 17.70.100 and 17.70.110. A Public Hearing is to be held on January 22, 2015 on related issues regarding noise and bike path issues.

• As a result of the public comments and information presented, a motion by Carol Kane and seconded by Yvonne Ruth passed by unanimous consent to write a letter of objection to the Club 907 MSB Conditional Use Permit Application because the application was incomplete for the conditional use permit.

• Dan Mayfield encouraged individuals to show up for the February 2, 2015 meeting at the Assembly Chambers.

21. New Business None

22. Unfinished Business/Action Items

President Kramer said the BLCC Website/Facebook is still being updated and he is hopeful this will soon be completed to maximize communication for the Big Lake Community Council and our membership and community.

23. Announcements None

24. Board Member Comments

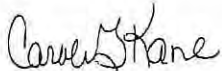
Floyd Shilanski thanked the candidates who agreed to be nominated and to serve on the Big Lake Community Council.

Carol Kane thanked the audience for the participation in tonight's meeting and encouraged continued participation. Additionally thanks for all the on-going work being done to continue the work for Big Lake to become a 2nd Class City.

Bill Kramer said he would out of town for the next meeting.

25. The meeting was adjourned at 9:20 P.M.

Respectfully submitted,



Carol G Kane, Secretary

Adopted 2/10/15

Big Lake Community Council Purpose:

To provide a direct and continuing means of citizen participation in government and local affairs; to provide a method by which they can work together for expression and discussion of their opinions, needs and desires in a manner that will have an impact on our community's development and service; to provide to governmental agencies a method for receiving opinions, needs, desires and recommendations of residents and groups, and to give local governing bodies an improved basis for decision-making and assignment of priorities for all capital improvements and governmental programs affecting community development and individual well-being.

Butte Community Council
PO Box 3713
Palmer AK 99645

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MAR 17 2015
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Council minutes Feb. 09, 2011

Quorum present of Darryl Dreher, Dick Coutts, Patti Barber, Jeanine Erickson, Dane Crowley, Carl Baker

Meeting called to order approx. 7pm

Road Service Area Report- Mike Shields reported we have been having mixed weather. Marty is doing fine after his surgery. Mike Garner retired; the new Super for the borough is Doug Lang. Our new mayor is asking for Borough wide resignations of all board members for new appointments. Patti reported Dicks light is out again.

Secretaries Report- No Jan meeting Dec. 08 2010 minutes were read Motion to accept by Mike Shields 2nd by Patti Barber Voted on and passed.

Treasure Report- Jeanine read the treasure report Motion to accept by Mike Shields a 2nd by Dane Crowley Voted on Passed unanimously.

Correspondence- From December Knapp Estates comment period has passed.

Trails Committee Report- Dick gave us an update; he is still working on the Resolution to improve access to motorized multi use for non-licensed vehicles. He is trying to come up with some type of legislation that allows for non- licensed vehicles to connect with the Jim Creek area using existing suitable trails that would not interfere with non motorized trail.

Patti updated the council that Dave Griffin is no longer manager for the KRPUA. He was hired on with the State Parks. Todd Clark is working to fill the position, possible part time opening for enforcement officer for the KRPUA. Dick would like to appoint some one from the council to oversee the DNR and what changes are being made with the KRPUA. Dane suggests we request the DNR to provide the BCC with an update quarterly

Dick would like to post on the wall a map of the KRPUA, a copy of the document for KRPUA and include with that a list of all the non-motorized areas and their acreage. Bathrooms at the Pavilion parking lot are a top priority on the boroughs list.

Discussed the non-profit tax status Motion to pursue our non-profit tax status was given by Mike a 2nd was made by Dane Crowley. A brief discussion was held Motion was voted on and passed.

Motion to pursue petition to local state and federal governments concerning river erosion and dike repairs was given by Dane Crowley and 2nd by Mike Shields Voted on and passed unanimously after discussion was held.

(1)

Council minutes Feb. 09, 2011 Continued;

Discussed the clean-up/ contact Beth Pruitt and Jen about dumpsters.

Dane Crowley moved to adjourned approximately 7:50pm 2nd on that was given by Mike Shields voted on Meeting Adjourned 7:50p.m.

(2)

**Butte Community Council
PO Box 3713
Palmer AK 99645**

**RECEIVED
MAR 17 2015
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Council minutes Jan. 11th, 2012

Quorum present of Jeanine Erickson, Patti Barber, Carl Baker, Dane Crowley

Meeting called to order approx. 7 pm

Secretaries Report- Nov. 9th, 2011 minutes were read, No meeting Dec. 2012 Christmas fundraiser was held in lieu of meeting. Motion to accept Oct. minutes as read was given by Mike Shields, 2nd made by Kenny Barber motion was voted on and passed.

RSA Report- Mike reported there were no complaints; Carl stated that Sonny owes him a shovel.

Treasures Report- Jeanine read the treasures report Mike Shields made a motion to accept the treasures report as written. Kenny Barber made a second. Motion was voted on and passed.

A brief discussion was held on the revenue sharing program.

Warren Keough attended the meeting bringing information concerning Air Quality Monitoring Station on Harrison Court. He discussed the ongoing issue of the Jim Creek parcel on Sullivan Road. James King started plans and left, Marion Romano was filling in. Lynne Woods received a \$40,000 + grant for toilets. He reported the intention for the Master RFP was to get community input. Input from the KRPUA plan and the Butte Asset Management Plan. Plan to be completed by May 30, 2012 and the toilets installed by June 30th. He went over the Ordinance Serial No. 11-157(SUB) Mayor Devilbiss's amendment to MSB 2.76.030 regarding the definition of community councils. He reported the Butte area is a high priority with the assembly. Road Bond on the ballot passed.

Dane requested that we add to the Agenda to Draft a Resolution on Jim Creek development. We put the word out for the community to participate and become involved with the community council.

Kenny nominated Dana Shuter to the open board seat. Dana was present and did accept the nomination, with unanimous 15 yes votes.

Mike Shields made a motion to adjourn Jeanine gave a second to that motion Meeting adjourned 7:48pm

**Butte Community Council
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Palmer AK 99645**

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Council minutes Feb. 8th, 2012

Quorum present of Darryl Dreher, Jeanine Erickson, Patti Barber, Carl Baker, Dane Crowelly

Meeting called to order approx. 7 pm

Treasure Report- Jeanine Erickson gave the treasure report. Mike Shields made a motion to accept the treasure report as given and Kenny made a second, motion was voted on and passed. Jeanine Erickson made a motion to reimburse Kenny for the breaker Patti Barber 2nd the motion. Motion was voted on and passed.

Secretaries Report- Jan. 11th 2012 minutes were read. Motion to accept Jan. 11th minutes as read was given by Mike Shields and a 2nd made by Kenny Barber. Motion was voted on and passed.

Road Service Area Report- Mike reported it is a mess out there. The sand trucks are up and running. They have been working on the rewriting of Platting standards for the borough, the way it is currently written Public Works is cut out of due process with the platting board.

George Raucher from Sutton attended our meeting, he requested a letter of support to the borough from the BCC concerning Ordinance Serial No. 11-157(SUB) Mayor Devilbiss's amendment to MSB 2.76.030. Mike Shields moved we write the letter in support of Mayor Devilbiss and Kenny Barber made a 2nd. Motion was voted on and passed unanimously.

Mr Lackey has requested to move the circle track from Wasilla to the end of his track in the Butte.

We discussed HB 69 Gravel extraction from the Mat-Su river trenching from the bridge to the Plant Material Center. We discussed how the Butte area has been regarded in a negative light and how to promote a better image. ~~Warren~~ MAYOR D. Suggested we contact Bonnie Quill of MSCVB for a more positive promotion.

BCC is joining with the Butte School to hold a fund raiser spaghetti feed/desert auction to benefit the families whose home was destroyed by fire. Debbie Wells said food service would supply meal, BCC will help with paper plates forks napkins and drinks along with a couple volunteers.

Motion to adjourn was made by Mike Shields and a 2nd by Jeanine Erickson Meeting adjourned approx. 9pm

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Council minutes April 11th, 2012

Quorum present of Darryl Dreher, Jeanine Erickson, Patti Barber, Carl Baker, Dane Crowley, Danny Schuetter

Meeting called to order approx. 7 pm

Secretary Report- Feb. 8th, 2012 BCC meeting minutes were read Motion to accept the minutes as read was given by Mike and 2nd by Kenny Barber. Motion was voted on and passed.

Treasure Report- Jeanine Erickson gave the treasure report. Mike Shields made a motion to accept the treasure report as given and Kenny made a second, motion was voted on and passed.

Correspondence- MEA Ballot
Community Revenue Sharing 2009, 2010, 2011, 2012
BCC Borough property assessment

RSA Report- Mike Shields reported it is the start of breakup, few pothole problems with soft spots where sub grade is failing. Mike requests in order to stay ahead of problems before they develop that complaints are directed to the public works hotline number at 745-9826. Warren Keogh has had a preemptive complaint on calcium chloride being stopped for dust control. Mayor DeVilbiss reported he was told at a core area meeting the money for calcium chloride should be diverted to paving roads. He also reported there is a specific calcium chloride ratio to water mix or it does not work for dust control.

Mayor DeVilbiss thanked the Council for its support of his amendment to MSB 2.76.030 regarding the definition of community councils to include property owners.

Warren Keogh had a short list of items to share. Personal use fire cutting area has not yet been flagged. He believes it is the 20 acres past the race track on the right. He informed the council the KRPUA lawsuit has been settled. Court ruled the adoption of the plan with the exception of the critical habitat areas. The court ordered the DNR to revisit the definition of critical habitat and to identify those areas. He mentioned the State capitol budget includes \$30,000.00 for Butte Elementary improvements. Warren brought a copy of the revised flood plain map. He also informed the council of additional revenue sharing grants that are available to the Community Councils. He told us that the toilets for the Pavilion

(1)

April 11th 2012 minutes cont'd.

parking lot would be purchased by June 1st and installed by June 30th. He informed us the next TAB meeting would be held April 18th at 10:00am

Patti Barber received a letter from the borough regarding the cleanup scheduled for May 19th.

Motion to adjourn given by Jeanine Erickson 2nd was given by Mike Shields
Meeting adjourned approximately 8:15 pm

(2)

Butte Community Council
PO Box 3713
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Council minutes May 9, 2012

Quorum present of Darryl Dreher, Jeanine Erickson, Patti Barber, Danany Schuetter

Meeting called to order approx. 7 pm

Road Service Area Report- None

Treasures Report- Jeanine read the treasure report Jason made a motion to accept the Treasure Report Ande gave the 2nd. Motion Passed

Secretaries Report- Jeanine read April 2012 minutes, Motion to accept the minutes as read was given by Jason Debbie made the 2nd Motion voted on and passed unanimously.

Charlie Von Gunten requested a letter of support to the borough from the BCC for the CIP. They are requesting funds to convert the old furnace room to additional office space providing entrance from outside. Est. cost \$120,000.00, station would pay 10,000.00 of that. They also would like a replacement tanker est. cost \$400,000.00, \$300,000.00 from the state, \$100,000.00 would come from BFSA.

Ande made a motion to write the letter of support to the MSB Beth Truitt made the 2nd to the motion. Brief discussion was held motion voted on and passed unanimously.

Michelle Olsen deputy flood plain administrator from the borough came. Brought out and explained new flood zone mapping. Discussed LIDAR project and informed the council Army Core of Engineering would be in the area in September doing an extensive study of Bodenbug Creek and should have updated flood mapping. Juneau called FEMA and is refusing to vote on any of their projects until they revisit the flood plain mapping for this area. #3 on the LIDAR list.

Michelle informed the council Beth Truitt has applied for transfer of liquor license and that she is against said transfer and is circulating a petition.

Motion to adjourn approx. 8:30pm

Butte Community Council
P.O. Box 3713
Palmer AK 99645

RECEIVED
MAR 17 2015
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Council minutes May 8, 2013

Quorum present of Darryl Dreher, Jeanine Erickson, Patti Barber, Dane Crowley, Danny Schuetter

Meeting called to order approximately 7pm

Borough Maps Presentation w/ Casey Cook and Michelle Olsen
Liz Motioned for BCC to write a resolution to the Borough in support of River dredging a 2nd by Dane Crowley. Discussion was held Motion was voted on and passed unanimously Dane volunteered to draft the Resolution. Liz made a motion requesting the BCC to ask borough staff to explore a service area for homeowners in peril. Dane made a 2nd to that motion. The motion was voted on, passed unanimously.

RSA Report Mike gave the road service area report.

Secretaries Report Jeanine read the April 10th, 2013 meeting minutes. Mike Shields motioned to accept the minutes as read Kenny Barber made the second Motion was voted on and passed.

Treasures Report Treasures report was read Kenny motioned to accept treasures report Mike Shields made a 2nd Motion was voted on and passed.

Motion to adjourn given by Ande and a 2nd by Mike
Meeting adjourned approx. 9pm

Butte Community Council
P.O. Box 3713
Palmer AK 99645

RECEIVED
MAR 17 2015
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Council minutes July 10th, 2013

Quorum present of Darryl Dreher, Jeanine Erickson, Patti Barber, Danny Schuetter, Carl Baker

Meeting called to order approximately 7pm

RSA Report Mike gave the road service area report. He gave us an update on the 2 big projects in the Butte area. Sullivan bridge update and informed us they were still working on replacement of the rip rap along the highway.

Secretaries Report Jeanine read the May 8 th, 2013 meeting minutes. Mike Shields motioned to accept the minutes as read Kenny Barber made the second Motion was voted on and passed.

Treasures Report Treasures report was read Kenny motioned to accept treasures report Mike Shields made a 2nd Motion was voted on and passed. Motion was made by Jeanine requesting permission from the council to send off additional funds to update 501c3 status. The motion was 2nd by Patti Barber motion was voted on and passed.

Michelle Olsen from the borough explained to the council the borough does not have authority or jurisdiction to use the funds acquired outside of the service area. Circle view is the only eligible service area at this time in the Butte and the borough is considering annexing 15 properties along the straight stretch, through the effected erosion area. Michelle also mentioned another option for the Borough would be to channel the funds back through the state because they have authority to do the work in non-service areas the borough cannot. They are waiting for the fiscal year to turn over for the budget.

Motion to adjourn given by Mike Shields and a 2nd by Kenny Barber

Meeting adjourned approx. 7:45 pm

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Palmer AK 99645

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CLERKS OFFICE

Council minutes April 9th 2014

Quorum present of Darryl Dreher, Jeanine Erickson, Dane Crowley, Debbie Schuetter, Danny Schuetter, Carl Baker and Brendan Knox

Meeting called to order approximately 7pm

RSA Report Mike was absent

Secretaries Report Jeanine read the Mar. 12th 2014 minutes Patti made a motion to accept the minutes and Kenny Barber gave the 2nd Motion voted on and passed.

Treasures Report Treasures report was read Ande motioned to accept treasures report Kenny Barber made a 2nd Motion was voted on and passed.

Paul Houser the President of S. Knik River Community Council was present, they would like to see a Park and Ride at the end of the Old Glenn Hwy. He was asking for our support in obtaining this. Kenny made a motion the BCC support The SKRCC in the pursuit of the Park and Ride Patti 2nd the motion. Discussion was held, We would like to see a rest area along with the Park and Ride Motion was voted on and passed unanimously.

Jim Sykes was present, He brought along information concerning the 1st budget meeting he explained about cutbacks from the State and Federal governments. He encouraged the community to participate by way of call in for budget discussion or to make online comments on May 5th. Jim informed the council the B.F.D. has been capped and are in response only mode. Volunteers are needed to help fill sand bags for properties along the river in peril from spring flooding. Sand bags and sand are available behind the fire dept. Jim mentioned the SKR is finalizing their Comp. plan. Jim briefly informed us of the plans for the end of the Knik River Rd. paving and scenic overlook. Dane requested Jim research and clarifies why when the voters defeated the new Animal Control building it was built any ways and where the funding for such came from. Dane also requested that Jim research what it would take to promote the creation of a Port Authority to take some of the weight off the borough.

Correspondence Dan Sullivan would like to attend our May Meeting for a meet and greet with the council. He is planning on bringing refreshments. My House is

looking for donations and we got news of the Mayors Ball.

Trails Committee Report Kenny reported the shooting range will be closed from April 15th – July 15th for construction.

We discussed the clean up and potential donations. Clean up will be May 10th and May 17th Tanya will be holding her 2nd annual clean up carnival for the kids. May 17th. Motion to adjourn by Kenny and a 2nd by Jeanine
Meeting Adjourned Approximately 8:05 p.m.

Butte Community Council
P.O. Box 3713
Palmer AK 99645

RECEIVED
MAR 13 2015
CLERKS OFFICE

Council minutes May 14th 2014

Quorum present of Darryl Dreher, Jeanine Erickson, Debbie Schuetter, Danny Schuetter, Carl Baker and Brendan Knox. Dane Crowley was excused.

Meeting called to order approximately 7pm

RSA Report Mike updated us on the repaving of Caudill

Secretaries Report Jeanine read the April 9th 2014 minutes Patti made a motion to accept the minutes and Mike Shields gave the 2nd Motion voted on and passed.

Treasures Report Debbie Schuetter gave the treasure report. Kenny Barber motioned to accept treasures report, Mike Shields made a 2nd Motion was voted on and passed.

Mike Kutz brought information about changing political views. Informed the Community about his website countermandus.com and was looking for support.

Jim Sykes was present and updated the community on the assembly report. Gretchen Wehmhoff and Ron Arvin introduced themselves as candidates took questions and discussed their views. Gretchen gave us her web address Gretchenforhouse.com. Dan Sullivan running for US Senate also was present. He also introduced himself and discussed his views. Sullivan.com is his web address

Trails Committee Report Kenny reported the Borough has received the money for the Jim Creek parcel. Hugh Lesley inherited the Jim Creek project in 2012 working under Community Development Director Eric Phillips. We discussed the grant and what the community wanted to spend it on.

Motion to Adjourn Approximately 9pm



Butte Community Council Minutes
June 11, 2014

Darryl Dreher, Jeanine Erickson, Dane Crowley were not able to attend the meeting. Brendon Knox conducted the meeting with Deb Schuetter, Danny Schuetter, and Carl Baker in attendance.

Treasurers report: \$529 in regular checking \$20,211 in the building fund. Mike Shields motioned to accept the treasurer's report, Kenny Barber 2nd. Deb also mentioned that she will be sending out thank you cards to the donators for the recent Butte Community Carnival which was held in May.

Road Report: Mike Shields reported that contractors are out plowing the roads and are behind schedule. Major road upgrades could begin soon with ditches and driveway culverts to be installed. If roads aren't able to be worked on this year because of weather they will be completed in the 2015 season. Michelle Olson mentioned that everyone needs to have a valid driveway permit recorded so that the safety responders will be able to find residences in case of an emergency.

Building Surveillance: Recently the Butte Community Hall was damaged by someone pulling the back stairway off the building. This is not the only instance of destruction to the property. In the past the original building was burned, an electric circuit breaker was stolen, the pavilion has been damaged and people are spinning brodies in the parking lot causing deep ruts making it hard to walk to the building. Mike made a motion to purchase a surveillance camera and have it professionally installed and to use funds from the building account. Kenny 2nd. A discussion followed with Carl Baker stating that we need to have this installed ASAP.

Flood District report: Michelle Olson from the MSB brought the current mapping that the Army Corps of Engineers has recently finished. Most of the Butte residents have been removed from the 1971 flood mapping. Those properties along the river banks will remain in the flood zone and will possibly be purchased. If this happens the properties will not become a park or used for any residences.

Nick Begich from the Boy Scouts gave his report on repainting the outside of the building and needed repairs. He asked what colors we would like to see outside. Rodda Paint in Wasilla is donating the paint. He is willing to repair the back stairway and add another stairway to the front deck to make it easier in the winter to access the building.

Candidates in the audience included Pat Chesbro, Gretchen Wehmhoff and DeLana Johnson.

Pat Chesbro spoke first. She is a former teacher/principal seeking the new Senate Seat F. She will be out knocking on doors around the district. She will bring her contact information to the next BCC meeting.

Gretchen Wehmhoff is seeking the Representative seat that Bill Stoltze is vacating. She is also a former teacher and is concerned about the future of Alaska and education.

DeLana Johnson is also seeking the Senate Seat F. She is currently the Mayor of Palmer. She wanted to announce that the Butte Fire Department is appreciated for their recent help with fires around the area. DeLana is concerned that our youth have to go to other States to find employment.

A question asked of the candidates was "What will you do to change the Generally Allowed Uses law on State lands?" They all needed more information on this issue before giving their answer. No other questions were asked.

Aluminum Can Drive: The Butte CC collects the aluminum from the transfer site that residents donate. The money is used for the buildings utilities and programs during the year. Kenny & Patti have been collecting the cans and delivering them to the recyclers, they would like more help from the Butte residents in the collection and delivery. Brendon volunteered to help with this project. Michelle Olson suggested using Tri-Metals as another recycler.

Brendon read the message from Jim Sykes on the road improvements around the Butte. (See attached message) Brendon also spoke on the Maud Road Shooting Range updates. Phase 1 is almost complete. DNR is looking for an opening date and dedication on July 15th. Phase 2 funding has been allocated by the legislature. Construction and completion of Phase 2 will begin in the spring of 2015. The State Troopers and DNR will be monitoring the range more often to stop the destruction and trash issues as has happened in the past. The Maud Road Shooting Range Committee under the Alaska Outdoor Council was formed to help DNR keep the site a clean destination for all users.

A motion was made by Mike Shields to adjourn, 2nd by Kenny

A handwritten signature in blue ink that reads "Danny Decher". The signature is written in a cursive, flowing style.

Butte Community Council
P.O. Box 3713
Palmer AK 99645

RECEIVED
MAR 13 2015
CLERKS OFFICE

Council minutes July 9th 2014

Quorum present of Darryl Dreher, Jeanine Erickson, Debbie Schuetter, Brendan Knox and Dane Crowley

Meeting called to order approximately 7pm

RSA Report New contract year up for rebid 2015 trying to stay ahead of grading. They'll be brushing 100% of the roads rather than 50%, biggest problem is the intersections. Mike updated us on the repaving of Caudill, no bike paths of any type, 4 ft shoulders are in the plans.

Secretaries Report Jeanine read the May and June 2014 minutes Patti made a Motion to accept the minutes and Mike Shields gave the 2nd Motion voted on and passed.

Treasures Report Deb reported \$510.88 in the checking account and \$20,211.85 In the Building fund account. Deb put MEA on auto pay. Mike Motioned to accept the treasures report and Patti made the 2nd; the Motion was voted on and passed.

Trails Committee Report The Rippy trail upgrades are complete except for the bridge. Rippy trail is designed to be a multi-use trail.

Jim Sykes attended the meeting bring Borough news. He reported they would be holding a stakeholder meeting for the Jim Creek Parcel at 6:30. Mat-su River is with in ½ of ft of flood stage. There is a breach at Rival Park where the dyke washed away. Contact Pat Hudtleson needing help with filling more sandbags. He updated us on the W. Butte trailhead parking improvements and that the gate installation is complete. Jim reported the next borough meeting wouldn't be held until Aug.5th.

Candidates Gretchen Wehmhoff and Delana Johnson were present. We discussed recent vandalism and the cost and installation of cameras.

Motion to adjourn approximately 8:15pm by Jeanine and a second by Mike

President.
X *Darryl Dreher*

Butte Community Council
P.O. Box 3713
Palmer AK

RECEIVED
MAR 13 2015
CLERKS OFFICE

Council minutes Aug 13th, 2014

Quorum present of Darryl Dreher, Jeanine Erickson, Debbie Schuetter, Brendan Knox and Danny Schuetter

Meeting called to order approximately 7pm

RSA Report New contract year up for rebid 2015 trying to stay ahead of grading. They'll be brushing 100% of the roads rather than 50%, biggest problem is the intersections. Mike updated us on the repaving of Caudill, no bike paths of any type, 4 ft shoulders are in the plans.

Secretaries Report Jeanine read July 2014 minutes Ande made a Motion to accept the minutes and Michelle gave the 2nd Motion voted on and passed.

Treasures Report Deb reported \$499.35 in the checking account and \$20,211.88 in the Building fund account. We received a \$100.00 donation for use of the building and \$60.00 from cans Ande Motioned to accept the treasures report and Michelle made the 2nd; the Motion was voted on and passed.

Trails Committee Report Sept 3rd they will be clearing trees at the Pavilion Parking lot.

Eagle Scout Nicholas Benjamin Beckage from Troop 367 was present and had his project approved and signed.

Candidate Gretchen Wehmhoff stated she enjoys our meetings and wanted to encourage us to go to the Polls Tuesday and take a friend.

We discussed our grant and verified with the Borough that it does cover cost and installation of security cameras.

Michelle Olsen reported to us that the FEMA Reps have been in town, trying to get the maps approved before 2016. They are working on winter jam up mitigation and mitigation projects for the buyouts along the Mat-Su River.

(1)

BCC Aug 13th 2014 minutes cont'd.

Eugene Haberman Valley resident since Sept 30th 1977 was present and has been monitoring the public process in different open meetings across the Mat-Su Borough and The Municipality of Anchorage. He provided the council with an update of the irregularities he has been encountering.

Motion to adjourn approximately 7:45 pm was made by Jeanine and a second by Ande.

A handwritten signature in blue ink that reads "Daniel Duke". The signature is written in a cursive, flowing style.

(2)

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MAR 13 2015
CLERKS OFFICE

Butte Community Council Minutes
September 10, 2014

Board members in attendance: Brendon Knox, Carl Baker, Danny & Debora Schuetter, Darryl Dreher, Jeanine Erickson and Dane Crowley were not able to attend. Brendon opened and conducted the meeting at 7:00pm.

Treasury report: \$681 in checking, \$20,214 in the building fund. There was a notice displayed at three businesses in the Butte area about the purchase of security cameras to be purchased through the building fund to address the vandalism to the building and surrounding acreage. Kenny Barber motioned to accept the treasurer's report, Mike Shields 2nd.

Road report: A 3rd road maintenance supervisor has been added to this area. Grading of the Butte area roads will happen before freeze up. The major road projects have been put on hold until 2015. Money has already been allocated for these projects.

Jim Sykes spoke on the Sullivan/Caudill Road projects, road closures during this timeframe will happen to address the construction plan. Caudill Road easements and utility easements have been resolved.

The Matanuska River buyout plan for people living along the river bank is being considered. Currently there is no interest in dredging the river to address the problem. If landowners use the buyout money their property will not be available for any homes or other use. The buyout is voluntary.

The Circle View dyke is being repaired. Patty Huntsman is petitioning the MSB to subdivide her property in the Circle View Estates.

The Butte Trailhead issues have been addressed with landowners willing to open and close the gate every day. The road has been hardened with reclaimed black top to address the dust problem.

The Jim Creek Trailhead will be enlarged and tree removal/firewood cutting will be conducted soon. The Rippy Trail is completed and people are using it.

Maud Road was a state owned road but before it was awarded to the borough it was hardened with substandard pavement and never had a good enough base to begin with.

Debora announced that the security cameras will be installed within the next couple of weeks.

The Council has many requests to use the building for events. Members of the board would like to start working on upgrades (bathroom Etc.) ASAP.

Chuck Cossack from Wasilla Soil and Water would like to attend the next BCC meeting and talk about stream crossings and salmon.

Maud Road Shooting Range has been well received by the public.

Jim Arneson of Eklutna Corporation has spoken with Kenny Barber and told him they are planning to gate the parking area at Mud Lake to address the shotgun use on the lake.

(1)

Sept 10th 2014 BCC minutes cont'd.

The MSB will be closing 3 of the 4 trails at the end of Maud Road pavement to stop the ATV traffic in the water. Maud Road is not an RS2477, it is a 17b easement.

Santa's Helping Hands project needs to have a committee meeting to discuss what to offer for a fund raiser.

Gretchen Wemhoff and Kathy Tilton were in the audience, they are candidates for the District 12 representative seat previously held by Bill Stoltze. Websites for both candidates are available online.

New to our area are Rod and Vicky Shultz, welcome to the Butte Community.

Mike motioned to adjourn the meeting and Kenny 2nd.

A handwritten signature in blue ink, appearing to read "Danny O'Neil". The signature is written in a cursive style with a large, stylized initial "D".

Butte Community Council
P.O. Box 3713
Palmer AK

Council minutes Jan. 14th 2015

Quorum present of Darryl Dreher, Jeanine Erickson, Carl Baker, Brendan Knox with Dane Danny and Deb excused.

Meeting called to order approximately 7pm

Secretaries Report Jeanine read Dec. 2014 minutes Mike made a Motion to accept the minutes and Kenny gave the 2nd Motion voted on and passed.

Treasures Report No report given available

RSA Report Mike reported they are chasing grading and waiting for freeze up. Still raining and they are still chasing puddles. The main contract is up for renewal as of July 1st. Under the new contract lazy Mountain and the Butte will be combined. Mike will not be present for The Feb. meeting.

Trails Committee Report Kenny had nothing to report.

Darryl read communication from the Borough concerning trail nominations. Earl Lackey posted a public notice and announced to the BCC that Alaska Raceway was being transferred into a Family Trust.

Ande Dreher motioned that the BCC send a comment letter supporting the bike path remaining on the East side of the highway from the Green Store and continuing through the non-motorized "quiet zone" As was discussed with Rick Antonio and Representative Steve Reed of HDL during the Dec. 10 2014 meeting. Jeanine Erickson gave a 2nd. Discussion was held; motion was voted on and passed unanimously.

Jim Sykes was present and informed the community of several borough issues. He updated on HDLs plans, Sullivan, Caudill paving, FEMA and state funds for buyouts for the river properties. He mentioned possible W. Butte parking expansion. He informed the community the Assembly considered a trapping ordinance, and there was an informal meeting on Common Core. He informed the community of the Mayors Marijuana Hearing

Ron Johnson requested to be on the Feb. agenda to discuss Common Core for 15-30 minutes.

Patti made a motion to adjourn Ande 2nd thee motion meeting adjourned 7:45pm.

Feb. 11th 2015 Darryl Drake

GVCC Minutes

Feb. 25, 2014

Matanuska-Susitna Borough
APR 14 2014
RECEIVED

Meeting called to order at 6:10 PM.

The minutes for the January 28, 2014 meeting were read and accepted.

The treasurer's report was not available.

Council discussed Emergency Planning. Another grant is available.

Elections were postponed until March meeting.

Joseph Davis spoke about planning 4th of July celebration; will form a committee. He also would like to arrange a music "jam session" in the community. He also has information about fiberoptic internet service.

Rex spoke about the Sheep Mt Scholarship.

Fireweed Bike Race will be held July 11-12.

Sheep Mt. Lodge will be open for business beginning May 16 @ lunchtime, and then regular summer schedule will resume.


Council discussed starting a cemetery, or at least looking into it.

John Eng talked about the need for bearproof trash cans, trash disposal. Possibly yellow trash bags could be available throughout summer for free roadside trash disposal.

Jim Sykes spoke about borough issues; borough is working on budgets; Railroad and bridges are included in that.

Meeting adjourned @ 7:30. Next mtg will be held March 25.

Rick Brenden



Council President

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APR 14 2014
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GVCC Minutes

Mar. 25, 2014

RECEIVED
MAR 11 2015
CLERKS OFFICE

1. Meeting called to order at 6:10 PM.
2. Feb. 25 Minutes were read by Kristi, accepted as read.
3. Treasurer's report read by Kelly (Kelly has extra copy of budget report); accepted as read.

Old business:

1. Danny Allen (not present) wrote up proposal for \$40,000 worth of emergency preparedness supplies. Council discussed need for advice on all items in order to utilize funds in the best way.
2. Wendy Taylor reported that Army Corp of Engineers came to evaluate the school generator. She also reminded Council that all outlying Valley schools are emergency shelters. Council discussed places of shelter and storage of supplies.
3. John E. made motion to put 2 porta-potties and a dumpster back @ Purinton trail parking lot for hunting season. Wendy T added to that motion the need for 1 outhouse @ school for summer. Kristi L seconded motion. Motion passed unanimously. Upon further discussion, dates were added for duration of facilities on both sites: school porta-potty mid-May to mid-Aug., Purinton trailhead mid-June through Sept.
4. Boulder Creek Bridge: John E made motion to give \$5000 toward the fund already established for materials and building of the bridge by another organization.

New Business:

1. School library: Kelly has a list of books to add to library. She made a motion to spend \$1500 on new books. John E seconded, motion passed.
2. Keith B getting info re: Hunter Safety course. Kelly made motion to fund class for community, Wendy T seconded. Firearm safety course could be included, and class could be incorporated into a school day at GVS, open to the community.
3. Elections: Kristi made motion to retain officers as is for another year, Rick as president, Kelly as treasurer. Rex seconded, motion passed.
4. Tiffany Gerwig presented the GVS senior project, designed by Shane and Tiffany, our 2 seniors. They proposed building 2 new picnic tables, along with a paint or stain job for the older ones. Rex made a motion to fund this project, not to exceed \$300. John E seconded, motion passed.
5. MyHouse: youth shelter that provides job training in the Valley. Rick read a letter from them; they are seeking funding from community councils. Kristi made motion to fund \$3000, Randy H seconded, motion passed. Rick will add this line item to our proposal list for grant.

6. Fire extinguisher class: Rick will look at getting this together through his contact, Sutton fire chief. Emerg. Preparedness funds can be used to purchase fire extinguishers/ smoke detectors/ CO2 detectors.
7. GVS Playground equipment: Wendy will submit list of items for possible funding to Rick; will discuss/vote on next meeting.
8. New hours for Chickaloon clinic: M-F, 8:30 AM- 5 PM

Extra News:

Council needs to plan new schedule for meetings, beginning Aug, 2014. Give comments, ideas to Rick.


Borough regular elections on Oct. 7, 2014. Know your candidates!

John and Teall Eng have an AED at their home @ Mi. 90.2, available for community/emergency use. They are located on north side of Glenn Hwy. Phone 745-4176

Kristi will call the cooperative extension office to arrange for master gardening class this spring. It will be AK Gardening 101, Part 2, since we already had a class last year

Meeting adjourned @ 7:19 PM. Next meeting will be Apr. 22, at GVS.

Rick Brenden



President

GVCC Meeting Minutes

April 22, 2014

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APR 11 2015
CLERKS OFFICE

Meeting began 6:10 PM.

Old Business:

Kristi read minutes for the March 25 meeting; they were accepted as read.

Kelly gave financial report. Some details: \$50 dues have been collected, and about \$61,000 remains from grants

Update on funding for Trail Council: Rick shared details of the work going on this spring.

Update on funding for MyHouse youth facility: Rick visited facility, shared details. MyHouse doesn't provide on-site housing, but does give teens support, direction, and training. Has only been open since Oct, 2013, but has café/coffee house and job training for teens.

New Business:

1. Guest speaker: Ben Olmeda. Ben gave report on clinic:

Details: clinic has received funding for 3 years. There are some new staff members who will be there 4 dys/wk, and a Nurse Practitioner will be there 5 dys/wk. Clinic is planning on bringing in dentist, etc. for special clinics. Ben will email and send brochure out as those clinics are planned. New phone #631-7665, Ben's direct line #631-7662

2. UAF Extension Office Gardening Class: Tues, May 6, 6-8PM @ school. Also, extra seeds are available from Fred and Randi Hirschmann; pick them up at their home if interested

3. Hunters Safety course @ GVS, May 23.

4. Keith Bayha announced that he will be hosting a Field Day for muzzle loader's certification @ Mi 132, May 24. Call Keith for info.

5. Rick needs input for mtg. times next year.

6. Wendy will discuss playground equipment needs and costs at the next mtg.

7. Jacob Klapak suggested that the Council buy road signs for Victory Rd for safety issues/ kids playing, etc. Rick will contact Andy about this.

DNR mining area @ Caribou Creek: Regs state that usage of instream sluice box is only permitted from May 1 to June 15th. Jacob wants to know if this can be changed.

8. Guest speaker: Jim Sykes (MSB assembly member)

Discussed Knik Glacier as 'coming attraction', told us about road proposal and development plans.

Budget transparency (on Borough website under "Budget 101"), encouraged community members to attend budget mtgs in May.

Tall towers ordinance came up for introduction, but was ditched by assembly. They will address the issue later in summer.

9. Danny Allen gave us a report for Emergency Prep: He has researched cost of container vans for storage: \$7000. Kelly has info about matching funds from feds for emergency preparedness for community.

Danny made a motion to vote \$7000 for the container, which would include shipping, setting and leveling, and storage shelving installed. Kristi seconded. Motion passed.

Next mtg. May 27, Tues. 6PM, at school. This is last mtg. before next Aug.

Mtg. adjourned @ 7:38 PM.

Rick Brenden: President

Rick Brenden

GVCC Meeting Minutes

May 27, 2014

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Meeting began 6:04 PM.

Old Business:

Kristi read April 22 minutes; they were accepted as read.

Treasurer report from Kelly: \$180 in dues have been collected. Report accepted as read.

New Business:

1. Guest speaker: Eric Anderson from MTA

Details: MTA is working on fiber optics project from Sutton through Glacierview areas. Paperwork is done. Will offer limited broadband, microwave technology/system. They have funding to extend service from mi 64 to 113 Glenn Hwy. Will finish by summer 2015.

Also grant money will provide community center with service. We can give suggestions as to where that could be located. MTA could possibly issue badges for 24 hr use of facility.

2. Purinton Trailhead Bridge: Rick shared photos. Lots of material being moved, deck of bridge being built. Will be there through next week, team still needs help.

3. Guest Speakers: Lauren Ruen, Cliff Baker- project development team for DNR

Details: Discussed subdivision program and Monument Creek remote cabins project near Victory. Gave handout re: land sale project process. DNR is connecting with community before submitting Monument Creek project proposal to borough this fall.

Tim G. submitted concerns from Victory Ministries Board re: Section 22, proposed subdivision site "Tri-Creek Subdivision"

At this time DNR is only looking at Section 29 (access from Old Glenn) for subdividing at this time. Need input and direction re: this area's usage. They are using these 'scoping meetings' to get together with communities affected by projects. Our council could submit recommendations to the Resource Assessment and Development division of DNR re: section 22 and Monument Creek to exclude Section 22 from the subdivision plan and/or change the designation of land (over 1000 acres).

Keith B made motion to draft 2 letters to RAAD by forming committee over the summer, and presenting to council in Aug/Sept. Gary W. seconded, motion passed. Keith will head up committee.

4. DOT business: Andy has been asked re: signage for side roads (caution, children at play, speed limits, etc) and more signs for slow traffic on hwy.

5. Storage container at GVBC now has shelves.

6. Rick still needs input on meeting times. Gary W made motion to start @ 7 PM, Kelly S. seconded. Motion passed.

7. Guest Speaker: Jim Sykes (MSB assembly member)

Details: discussed land use issues.

8. Guest: George Rauscher

Details: Running for State House, came to meet GV Community Council

Gary W. made motion to adjourn, Rex C. seconded, motion passed.

Next mtg. will be announced for August or Sept., 2014.

Mtg. adjourned @ 8 PM.

Rick Brenden President

Rick Brenden

GVCC

Minutes

10/23/14

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MAR 11 2015

CLERKS OFFICE

1. Meeting called to order @ 6:11 PM. Gary W. made motion to approve May 27 minutes as written, Rex seconded.
2. Treasurer's report: Kelly read, see report as submitted by Kelly. Gary W. made motion to approve as read, Joseph D. seconded.
3. Emergency supplies: Danny A is heading up this on-going project, and has compiled list. Joseph D will join emergency supply committee. Rick advised council to move forward on filling connex with important items first. Kelly made motion to form committee to make comprehensive list and prices, Keith B seconded.

Committee members: Joseph D, Rex C, Danny A

Gary W made motion to spend up to \$20,000 on supplies, Jim T seconded. 1 opposed, majority passed vote.

4. Feb. elections: Voting on President and Treasurer positions. Nominating committee being formed; Joseph Davis heading it up.
 5. Jim Sykes: Talked to DNR re: Monument Creek project. They have decided to proceed, and are still evaluating. Public comment open until Nov. 14. Some areas were excluded from sale. Contact info: web address-- landsales.alaska.gov (Lauren Rouen is contact) or DNR.rrcs@alaska.gov
- Some details on sale: 10-20 acre parcels could be staked, in 3-4 yr. process, leasing parcel while state surveys parcels. DNR will lay out rules and appraisal of parcels in yet-to-be-published brochure.
- On-going discussion re: Monument Creek: Gary W made motion to form resolution to DNR, Bev B and Helga L seconded. Keith, Helga, Joseph formed committee to write this out. Jim Sykes gave advice on composing resolution. Rick will resend letters Keith sent to DNR this past June.
 6. Transportation/ DOT news: DOT looking at 3 different routes @ Long Lake, holding more public meetings. Moose Creek Bridge: changing route, building bridge across high points of hill. 2015: New Chickaloon bridge begins
 7. Sutton Clinic expanding with funding through Wasilla bonds; has to be approved by Borough.
 8. Warren Keogh: discussed Purinton Creek trail issues. Contact Kyle Kidder (DNR) for more info. Warren is candidate for Senate, Dist 9, running against Mike Dunleavy.
 9. Joseph D.: Radio Free in Palmers want to place radio tower in GV. Looking for repeater sites and GV programming. GCI fiber- Joseph fighting for 100 megabits. Hopefully here by next summer.

Bread and Jam night--everyone invited. Watch school news.

Community garage sale in Feb/Mar? We could sell crafts, etc, or buy/sell/trade items

10. Rex C: MEA power will fire up 4 power generators at Eklutna site, will add more, but won't have anything done until

spring. They will continue to buy power from Chugach until then.

Helga recommended having a speaker address the issues with the Port McKenzie project.

Jan. 22 next mtg. Mtg adjourned @ 7:30 PM

Rick Brenden President

Rick Brenden

Meadow Lakes Community Council, INC,

Minutes – 10 - September - 2014 Meeting – Commons Room Meadow Lake Seniors, Inc.

Six (6) Board Members Required for Quorum: 7 = Yes

Pres: Terry Boyle ♦ Vice Pres: Heather Heusser ♦ Treas: Patti Fisher ♦ Sec: Kristine Bayne
 Ed: Sherri Rusher ♦ Com: Tim Swezey ♦ CIP: Maria Victoria Kalmbach ♦ Bylaw: Don Stevens
 Mem: Holly Gerlach-Grant ♦ Trail: Robert Koruna
3 Members of the Meadow Lakes Community: Yes

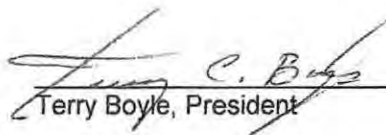
1. **Call to order** – Meeting call to order at 7:02 by Council Coordinator, Tim Swezey.
2. **Quorum** - A Quorum was determined to be present.
3. **Approval of Minutes**- Don Stevens moved to approve the August 13, 2014 minutes. Jullie Starr seconded motion. Minutes approved.
4. **Treasurer Report:** Patti Fisher presented the treasurer's report. Our treasury is at \$51,553.17.
5. **Correspondence:**
 - a. **Sports Field Update** – Thanks to the Mat Su Borough and Mat Su Health Foundation for continued funding of Sports Field. The contractors have started on the pavilion and are continuing work on the ball field.
 - b. **Platting Notice for Visnaw Lake Estates** – Sherri Rusher moved that the MLCC send a comment to the Platting Board expressing concern about the increase air traffic this subdivision will produce. Jullie Starr seconded the motion. Discussion followed. Motion passed.
 - c. **Platting Notice for Church on the Rock Subdivision** - Jullie Starr moved to not comment on this Platting Notice. Patti Fisher 2nd the motion. Discussion followed. Heather Heusser introduced an amendment to the motion to change from no comment to a comment of non-objection to subdivision. No second was received. Amendment failed. Motion passed.
 - d. **CC Enterprises Conditional Use Permit** – Because there would not be sufficient time to discuss and compose comments at tonight's meeting a special committee meeting is scheduled and advertised for September 22, 2014 at 7:00 pm in the Senior commons room. Tim Swezey has received an extension of time to submit these comments until September 26th. The September 19th deadline did not allow for a 10 day advertisement.
6. **Old Business:**
7. **New Business:**
 - a. **State Appropriation of \$10,000.00** – The Meadow Lakes Community Council, Inc. along with two other Councils in the Valley have been awarded \$10,000.00 from the State to be administered through the Mat Su Borough. We have to submit a budget for the expenditure of this appropriation. Jullie Starr moved to use what is takes to complete the trail to Bench Lake. Holly Gerlach-Grant seconded the motion. Motion passed.
8. **Persons to be Heard** –
 - a. **Analytica Laboratories – Well Safe Program:** Elizabeth Rensch and Mary Curry gave a presentation on the different packages their company has to offer for home well testing. They also explained the different contaminants one could encounter in the water from your home well.

- b. **Assemblyman Vern Halter:** Discussed the following topics;
- i. The route of a new road from the Port to the Parks Highway was a topic discussed at the Assembly meeting at Big Lake on September 2, 2014. Assemblyman Halter prefers the route following the railroad, however another route was chosen.
 - ii. Iditarod School is progressing. There is discussion on the use of the old Iditarod School building. There is a code at the School District that states first right to any un-used or old school buildings is to be given to Charter Schools. This does create confusion as the Mat Su Borough finances the construction of school district buildings.
 - iii. A new roof is going on Willow Elementary School.
 - iv. Vine Extension is complete and very well done.
 - v. Beverly Lake road is scheduled for next with preliminary work being done now.
 - vi. The work on the Parks Highway is progressing with work on the additional bridge over the railroad advancing.
 - vii. Mr. Mike Brown is doing a good job at the Borough is lining up projects both small and large and seeing that they are moving towards completion. He is able to push project forward.
 - viii. Mat-Su Borough must face the fact that they owe \$12 million for the Ferry.
 - ix. Assemblyman Halter says he is able to work well with Senator Dunleavy and appreciates the Senator sending a representative tonight.

- c. John Woods, Representative of Senator Dunleavy:
- i. Mr. Woods feels Senator Dunleavy works well with the Mat-Su Assembly and Community Councils.
 - ii. Also, he commented that business at the State level is conducted the State operates quite similar to how our Council proceeds through Robert Rules of Order.
 - iii. We thanked Mr. Woods for appropriations given to the Meadow Lakes Community from the State.

9. **Next Meeting** – Scheduled for June 10, 2014 at 7:00pm in the Birch Room at Meadow Lakes Seniors.

10. **Adjournment** – Jullie Starr moved to adjourn. Holly Gerlach-Grant seconded motion. Meeting adjourned.

 10/08/2014
 Terry Boyle, President Date

 10/8/14
 Secretary Date


RECEIVED

MAR 24 2015

CLERKS OFFICE

Meadow Lakes Community Council, INC,

Minutes – January 15, 2015 - Meeting – Meadow Lakes Elementary School Gym

Six (6) Board Members Required for Quorum: 7 = Yes 8

❖ X Pres: Terry Boyle ❖ X Vice Pres: Heather Heusser ❖ _ Treas: Patti Fisher ❖ X Sec: Kristine Bayne
X Ed Sherri Rusher ❖ X Com: Tim Swezey ❖ X CIP: Maria Victoria Kalmbach
❖ _ Bylaw: Don Stevens X Mem: Holly Gerlach-Grant ❖ X Trail: Lori Benner-Hanson
3 Members of the Meadow Lakes Community: Yes

Call to order – Meeting call to order by President, Terry Boyle, at 7:00pm in the Meadow Lakes Elementary Gym.

Quorum - A Quorum was determined to be present.

Pledge of Allegiance - Recited

Approval of Minutes- Rae Arno motioned to approve December 11, 2014 minutes as presented. Sherri Rusher seconded motion. Motion passed.

Treasurer Report - Treasurer's Report is unavailable as the Treasurer is out of state. Report is attached to agenda packet.

Correspondence -

1. MLCC received notice of MEA's application for a utility easement on Mat Su Borough owned property with the intention of constructing overhead power lines. No discussion was held.
2. Information on Herkimer Lake subdivision plat submission to the Mat Su Borough as presented. No discussion was held.

Old Business –

1. **Due to issues and concerns expressed by the community of Meadow Lakes, the Meadow Lakes Community Council, Inc. wishes to withdraw the July 13, 2011 motion to submit the SpUD to the Planning Department.**
 - a. Lauren Driscoll from the Mat Su Borough Planning Department was introduced by MLCC with the intention of conducting a question and answer session on the SpUD prior to a vote.
 - b. Mike Sweeley asked for an "Out of Order" ruling to Ms. Driscoll's presentation because such a presentation is not on the agenda in regards to the SpUD under Old Business.
 - c. Amanda Browne was asked to determine rules of order, discussing if a motion and related topics need to be listed under Old Business. If topic is not on agenda under Old Business it must be discussed under New Business.
 - d. Tim Swezey, Council Coordinator, stated that the withdrawal of the SpUD needs a motion.
 - e. Linda Conover motioned to rescind all motions pertaining to Meadow Lakes SpUD, including but not limited to the July 13, 2011 motion to accept that moved the SpUD, and specifically the August 13, 2014 motion to accept the amendments as amended, and incorporate them into the SpUD, as adopted by the Meadow Lakes Community Council, and submit the SpUD to the Planning Commission. Motion seconded by Jim Burk.
 - i. Discussion included testimony that emails were sent to the MLCC Council Coordinator to add rescinding the SpUD to the agenda. (Note: after the meeting adjourned it was determined these emails were not sent to the Coordinator, but to the President, and were not interpreted to be a request

RECEIVED

MAR 24 2015

CLERKS OFFICE

Meadow Lakes Community Council, INC,

Minutes – December 11- 2014 Meeting – Commons Room Meadow Lake Seniors, Inc.

Six (6) Board Members Required for Quorum: 7 = Yes 6

Pres: Terry Boyle Vice Pres: Heather Heusser Treas: Patti Fisher Sec: Kristine Bayne
 Ed: Sherri Rusher Com: Tim Swezey CIP: Maria Victoria Kalmbach Bylaw: Don Stevens
 Mem: Holly Gerlach-Grant Trail: Robert Koruna
3 Members of the Meadow Lakes Community: Yes

Call to order- Meeting call to order at 7:10pm a quorum was determined to be present by Terry Boyle

Approval of minutes: November 12, 2014

Motion by Tresa Stevens Second by Jullie Starr
No discussion – motion passed

Persons to be heard: None

Adjournment - Meeting adjourned after new members finish signing in: 9:20pm

Motion by Maria Victoria Kalmbach Second by Dawn Houston
No discussion – motion passed


Terry Boyle, President 1-15-2015
Date


Secretary 15 Jan 15
Date

for an agenda item, but an inquiry about when the SpUD would be discussed.)

- ii. Discussion was held on the correct way to make this motion.
 - iii. Mike Sweeley steps up to the microphone without being recognized and speaks on the SpUD being a United Nations Agenda #21 item. He claims Meadow Lakes Community Council, Inc. is a socialist organization run through an umbrella of the Local and Environmental Initiative with sub units pushing at local levels with the American Planning Association and Professional Planning Group. These are attempts at overthrowing Constitution of the United State of America. He points to Lauren Driscoll and accuses her of participating in this social agenda as a planner educated at Penn State University. The Chair is continually asking him to be seated and telling him his three minutes are up and he is off topic. He yells and gestures to the seated Board. He said Lauren should be considered an agent provocateur. He called the Council traitors, communists, etc. While voicing his opinion to the community members he was very disrespectful and displayed bullying gestures to the Counsel. The Vice-President, Heather Heusser, stepped up and removed the microphone from his hands.
 - iv. There was heckling from those in attendance.
 - v. Otto Feathers "called for the question".
 - vi. Vote was taken with 104 voting in favor of rescinding the SpUD and 15 voting against rescinding the SpUD. Motion passed.
- f. Sharon Peterson motioned to the Meadow Lakes Community Council, Inc. to present the vote count, number in attendance, and the motion that just passed to the Mat Su Borough Planning Commission and the Mat Su Borough Assembly. Bill Farmer seconded the motion. There was no discussion and no objection. Motion passed.

New Business -

1. **Seldon Road Extension Preferred Route**, Sara Doyle of Stantec, Mat Su Transportation Advisory Board is seeking a resolution for the "Fishback" alignment as the preferred alignment.
 - a. Sara Doyle gave a presentation on the Seldon Road Extension to date. She gave a description of the project and held a question and answer session. Several residents said they knew nothing of this project and the community selecting a preferred route. Sara explained that six mailings were sent out along with holding several public hearing in this Meadow Lakes Elementary gym.
 - b. The "Fishback" route was questioned and property owners offered alternative easements for different routes. Sara and parties agreed to get together.
 - c. She had a display which includes maps at the side of the room and would continue to answer questions for anyone who was interested.
 - d. Lane Wraith motioned to have MLCC, Inc. hold off on a resolution for a preferred route today and allow for all questions to be answered. Bill Farmer seconded motion. Motion passed.
2. **Septage & Leachate Treatment Facility Study** Mike Campfield of the Mat Su Borough Planning – Solid Waste gave a presentation on the sites, costs, and feasibility of the two locations being considered for a Mat Su Borough Septage and Leachate Treatment Facility. These sites are 1) Near the Central Landfill off the Palmer Wasilla Highway and 2) At the corner of Pittman and Church by the Fire Station. A question and answer period was held with discussion. No action was taken.

Pt. MacKenzie Community Council
18297 W. Pt. MacKenzie Road
Wasilla, Alaska 99623

October 9, 2014
Minutes

Meeting was called to order at 7PM. The Pledge of Allegiance was led by President Donald Thomson.

Quorum was established with five general members. One limited member and seven guests were also in attendance. Introductions were made by all present.

Approval of the August 14, 2014 minutes was motioned by Jim Swanson. Kate Swanson seconded the motion. Minutes for the August 14, 2014 meeting were approved and passed, with no objections.

Correspondence began with a letter from My House requesting a donation of \$5000. We received a notice from John Moosey about the Land Reclassification at the Port. We received a notice about the 2014 Competitive Sealed Bid Land Sale. The sale opened on Sept 26 and will close on October 24. There was correspondence both sent and received from Matanuska Mailboxes regarding replacing the mailbox units that exist at the end of Pt. MacKenzie Road. We sent a letter to all of the mailbox holders about our Mailbox Beautification Project.

Treasurer Wilma Gonzales was not present. Tammy Hoerauf read the balances from our bank statements. There is \$439.90 in our general account and \$29,428.63 in our project account.

John Conant started the report from the Goose Creek Correctional Facility. He stated that the Pt. MacKenzie Prison Farm has been reassigned to the GCCF. Between 20 to 40 prisoners get transported to and from the farm to work, but they are housed at GCCF. They had a great harvest, growing enough potatoes to feed all the local prisons for a year. Some of the crops were donated to the food bank. Staffing is almost to capacity, with a total of 332 staff by the first of the year. John Yost added that they are working on lighting upgrade, changing to LED lighting to save energy. The gun range update is that GCCF is waiting on the Local 302 to send out operators to do the heavy lifting, which should be in the spring or fall. A sand shed was constructed for use in the winter.

Newly elected Assembly Representative Dan Mayfield gave the Borough Assembly Report. Dan spoke about the recent election. He has plans to form some advisory teams from the Community Councils to work with him. Dan has been involved with Transportation for quite some time. Toby Riddell informed Dan about our priorities to revise our comprehensive plan to reflect asset management and to include our mapping that Great Land Trust compiled for our Community Council.

President Thomson gave Fire Station 64, update. There will be an open house on Halloween for the kids at Fire Station 62 and 63.

President Thomson stated that we are moving forward in our Mailbox Beautification Project. We have put up a notice by the mailboxes, as well as placed an announcement in the Frontiersman for the month

of October and mailed letters to all of the current mailbox holders. Planning should be complete by the end of this year.

One announcement was made about the Mat Su Transportation Fair, set for October 22 from 4-8 PM at Raven Hall at the fairgrounds.

Gary Foster informed the members that the refuse dumpster will remain at the current location, but will eventually be moved behind the fence and the Borough will begin to charge for dumping, once it is manned.

Michelle Overstreet, Director of My House, gave a report on what programs and opportunities that My House offers homeless youth.

Persons to Be Heard started with Garvan Bucaria informing the members of the recent letter he wrote to the Borough about the Development Code. In the letter, Garvan stated our Community Council's position on the proposed code. Garvan urged the Community Council to write a letter, as well, addressing and commenting on this planning.

Joshua Allen, MSB Planner gave an update on the proposed Pt. MacKenzie Townsite. He acknowledged Garvan Bucaria presence at the presentations and stated that the Development Code is on hold. Josh is currently working on a housing assessment. There will be a housing summit in December which will open to the public. The Development Code will be in for review after the housing assessment , then an edited draft will be produced.

New Business, Toby Riddell updated our members about the Lake Lorraine management plan. The Port Director asked the Pt. MacKenzie Community Council for input. Lake Lorraine has seen many welcome improvements in recent years; bear proof garbage containers, campsites easy access to boat launch and porta potties. Toby made a motion to initiate the lake management plan for Lake Lorraine, to protect the recreational resources. Donald Thomson seconded the motion. A show of hands produced no objections.

The other item in New Business is the request for the My House donation. Jim Swanson made a motion to submit a letter to the MSB Finance Dept. to have a \$5000 donation added to our list of community projects. Toby Riddell seconded the motion, there were no objections. Motion passed.

Tammy Hoerauf motioned to adjourn the meeting. Jim Swanson seconded the motion. Meeting adjourned at 8:59 PM.

The next meeting is scheduled for December 11, 2014 at 7PM.

PT. MacKenzie Community Council

Approval of Minutes for Meeting held on October 9, 2014

Attested by President Donald Thomson

Donald Thomson

Dated 12/13/14

Attested by Secretary Tammy Hoerauf

Tammy Hoerauf

Dated 12/13/14

**Pt. MacKenzie Community Council
18297 W Pt. MacKenzie Rd
Wasilla, Alaska 99623**

**December 18, 2014
Minutes**

Meeting was called to order at 7:00 PM.

The Pledge of Allegiance was led by President Donald Thomson.

Quorum was established with ten General Members. There was one limited member and five guests present.

Approval of the October 9, 2014 minutes was motioned by Toby Riddell. Jim Swanson seconded the motion. A show of hands in acceptance of the minutes, as written, passed the motion with no objections. Minutes for the meeting held on October 9, 2014, were approved and passed.

Correspondence received began with a letter from the Borough Comptroller, Barbara Baumgartner informing us that the Borough has received funding from a designated legislative grant for community enhancement and beautification. The Pt. MacKenzie Community Council is eligible for a one time grant of \$10,000. We received a copy of the letter from Garvan Bucaria to the Borough Planner expressing his objection to the town site. Correspondence sent included a letter to My House director, Michelle Overstreet informing her that we approved the reallocation of funds to therefore allow PMCC to meet their donation request of \$5000. We received emails from Cara at Mailbox Emporium regarding our pending order for the mailbox units.

Treasurer Wilma Gonzales reported that we have \$439.90 in our General Account. Our project account balance is \$28926.53.

Assemblyman Dan Mayfield gave a Borough Assembly report. Dan has been working with local fire departments and Emergency Medical Services. There are two fire stations included in the Capital Improvement Project, Station 73 and 63. Ambulances were requested for both stations, Station 73 has received theirs. Dan is supporting the request for additional personnel for EMS services. Donald Thomson stated that Station 63 does have an ambulance but no driver. Assemblyman Mayfield attended the opening of Fire Station 51 by Mat Su Regional. He supported an ordinance that passed that board appointee's criminal history or financial judgements be disclosed, covering the last ten years. Dan will be proposing that all libraries be used as a public resource for meetings. He stated that Big Lake is working toward being incorporated as a second class city. The request was approved by the LBC. The final step in this process will be determined by a vote of the residents. The Assembly has not begun work on the budget. The Annual Report, just came out for 2014. In regard to the town site, there is a Borough Planning Session set up for the Assembly on January 24th from 9-5, at the Borough Assembly Chambers, which will include all planning in the Borough. The Capital Improvements List has been approved. There are roads in our area on the list. There was a brief discussion about area roads. Toby

Riddell, Road Service 17 Member stated that there is not enough money in our area to rebuild Pt. MacKenzie Road. Dan's priorities are funding education, public safety programs and infrastructure.

John Yost, Maintenance Supervisor, gave a report on the Goose Creek Correctional Facility. John ask that our residents report any GCCF staff that are unsafe drivers. There is a 7AM and 7PM shift change. The facility is almost full to staff capacity. The inmate population is at 1400. The prisoners that were previously housed at the farm, now reside at GCCF. Twenty plus inmates are being transported to the Farm to work. In Spring, there will be more inmates working there as the need arises. The facility is in the process of changing the lighting to LED lights. The GCCF security vehicle now is monitoring a larger area than the perimeter of GCCF. If residents notice any suspicious vehicles or activity out in this area, please call and report it.

Donald Thomson reported that the Central Mat Su Fire Dept opened the largest Public Safety Building in the Borough at Station 51. When new stations open, the replaced equipment goes to other stations. Our station may be the recipient of additional equipment.

Tammy Hoerauf updated our members of the progress of our Mailbox Beautification Project. Our total cost for the cluster box units is \$10,264. The order will be placed this week. Gary Foster has allowed us to store the units on his property until we install them this spring. We have three placement locations, One unit will be installed at Seventh Street off of KGB Rd, two units will be located at the previous General Store property and the remaining at the new location closer to Lewis Loop Rd.

There were no announcements at this time.

Persons to be Heard. Toby Riddell wanted to say that the Road Service 17 Board Meeting is going to be held at our local Fire Station 64, January 17th at 6:30 PM. Toby gave an update on area road improvements. The Railroad has been in discussion with the Borough about closing off Holstein Rd and creating a cul-de-sac past Byler's farm.

Unfinished Business, none

New Business, none

We overlooked a piece of correspondence from Toby Riddell notifying us that the Port Commission has delayed their decision on the fate of Lake Lorraine. The Port Director has acknowledged the lake has been used for recreational purposes , long before there was a port or port district, and he is supportive of maintaining public access. Toby Riddell informed Assemblyman Dan Mayfield of the history of Lake Lorraine. He spoke of the improvements that have taken place , from both the Borough and PMCC. Assemblyman Mayfield asked if there is a Lake Management Plan? Discussion was opened regarding suggestions from residents that frequent Lake Lorraine.

Jim Swanson motioned to adjourn, Donald Thomson seconded the motion.

Next meeting scheduled for April 09, 2015 at 7:00 PM. Art n Boots Scates Public Safety Building . Mile 3.2 Pt MacKenzie road

Pt. MacKenzie Community Council
18297 W. Pt. MacKenzie Road
Wasilla, Alaska 99623
[Type text]

Approval of Minutes for Meeting held on December 18, 2014

Attested by President Donald Thomson

Donald Thomson

Dated 2-12-15

Attested by Secretary Tammy Hoerauf

Tammy Hoerauf


Dated 2/12/15


SUBJECT: AN ORDINANCE AMENDING MSB TITLE 43, SUBDIVISIONS, TO ADDRESS HOUSEKEEPING AND PROCEDURAL ITEMS OUTLINED IN THE PLANNING DEPARTMENT STAFF MEMORANDUM DATED MARCH 1, 2013

AGENDA OF: MARCH 17, 2015

ASSEMBLY ACTION:

MANAGER RECOMMENDATION: Introduce and set for public hearing.

APPROVED BY JOHN MOOSEY, BOROUGH MANAGER: 

Route To:	Department/Individual	Initials	Remarks
	Originator - E. Probasco	EP	
	Planning and Land Use Director	EP/Robson	
	Borough Attorney	JM for N.S.	re recommend review by Planning Bd. & Planning Commission
	Borough Clerk	JM	3/9/15 

ATTACHMENTS: Fiscal Note: NO X YES _____
 Ordinance Serial No. 15-030 (111 pp)
 May 28, 2014 email: (2 pp)
 Planning Commission Resolution 13-31 (2 pp)
 Platting Board Resolution 13-59 (2 pp)
 Planning Department March 1, 2013 memorandum (4 pp)

SUMMARY STATEMENT:
 On April 17, 2012 the Borough Assembly approved Ordinance 12-072, repealing Title 27, and adopting MSB Title 43, Subdivisions. At the time of adoption, the assembly requested that staff work with the code for a period of time and bring any suggested changes back to the assembly for consideration.

On March 1, 2013, platting division staff prepared a memorandum summarizing their review, and breaking down proposed amendments into four areas:

- **Housekeeping** - routine tasks that must be done in order for a system to function efficiently

- **Procedural** - relating to the administration of the code by platting staff,
- **Inconsistencies** - cleaning up contradictory elements or those that lack compatibility with other sections of the code
- **Substantial** - items that are substantial policy changes which the assembly may want to discuss or have more input on.

Planning department staff presented the memo for discussion at the Platting Board meeting on March 21, 2013. Staff further presented the memo to the Planning Commission and Assembly at their joint worksession on March 26, 2013, and received no objection to bringing forward proposed code amendments to address items in the Housekeeping and Procedural section, minus two items of concern raised by assembly members.

Platting division staff prepared a draft ordinance reflecting the amendments outlined above. The platting board reviewed the draft ordinance at their July 3, 2013 regular meeting, and unanimously adopted resolution 13-59 in support of the amendments. The planning commission held a public hearing on July 15, 2013 and unanimously adopted Resolution 13-31 (AM) recommending assembly approval of the ordinance, with minor amendments.

Several unsuccessful attempts were made by staff to place the draft ordinance on the assembly agenda for action, however, the sponsoring assemblymember was not in favor of placing it before the assembly. The most recent attempt to place it on the agenda was in March of 2014, when it was once again removed. In an attempt to address the concern, staff communicated with the sponsoring assemblymember, who then opined that: "Overall the Title 43 revision seems to be working as planned, reviving the economy." See attached e-mail dated May 28, 2014.

The issues in the March 1, 2013 memorandum still remain unresolved. Some of those issues are:

- There are definitions that need to be added.
- There is conflicting and inconsistent use of the terms "Platting authority", "Platting Board" and "Platting Officer." These need to be resolved to align with State Statute.
- Some subsections of Title 43 are under the incorrect section, and need to be moved to the correct section.
- There is unnecessary duplication of items in several locations.
- Amend public notification requirements, time of notification and notice area, to be consistent with prior

- Title 27, as well as Title 17.
- Remove the Title 43 requirements of a full preliminary plat review at the pre-ap level. This is an unnecessary expense to subdividers in the pre-ap stage.
 - Authorize the planning director to approve an expanded notification area. Current Title 43 requires that the platting board needs to approve expanded noticing, which adds at least another month to the process, and is unnecessary. The planning director has had that authority in the past, and has traditionally made the decision to expand the area whenever suggested by staff, as appropriate.
 - Allow the Notification of Actions (NOA's) to be signed by the appropriate platting staff (as in Title 27), instead of delegating that authority only to the platting board chairperson. It causes unnecessary delays in timely distribution of the notifications, which can be problematic in relation to appeal periods.
 - A variety of other issues as outlined in A and B of the March 1, 2013 memorandum.

The Attorneys office suggested that, since it has been some time since the platting board and planning commission have adopted their resolutions, it should be considered whether the assembly feels too much time has elapsed or not. However, also worth consideration is the fact that only one of the current platting board members was not present at the July 3, 2013 platting board meeting, and only one of the current planning commission members was not present at the July 15, 2013 meeting, when each of those resolutions were approved.

Planning department staff, as well as those developers trying to interpret Title 43, would benefit from having these amendments approved. The proposed amendments in this ordinance are not significant policy changes, nor would they result in increased development costs or additional costs to the borough.

RECOMMENDATION OF ADMINISTRATION: Approval of the ordinance amending MSB Title 43.

Eileen Probasco

From: Jim Colver [colver@mtaonline.net]
Sent: Wednesday, May 28, 2014 6:47 AM
To: Eileen Probasco
Cc: Paul Hulbert; John Moosey; Nicholas Spiropoulos
Subject: RE: waiver of soils and Title 43 Amendments

All,

Thank you for your patience. Overall the Title 43 revision seems to be working as planned, reviving the economy.

I have reviewed the proposed solution regarding existing soils. Restating code does not solve the issue. Taxpayers should not have to fund another study, test or report for data already obtained, to merely split a lot unless there are other factors such as wetlands.

Please prepare a provision that allows the use of existing soils data and send to me to review and comment on.

Thank You,

Jim

From: Eileen Probasco [mailto:Eileen.Probasco@matsugov.us]
Sent: Tuesday, May 27, 2014 3:11 PM
To: Jim Colver
Cc: Paul Hulbert; Eileen Probasco; John Moosey; Nicholas Spiropoulos
Subject: FW: waiver of soils and Title 43 Amendments

Hi Jim.

We are still anxious to hear from you and set up a time to go over the Title 43 amendments. We would prefer not to wait too much longer, as the changes have already been through the platting board and planning commission. I hope Paul's e-mail from several weeks ago about soils alleviated your concerns about the other issue. Please let us know when we can expect to meet with you so we can get this on the assembly's agenda. Thank you.

Eileen Probasco
Planning and Land Use Director
eprobasco@matsugov.us
(907) 861-7851

From: Paul Hulbert
Sent: Thursday, May 08, 2014 2:03 PM
To: Jim Colver
Cc: Eileen Probasco
Subject: waiver of soils

Jim,
I don't think there needs to be a new code section in Title 43 dealing with non-submittal of soils for re-plats. Please follow:

- MSB 43.20.280 AREA (A)(f) The platting authority shall exempt the submission requirements of MSB 43.15.045(A)(2) for purposes of fulfilling useable area requirements for subdivisions of land where: (iii) an Alaska registered engineer submits a certified report verifying useable area on each lot for a waiver of requirement MSB 43.15.045(A)(2).
- MSB 43.15.045(A)(2) states "the subdivider shall submit supporting written information including all soils and engineering data as required by this title. Application proposing community water supply systems or sewage disposal systems or both shall include engineering plans, data and record drawings. State of Alaska Department of Environmental Conservation review and approval is required for community water supply systems and community sewage disposal systems;"

Curt Holler PE submitted a certified report verifying useable area for a replat of Lot 7Blk 1 Westwood Ph 1. creating two (2) lots each lot contains 20,000+ sq ft and are served with community water.. (see the attachment). In part the report states *"Our soils evaluation included review and rough location of five proximate logged or documented testholes on adjacent/surrounding lots, review of the provided topogography and other information and our other observations at the site. See the attached testhole location, drainage and topography map for details."*

Mr. Holler's geotechnical report meets the criteria of MSB 43.20.280(A)(f).

This is the second report I have received and not from the same PE where their certified soils report(s) qualifies for the "exemption of soils" for re-plats. The title doesn't need another version of the same sub-section.

Mr. Cottini has not gotten back to me on his review of the Title 43 amendments. This is summer construction and fishing season, he like you are just to busy for another review.

Jim, let's not hold up on getting Title 43 amendments in front of the assembly. After all don't you still want to be a sitting Assemblyman for this action before heading to Juneau this November for your new duties?

Paul Hulbert, Platting Officer
 350 E. Dahlia
 Palmer, Ak 99645
 (907)861-7870
paul.hulbert@matsugov.us

**MATANUSKA-SUSITNA BOROUGH
PLANNING COMMISSION RESOLUTION NO. 13-31 (AM)**

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH PLANNING COMMISSION RECOMMENDING ASSEMBLY APPROVAL OF AN ORDINANCE AMENDING MSB TITLE 43 SUBDIVISIONS, TO ADDRESS HOUSEKEEPING AND PROCEDURAL ERRORS.

WHEREAS, on April 12, 2012 the borough Assembly approved Ordinance 12-072, repealing Title 27 and adopting MSB Title 43, Subdivisions; and

WHEREAS, at the time of adoption, the Assembly requested that staff work with the code for a period of time and bring suggested changes to the Assembly for consideration; and

WHEREAS, on March 1, 2013, Platting Division staff prepared a memorandum summarizing their review and breaking down proposed amendments into four areas, Housekeeping, Procedural, Inconsistencies, and Substantial; and

WHEREAS, the Platting Board reviewed and discussed the memo at their March 21, 2013 meeting; and

WHEREAS, staff further presented the memo to the Planning Commission and Assembly at their joint worksession on March 26, 2013, and received no objection to bringing forward proposed code amendments to address items in the Housekeeping and Procedural section; and

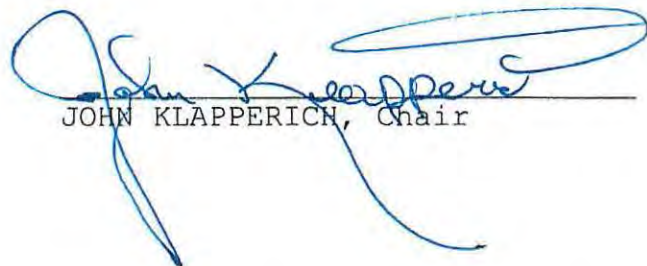
WHEREAS, Platting Division staff has prepared a draft ordinance reflecting the amendments outlined above; and

WHEREAS, the Platting Board reviewed the draft ordinance at their July 3, 2013 regular meeting and adopted their Resolution 13-59 recommending approval of the ordinance; and

WHEREAS, the Planning Commission reviewed the draft ordinance at their July 15, 2013 regular meeting.

NOW, THEREFORE, BE IT RESOLVED, that the Matanuska-Susitna Borough Planning Commission hereby recommends assembly approval of an ordinance MSB Title 43 Subdivisions, to address housekeeping and procedural errors.

ADOPTED by the Matanuska-Susitna Borough Planning Commission this 15th day of July, 2013.


JOHN KLAPPERICH, Chair

ATTEST:


THERESA TARANTO, Acting Planning Clerk

(SEAL)

YES: Endle, Healy, Klapperich, Haller, Adams; Rauchenstien

NO:

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD
RESOLUTION SERIAL NO. 13-59**

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH PLATTING BOARD ON HOUSEKEEPING AND PROCEDURAL CHANGES TO TITLE 43, SUBDIVISIONS.

WHEREAS, ON April 17, 2012 the Borough Assembly approved Ordinance 12-072, repealing MSB Title 27, and adopting MSB Title 43, Subdivisions. At the time of adoption, the assembly requested that staff work with the code for a period of time and bring any suggested changes back to the assembly for consideration; and

WHEREAS, on March 1, 2013, Platting Division staff prepared a memorandum summarizing their review and breaking down proposed amendments into four areas: housekeeping, procedural, inconsistencies, and substantial; and

WHEREAS, Planning Department staff presented the memo for discussion at the Platting Board meeting on March 21, 2013; and

WHEREAS, staff further presented the memo to the Planning Commission and Assembly at their joint work session on March 26, 2013, and received no objection to bringing forward proposed code amendments to address items in the housekeeping and procedural sections, minus two items of concern raised by assembly members; and

WHEREAS, amendments have been drafted to address housekeeping and procedural changes to Title 43; and

WHEREAS, notice of public hearing for the ordinance

Im15-058
OR15-030

amendments was published; and

WHEREAS, the Platting Board heard testimony for or against the request and considered the merits of the proposed language; and

WHEREAS, the Platting Board understood these amendments are not causing excessive costs, time, or requirements; and

WHEREAS, the Platting Board approved the requested amendments to Title 43; and

NOW, THEREFORE, BE IT RESOLVED, that the Matanuska-Susitna Borough Platting Board respectively requests that the Planning Commission approve amendments to address housekeeping and procedural changes to Title 43 and forward to the Assembly for adoption.

PASSED AND APPROVED by the Platting Board of the Matanuska-Susitna Borough on the 3rd day of July, 2013

Katie Cruthers

KATIE CRUTHERS,
Platting Board Chair

ATTEST:

Paul Hulbert

Paul Hulbert, Platting Officer
(SEAL)

YES: unanimous

NO:



IM15-058
OR 15-036



MATANUSKA-SUSITNA BOROUGH

Planning and Land Use Department Platting Division

350 East Dahlia Avenue • Palmer AK 99645
Phone (907) 745-9853 • Fax (907) 745-9876

DATE: March 1, 2013
TO: Eileen Probasco, Planning and Land Use Director
FROM: Paul Hulbert, Platting Officer
RE: TITLE 43 10-month review

Title 43 was adopted by Ordinance 12-072 on April 17, 2012. At that time the Assembly requested staff work with the code for awhile and bring back some changes based on what they found as they worked with the code.

- A. **Housekeeping items:** *routine tasks that must be done in order for a system to function efficiently.*
1. Definitions to be added, such as days, dedication, flag lot, open space, parcel, public use easement, public improvements, snow storage easement, etc.
 2. Remove duplications in several areas of the code.
 3. Replacing the words Platting Board with Platting Authority in several places within the code as not all plats are approved by the Platting Board.
 4. Rewording to clarify what types of platting actions are heard by the Platting Board and what types are heard by the Platting Officer (PO).
 5. Allow assembly or city approval of vacation of section line easements. Vacations are a legislative issue and must be heard by the local governing body.
 6. Move items within the code to create a greater ease of use for the general public. This action would not remove any language but rather shift the location to another section where the public can more easily find it, such as:
 - a. elimination of common lot lines under Abbreviated Plat
 - b. requirements for plat submittal under one location
 - c. useable area requirements all under one location
 7. Reword areas within the code to include all incorporated cities and all publicly maintained roads instead of specifying the city or state individually.
 8. Reword 40-acre exemption to clarify access by trail allowance. No physical access required.
 9. Reword the definition for an abbreviated plat to allow the PO to approve all plats that are creating 4 lots or less, as long as they meet the other requirements. Current code does not specify that the PO can approve plats creating 4 lots or less from multiple parcels/lots.
 10. Clarify that the Platting Board holds public hearings on right-of-way (ROW) vacations and clarify the conditions allowed for vacating ROWs. Code is written as if the assembly is the

only entity hearing ROW vacations when in fact, the Platting Board issues the preliminary decision, and the assembly or city councils have the ability to veto.

11. Reword the section line easement research techniques to current adopted practices.
12. Reword the public improvements acceptance section for clarity.
13. Streamline and clarify useable septic area requirements for minor lot line adjustments, replats of Remote Recreational Parcels, and large lot plats, including removal of conflicting language.
14. Remove unnecessary sections of code dealing with existing plats of record and severability, a recommendation of the Borough Attorney to reflect the legal changes approved in Title 27.

B. Procedural: relating to the administration of the code by Platting Staff;

1. Adjust the public noticing requirements, including:
 - a. Change the public hearing noticing from a minimum of 15 days to 21 days. Reason: To allow more public response time, especially Community Councils, and to conform to current practice based on community input.
 - b. Change the public hearing noticing to owners of property within 600' instead of 1200' and eliminate the necessity of noticing entire subdivisions. Reason: The postage necessary to notice all subdivision lot owners can run into the hundreds of dollars. If the proposed platting action needs expanded noticing, then "c." below is appropriate.
 - c. Authorize the Planning Director to approve expanded public noticing. Currently a public hearing is required for the Platting Board to approve expanded noticing; inefficient and wasteful use of the public and subdivider's time, energy, and money.
 - d. Currently, a public hearing is required for the Platting Board to approval additional noticing,
2. Changing the Platting Board compensation to a rate set by the assembly, in case the amount changes in the future.
3. Allow the Platting Board to authorize a representative to sign the Notification of Action (NOA). NOAs are time sensitive and getting the Platting Chairperson to review the minutes and sign the NOA takes up time; it's not efficient.
4. Reword the pre-application conference section to conform to current procedures. There is no need for a full preliminary plat at the pre-app stage and the code does not allow enough time (7 calendar days) for comments to come back.
5. Clarify eligibility for 40-acre exemption process, the document format, who pays the fees, and who records the document. This will be consistent with the current streamlined process.
6. Specify that proof of ownership, topography, as-built info, and useable area is needed for waivers. This would create clarity and provide consistency with other types of subdivisions.
7. Streamline the preliminary plat submittal and plat approval sections for clarity, current process, and to remove duplications and overreaching requirements.
8. Clarify the monumentation requirements for ROW Acquisition plats.
9. Reword final plat requirements for readability, intent, Recorder's Office needs, and current practices such as plat scaling, and easement, covenant, and flood hazard area presentation.
10. Add surveyor's certificate for elimination of common lot line plats using record information. This would replace the surveyor's certificate allowing for the placement of lot corners after recordation via a subdivision agreement.
11. Eliminate the excessive requirement of providing primary boundary monuments for replats, when they have been previously set, reducing surveying costs for the subdivider.

12. Remove the section necessitating the surveyor tie into a photo geometric control monuments set in 1986, as it is outdated in light of LIDAR availability.
13. Reword the width to depth lot ratio requirements to conform to the assembly's intent and add requirements for lots greater than 10 acres.
14. Reword the variance criteria for clarity. Our customers have trouble understanding the wording as it is now.
15. Clarify which platting authority can approve Subdivision Agreement extensions.

C. Inconsistencies: *cleaning up contradictory elements or those that lack compatibility with other sections of the code.*

1. Change tax payment wording in areas of the code; taxes have to be current, not paid in full.
2. Clarify the public noticing requirements for easement vacations and/or modifications and add easements commonly addressed to the list. Current code does not specify public notice and does not contain several types of easements commonly found.
3. Add posting requirements for all types of public ROW vacations. Currently only vacations of Section Line Easements and RS2477s require notices be posted in the area.
4. Allow minor changes to final ROW acquisition plats such as allowed for other types of plats.
5. Clarify that existing ROWs need to be 50' and new ROWs need to be 60' wide.
6. Correct an inconsistency concerning the need to provide access to adjoining parcels.
7. Add Railroad access to list of available alternate accesses for subdividing as it is allowed in another section of code.
8. Clarify that flag lots do not have the same frontage requirements of other lots.
9. Correct inconsistencies and delete duplications in code concerning appeals to decisions.

D. Substantial: *these items are substantial changes which the Assembly may want to discuss or have more input on.*

1. Incorporate Title 15 and Title 17 into the requirements as they deal with Planning, Zoning, Setbacks, Special Land Use Districts, Flood Hazard, BOAA, Streets and Highways map, etc.
2. Remove the paragraph about PO determining whether utility easements are reasonable. The PO is not the entity to accept or deny easements or provide final approval of the adequacy of easements; that is the Platting Board's responsibility.
3. Add that 40-acre exemptions can be done to combine large parcels. This would allow not only the separation of large parcels into 40-acre parcels, but also the combination of 40-acre parcels into larger ones. Also add a requirement to provide as-built information along parcel lines so setback or encroachment issues are not created and add survey and monumentation on metes and bounds descriptions.
4. Require public use easements be surveyed and monumented and that evidence be provided that a road can be constructed within it to comply with the Subdivision Construction Manual standards. Reason: To insure the limits or boundary of the ROW would be known, whether it is constructed now or in the future. Information provided allows Public Works to review the adequacy of the public use easement for health/safety issues related to future road construction. Also the ability to locate the building area in regards to setbacks is severely hampered without monumentation of the easement.
5. Require septic and wells be shown within 100' of a proposed subdivision boundary. This will allow the Platting Authority to see if useable septic area will be impacted by existing development on adjoining property.

6. Relocate the section requiring the petitioner obtain all necessary federal, state, and local permits and approvals needed from the Public Use Easement area to the Final Plat; General Provisions area. Federal, state, and local agencies have oversight requirements according to their particular expertise. Permits and approvals from those agencies allow them to fulfill their role in the process. Wetlands, drainage, construction, and encroachments in ROW, and community water and/or sewage systems are a few of the types of permits or approvals that may be required when going through the platting process.
7. Remove the ability to move or alter the ROWs on a final plat up to 100 feet. Portions of this section are not applicable to movements of ROWs on a plat. The movement of ROWs up to 100 feet does not fall under the concept of minor plat alterations as there would be significant lot and drainage adjustments.
8. Allow the Platting Board to hear vacations and/or modifications of non public ROW easements and remove the requirement that those types of platting actions obtain assembly approval. These cases are: eliminations or modifications of utility, snow storage, screening, drainage, etc. easements and do not meet the level of importance to be brought before the assembly for legislative action. This would streamline the process, saving time and money for all parties involved.
9. Remove allowance for setting lot corners after plat recordation. The Borough has no control over the setting of lot corners after the plat has recorded. If by some reason the lot corners are not set as specified, the lot owner's ability to understand the boundaries of those lots is in jeopardy. Title 16 rewrite committee was concerned that the borough may be placed in the position of installing monumentation if these are not installed prior to recording. If the corners are set by someone other than the original surveyor, owners will never have original corners.
10. Require a title report dated within 14 days prior to recordation. This will verify any new easements and/or lien/mortgage holders are properly noted with the recordation.
11. Add requirement that legal access to adjoining stub roads be dedicated and physical access be constructed when found appropriate by the Platting Board. To provide for interconnectivity. Providing stub roads to break up block length or provide alternate access to adjoining parcels is meaningless unless there are requirements for the adjoining subdivision to connect to them.
12. Reword the private ROW or gated road provisions for functionality. Current code does not take into account the maintenance of private roads, nor does it restrict the use of private roads when there is a need for public access beyond the subdivision.
13. Require an as-built for those roads constructed as part of a platting process. To ensure the constructed road is within the ROW and to assist future road upgrade projects.
14. Include a requirement that 20,000 + sq ft lots have useable septic area if not connected to a community wastewater system. This provides clarity that all lots less than 40,000 sq ft created need to have useable septic area unless connected to a community or municipal septic system.
15. Reword the Subdivision Agreement section to limit defaults from occurring and to protect the borough's taxpayers. Code currently does not provide adequate monetary guarantee for the borough to complete those improvements agreed upon if the subdivider defaults.
16. Allow for partial releases of Subdivision Agreement guarantees for those instances where the subdivider has constructed portions of the roads guaranteed under the agreement.
17. For those subdividers who default on the subdivision agreement, allow for the use of proceeds to be appropriated to a road service area budget or to the general fund, instead of having to return them to the defaulted subdivider.

CODE ORDINANCE

Sponsored by:
Introduced:
Public Hearing:
Action:

**MATANUSKA-SUSITNA BOROUGH
ORDINANCE SERIAL NO. 15-036**

AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY AMENDING MSB TITLE 43 SUBDIVISIONS, TO ADDRESS HOUSEKEEPING AND PROCEDURAL ITEMS OUTLINED IN THE PLANNING DEPARTMENT STAFF MEMORANDUM DATED MARCH 1, 2013

BE IT ENACTED:

Section 1. Classification. This ordinance is of a general and permanent nature and shall become a part of the borough code.

Section 2. Amendment of Section. MSB 43.05.005 is hereby amended to read as follows:

43.05.005 DEFINITION OF TERMS

(A) For the purpose of this title, the following definitions of terms shall apply in all cases.

- "Aliquot part" means a rectangular portion of a section created by midpoint protraction as defined by the BLM manual of survey instructions, unless historical records show otherwise.

- **"Applicant" see "Petitioner"**

- "Block" means a group of lots existing within well-defined and fixed boundaries, being an area surrounded by streets or other physical barriers, and

having an assigned number, letter, or other name by which it may be identified.

- "Block length" means the distance between intersections of through streets measured between the right-of-way lines of the intersecting streets, which distance is the longest dimension of a block.

- "Borough" means the Matanuska-Susitna Borough.

- "Commercial" means a land use or business enterprise for the purpose of buying or selling goods or services.

- "Days" means calendar days unless otherwise stated.

- "Dedication" means the appropriation of land, or an easement therein, by the owner, for the use of the public, and accepted for such use by or on behalf of the public.

- "Drainage Easement" means an easement for the containment, construction, repair, or maintenance, of storm or melt water drainage normally adjoining a public right-of-way and dedicated to the borough.

- "Easement" means any strip of land reserved by the subdivider for public utilities, drainage, sanitation or other specified use, the title to which

shall remain in the property owner, subject to the right of use designated on the subdivision plat or other document. For the purpose of this title an easement shall not be interpreted to be a fee dedication when noted or granted on a plat, abbreviated plat, waiver or forty-acre exemption.

• "Ex parte" means by or for one party; done for, on behalf of, or on the application of, one party only; without notice to or the presence of the other party.

• "Final plat" means a drawing of a subdivision which complies with this title.

• "Flag Lot" means a parcel of land shaped like a flag, with a narrow staff or pole extending to a road right-of-way or other access way.

• "Governing body" means the Matanuska-Susitna Borough Assembly.

• "Land surveyor" or "surveyor" means a person currently registered as a professional land surveyor with the state of Alaska.

• "Lot" means the least fractional part of subdivided lands having limited fixed boundaries and having an assigned number, or other name through which it may be identified.

• "Meander line" means a traverse of body of water for the purpose of determining the size and location of the body of water. For riparian owners, meander lines do not represent the boundary lines; the body of water where it exists represents the true boundary line. When meander lines are non-riparian, they may become land boundary lines.

• "Monument" means a fixed physical object marking a point [MARKED] on the surface of the earth for commencing or controlling a survey or to establish a property corner.

• "Municipality" means [ANY INCORPORATED CITY, TOWN OR VILLAGE] a political subdivision incorporated under the laws of the state that is home rule or general law city or borough.

• "Offeror" see "Subdivider"

• "Open Space" means any land or area, the preservation of which in its present use would conserve scenic, cultural, or natural resources; protect water bodies or water quality; enhance neighboring parks, forests, wildlife preserves, nature reservations, or sanctuaries; or increase recreation opportunities.

• "Parcel" means a fractional part of land described by metes and bounds or aliquot parts that are

five acres in size or larger and identified in waivers or 40-acre exemptions by document.

• "Petitioner" means a person or a person's representative who submits a formal request or application for a platting action.

• "Plat" means a map [OR DEDICATED REPRESENTATION OF] representing a tract or parcel of land showing the subdivision of such land into lots, blocks and streets, or other divisions, and other information in compliance with the requirements of all applicable sections of this title and of local ordinances, and may include the terms "replat" or "final plat".

• "Platting authority" means the platting board, platting officer, planning and land use director, or other person making a platting decision.

• "Preliminary plat" means a map or delineated representation of a tract or parcel of land showing the prominent features of a proposed subdivision of such land submitted to an approving authority for the purpose of preliminary [CONSIDERATION] approval.

• "Public Improvements" can include but are not limited to: roads, drainage, ditching, signage, cut/fill slopes, trails, bike paths, walkways, public

parks and recreation facilities, monumentation, authorized encroachments, utilities, and areas needed for snow storage and other improvements as necessary.

• "Public Use Easement" provides the rights for ingress, egress, roadways, rights-of-way, public utilities, and slopes for cuts and fills. The rights are to the public in general, and public utilities governed by permits required under federal, state, and local laws and regulations. May also be known as public access easements and rights-of-way.

• "Record Owner" means the person or persons listed as the owner on the property tax records of the borough assessor.

• "Replat" means the redelineation of an existing lot, block or tract of a previously recorded subdivision involving the change of property lines and, after vacation, the altering of dedicated streets, easements or public areas.

• "Right of-way" means a strip of land reserved, used or to be used for a street, alley, walkway, airport, railroad, or other public or private purpose.

• "Slope Easement" means an easement for the construction, repair, or maintenance of a sloped area of ground adjoining a public right-of-way.

• "Snow Storage Easement" means an easement for snow storage and maintenance dedicated or reserved to the municipality.

• "Street" means and includes all access ways for common use, such as traveled ways, roads, lanes, highways, avenues, boulevards, alleys, parkways, viaducts, circles, courts and cul-de-sacs, and includes all the land lying between the right-of-way lines as delineated on a plat showing such streets, whether improved or unimproved.

• "Subdivider" means a person holding any legal or equitable interest in land being subdivided. The term shall also include all heirs, assigns, or successors in interest, or representatives of the subdivider.

• "Subdivision" means the division of a tract or parcel of land into two or more lots, sites or other divisions, or the combining of two or more lots, tracts or parcels into one lot, tract or parcel for the purpose, whether immediate or future, of sale, or lease for more than ten years [EXCEPTING THAT A LEASE OF

COMMERCIAL PROPERTY IS EXEMPT FROM THE REQUIREMENTS OF THIS TITLE,] including any re-subdivision, and, when appropriate to the context, the process of subdividing of the land actually subdivided.

- "Tract" means an area of land which has been defined, but has not been designated by lot and block numbers.

- "Trail" means a traveled way which provides recreational, aesthetic, alternate transportation or educational opportunities and may also provide access for subdividing properties.

- "Useable Building Area" means area outside of minimum useable septic area and easements where building is prohibited, and outside of setbacks from the following: rights-of-way, easements for public use, section line easements, water bodies, and lot lines.

- "Useable Open Space Area" means that [AREA] portion within a plat-designated open space which meets the requirements of MSB 43.20.281. [HAS A SEASONAL HIGH GROUNDWATER TABLE NO CLOSER THAN TWO FEET BELOW THE SURFACE, AND IS OUTSIDE OF EXISTING OR PROPOSED UTILITY, SLOPE, OR PUBLIC USE EASEMENTS AND DOES NOT INCLUDE ANY OTHER EXISTING OR PROPOSED EASEMENTS THAT WOULD NORMALLY DISTURB THE NATURAL VEGETATIVE STATE.]

• "Useable septic area" means that portion of a lot, tract, or parcel that provides septic function on the property and as further defined in MSB 43.20.281.

[(1) THAT AREA WHERE SEASONAL HIGH WATER TABLE IS A MINIMUM OF EIGHT FEET BELOW THE SURFACE. WHERE WATER IS ENCOUNTERED AT 10 FEET OR LESS BELOW THE SURFACE, THE SEASONAL HIGH SUBSURFACE WATER IS TO BE DETERMINED BETWEEN MAY 1 AND OCTOBER 30;

(2) THAT AREA WHERE SLOPES ARE LESS THAN 25 PERCENT;

(3) THAT AREA WHICH IS MORE THAN 100 FEET FROM OPEN WATER, SURFACE WATERS, AND WETLANDS;

(4) THAT AREA WHICH IS LOCATED AT LEAST 50 FEET FROM THE TOP OF A SLOPE WHICH IS GREATER THAN 25 PERCENT AND HAS MORE THAN 10 FEET OF ELEVATION CHANGE;

(5) THAT AREA WHICH HAS SOILS WITH A PERCOLATION RATE FASTER THAN 60 MINUTES PER INCH OR LESS;

(6) THAT AREA WHICH IS NOT WITHIN AN AREA DEDICATED TO PUBLIC USE;

(7) THAT AREA WHICH IS OUTSIDE OF UTILITY OR OTHER EASEMENTS THAT WOULD AFFECT THE USE OF THE AREAS FOR ON-SITE SEPTIC INSTALLATION;

(8) THAT AREA WHICH IS OUTSIDE OF A PROTECTIVE WELL RADIUS;

(9) THAT AREA WHICH IS OUTSIDE OF ANY KNOWN DEBRIS BURIAL SITE;

(10) SUBSECTION (1) OF THIS DEFINITION MAY BE CHANGED TO A MINIMUM OF SIX FEET BELOW SURFACE IF THE FOLLOWING CRITERION IS MET:

(A) THERE ARE SPECIAL CONSIDERATIONS WHICH WOULD PRECLUDE REASONABLY CREATING USEABLE AREA BY PLACING SUITABLE FILL TO PROVIDE EIGHT FEET WATER TABLE CLEARANCE;

(B) SOIL TYPES MEET THE REQUIREMENTS GIVEN UNDER MSB 43.20.280(A)(1)(C);

(C) A STANDARD DESIGN IS PROVIDED WHICH IS CERTIFIED TO MEET APPLICABLE ADEC REQUIREMENTS AT THE TIME OF RECORDING BY A STATE OF ALASKA LICENSED PROFESSIONAL ENGINEER;

(D) A NOTE IS PROVIDED ON THE PLAT STATING: "AN ENGINEER DESIGNED AND CERTIFIED WASTEWATER DISPOSAL SYSTEM OR PACKAGED TREATMENT PLANT MEETING ADEC REQUIREMENTS WILL BE REQUIRED ON SUBJECT LOTS (L#B#);" AND

(11) GROUNDWATER LEVELS ARE DETERMINED BETWEEN MAY 1ST AND OCTOBER 30TH.]

• "Utility Easement" means an area in which the rights to construct, install, repair, and maintain utility distribution and service facilities are exercised.

• "Walkway" means a right-of-way or easement dedicated for pedestrian access.

• "Water Body" means a discrete and significant element of surface water, including all or part of lakes, reservoirs, streams, rivers, canals, and coastal waters.

• "Watercourse" means a depression formed by water moving over the earth; any natural or artificial channel through which water flows perennially or intermittently. Includes natural waterways that have been channelized, but does not include manmade channels, ditches, or underground drainage and sewage systems.

Section 3. Amendment of Section. MSB 43.10.030 is hereby amended to read as follows:

43.10.030 COMPENSATION

(A) Board members shall be compensated at a rate [OF \$50 PER MEETING] established by the assembly for regular and special meetings, not to exceed four meetings in a calendar month. All requests for

reimbursement shall be for actual expenses incurred on authorized board business.

Section 4. Amendment of Section. MSB 43.10.050 is hereby amended to read as follows:

43.10.050 ACTION ON APPLICATION OR APPEAL

(A) The board shall take formal action by voting on a motion to approve an application or to grant an appeal from the platting officer's decision at an abbreviated plat hearing. The board's decision shall be recorded in a notice approving or denying the action in question, prepared by the secretary to the board. The notice shall include separate findings of fact supporting the decision, based upon the facts presented to the board and the board's debate on the matter. [THE BOARD CHAIRPERSON SHALL REVIEW THE NOTICES PREPARED BY THE SECRETARY FOR CONFORMITY TO THE FINDINGS AND DECISION OF THE BOARD.] A notice is adopted as a decision of the board when it is signed by the chairperson, or the board's authorized representative if the chairperson is not available[SIGNIFYING THE CHAIRPERSON'S APPROVAL OF THE FORM OF THE NOTICE].

Section 5. Amendment of Section. MSB 43.10.060 is hereby amended to read as follows:

43.10.060 PLATTING [BOARD]AUTHORITY PROCEDURE

(A) The platting board shall act on an application for preliminary plat, variance, public use easement, plat note amendment, or vacation [APPROVAL]of public interest only after holding a public hearing on the application. The platting board shall hear applications for vacations at the hearing on the preliminary plat to which they pertain if an application for plat approval has been filed or is required. The platting board shall consider any preliminary or final plat affected by the vacation of public interest.

(B) The platting [BOARD]authority shall, within 60 [CALENDAR] days of the submission of an application for preliminary plat approval, approve or disapprove the preliminary plat or return it to the applicant for modification or correction. If the platting [BOARD]authority fails to act within a 60 [CALENDAR] day period, the preliminary plat shall be considered approved and a certificate of approval shall be issued on demand, unless the applicant consents to an extension of the 60 [CALENDAR] day period. An application for preliminary plat approval is submitted to the platting [BOARD]authority when it is submitted

in proper form in accordance with MSB [43.15.015] 43.15.016 [AND 43.15.045].

(C) The platting [BOARD] authority shall approve an application after finding that the application conforms to the standards set forth in this title and other applicable statutes and ordinances. The findings of the platting [BOARD] authority shall be set forth in the notice approving or disapproving the application.

(D) The platting [BOARD] authority may approve an application subject to conditions that it finds necessary to implement the purposes of this title. The conditions shall be set forth in the motion and notice approving the application. [WHERE A SUBDIVIDER INTENDS TO DEVELOP A SUBDIVISION IN PHASES, APPROVAL OF THE PRELIMINARY PLAT SHALL BE CONDITIONED UPON THE SUBDIVIDER'S COMPLIANCE WITH A PHASE DEVELOPMENT MASTER PLAN PREPARED BY THE SUBDIVIDER AND APPROVED BY THE PLATTING BOARD.] Covenants, conditions and restrictions may be submitted with the final plat for recordation.

(E) The platting [BOARD OR THE PLATTING OFFICER] authority shall not approve an application where it finds that the property that is the subject

of the application currently is in violation of this title, any condition of approval of a variance, subdivision plat or other land use entitlement granted under this title, or the terms of any other agreement with the borough, unless the conditions of approval resolve the violation, excepting that where multiple violations exist and the platting action is remedying one or more of these violations. This section shall not apply to a legal non-conforming use.

(F) Written notification of platting [BOARD]authority's decision approving or disapproving an application shall be mailed to the applicant within ten [CALENDAR] days of the platting [BOARD]authority meeting at which the decision was made. If the application is approved, a final plat or a resolution setting forth the decision of the [BOARD]platting authority shall be filed with the district recorder after all conditions of approval have been met. The failure of any person to receive any notice required under this section, where borough records indicate the notice was mailed, may not affect the validity of any proceeding under this title.

Section 6. Amendment of Section. MSB 43.10.065 is hereby amended to read as follows:

43.10.065 NOTICE; PUBLIC HEARING

(A) Notice of any public hearing required under this title shall be given in accordance with this section.

(B) Forms of notice are as follows:

(1) publication in a newspaper of general circulation in the borough one week prior to the public hearing;

(2) notices shall be mailed [MAILING] at least [15]21 days before the public hearing to: [ALL RECORD OWNERS OF PROPERTY WITHIN A DISTANCE OF 1,200 FEET OF THE EXTERIOR BOUNDARY OF THE PROPERTY THAT IS THE SUBJECT OF THE APPLICATION, OR TO THE RECORD OWNERS OF THE FIVE TAX PARCELS NEAREST THE PROPERTY THAT IS THE SUBJECT OF THE APPLICATION, WHICHEVER IS THE GREATER NUMBER OF PERSONS, AND, IF THE PROPERTY DESCRIBED IN THE APPLICATION LIES WITHIN A RECORDED SUBDIVISION, TO ALL PROPERTY OWNERS OF RECORD WITHIN THAT SUBDIVISION. AS USED IN THIS SUBDIVISION, "RECORD OWNER" MEANS THE PERSON OR PERSONS LISTED AS THE OWNER ON THE PROPERTY TAX RECORDS OF THE BOROUGH ASSESSOR. THE NOTICE SHALL BE MAILED TO THE RECORD OWNER AT THE ADDRESS STATED IN THE CURRENT PROPERTY TAX RECORDS OF THE BOROUGH ASSESSOR; AND]

(a) all record owners of property within a distance of 1,200 feet of the exterior boundary of the property that is the subject of the application, or to the record owners of at least the five tax parcels nearest the property that is the subject of the application, whichever is the greater number of persons; and

(b) if the property described in the application lies within a recorded subdivision, to all record owners within that subdivision.

(c) Exception for abbreviated plats, right-of-way acquisition plats, waivers, or elimination or modification of easements described in MSB 43.15.032. Public notices shall be mailed to all record owners of property within a distance of 600 feet of the exterior boundary of the property that is the subject of the application, or to the record owners of at least the five tax parcels nearest the property that is the subject of the application, whichever is the greater number of persons.

(i) Mailing notices to all record owners within a recorded subdivision is not a requirement for public hearings involving abbreviated plats, right-of-way acquisition plats, waivers, or

elimination or modification of easements described in MSB 43.15.032.

(d) All notices shall be mailed to the record owner at the address stated in the current property tax record of the borough assessor.

(3) When the property that is the subject of an application lies within the boundaries of a community council recognized by the assembly, notice shall be mailed to the community council at least [15]21 days before the public hearing.

(4) The platting officer may direct that additional notice of the public hearing be given. The platting board, at its discretion, may also direct additional notice of the public hearing be given. However, the failure to give additional notice shall not affect the validity of any proceeding under this title.

(C) Every notice required by this section shall state the date, time, and location of the public hearing, a description of the action requested, a description of the property that is the subject of the application, the names of the applicants, and owners of the subject property.

(D) From the time of filing an application or an appeal until the time of the hearing on the application, the application or appeal, together with all plans, data and other supporting material, shall be available for public inspection at the platting division.

[(E) THE PLATTING BOARD MAY, AT ITS DISCRETION, DIRECT THAT ADDITIONAL NOTICE OF THE PUBLIC HEARING BE GIVEN. HOWEVER, THE FAILURE TO GIVE ADDITIONAL NOTICE SHALL NOT AFFECT THE VALIDITY OF ANY PROCEEDING UNDER THIS TITLE.]

(F) The failure of any person to receive any notice required under this section, where the records of the borough indicate the notice was provided in a timely and proper manner, shall not affect the validity of any proceeding under this title.

(G) Notice of vacation of a public [DEDICATION WHICH IS NOT A SECTION LINE EASEMENT] right-of-way which has been approved and recommended by the platting board shall be sent to the public body having the jurisdiction to approve or veto the vacation. The public body shall make their finding within 30 [CALENDAR] days to approve or veto the platting board

action or the action of the platting board shall automatically be approved.

Section 7. Amendment of Section. MSB 43.15.005 is hereby amended to read as follows:

43.15.005 GENERAL ADMINISTRATION

(A) The platting board shall act upon [AN] applicationss for preliminary plats [APPROVAL, VACATION], variances, public use easements, plat note amendments, and vacations of public interest [VARIANCES OF PLATTING REGULATIONS] within the procedures outlined by A.S. 29.40.110 and this title.

(1) The platting board shall not make conditions of plat approval beyond the authority and specific provisions of this title.

(B) The platting officer shall act upon applications for abbreviated platss [APPROVAL], waivers, [MINOR PLAT AMENDMENTS TO COMBINE LOTS INTO ONE-FOUR LOT(S),] 40-acre exemptions, [AND] right-of-way acquisition plats, and elimination or modification of utility easements as described in MSB 43.15.032.

(1) The platting officer shall determine whether agency, department or public comments provided are within the regulatory authority of this chapter and whether they should apply to a platting action.

(2) The platting officer shall not recommend or impose conditions of approval for platting actions that are not within the specific authority of this title.

(3) The platting officer shall determine whether utility easement requests are reasonable and only require reasonable requests as recommendations to the board or as conditions of approval. The platting officer shall provide final approval on the adequacy of an easement(s) provided for [A] platting actions on final plats and platting actions delegated as by this title, within twenty (20) days of acceptance of submission.

(C) Leaseholds located within [THE WASILLA M]unicipal [A]airports [AND PALMER MUNICIPAL AIRPORT] are exempt from the requirement to plat.

(D) Commercial leases of ten years or greater are exempt from this title.

[(E) PLATS TO REMOVE LOT LINES ARE EXEMPT FROM PROVISIONS OF THE CODE:

(1) WHICH REQUIRE SOILS REPORT SUBMITTALS;
(2) REQUIREMENTS FOR ROAD UPGRADES OR CONSTRUCTION; AND

(3) AS-BUILT SURVEY.]

Section 8. Amendment of Section. MSB 43.15.010 is hereby amended to read as follows:

43.15.010 PREAPPLICATION CONFERENCE

(A) Before submitting an application [FOR PRELIMINARY PLAT]requiring platting authority approval, [WAIVER, PUBLIC USE EASEMENT OR VACATION OR VARIANCE,] a [SUBDIVIDER]petitioner shall attend a conference with the platting [AND PUBLIC WORKS] staff. The purposes of the conference are to inform the staff of the [SUBDIVIDER]petitioner's development plans, and to inform the [SUBDIVIDER]petitioner of the borough's development policies, public improvements, and platting procedures and requirements as they pertain to the proposed application. Borough staff may recommend modifications to conform the proposed application to those policies, procedures, and requirements. The platting officer may waive a preapplication conference if the platting officer finds that it is not necessary to accomplish these purposes.

(B) At least [SEVEN CALENDAR] ten business days before the preapplication conference, the [SUBDIVIDER]petitioner shall submit to the platting staff the proposed platting action with enough detail

so the platting officer can gain a full understanding of the petitioner's intentions[FIVE COPIES OF THE PROPOSED PRELIMINARY PLAT, PLUS ADDITIONAL COPIES AS THE STAFF FINDS NECESSARY TO ALLOW REVIEW BY OTHER AGENCIES].

[(C) AT THE CONFERENCE, THE PLATTING AND PUBLIC WORKS STAFF SHALL REVIEW WITH THE SUBDIVIDER THE BOROUGH'S DEVELOPMENT POLICIES, AND PLATTING PROCEDURES AND REQUIREMENTS, AS THEY PERTAIN TO THE PROPOSED APPLICATION, AND RECOMMEND MODIFICATIONS TO CONFORM THE PROPOSED APPLICATION TO THOSE POLICIES, PROCEDURES, AND REQUIREMENTS.]

(D) The preapplication conference is not intended to be a thorough review, rather to provide the petitioner with the process and steps required to complete their proposed platting action. Staff shall not expend Borough resources on site visits, take site photos or perform extensive departmental and agency reviews for this process.

(E) No proceeding under this section binds the platting [BOARD OR THE PLATTING OFFICER]authority in their review of any plat, or relieves a [SUBDIVIDER]petitioner of the responsibility of independently becoming familiar with the procedures

and standards for approval of an application under this title.

Section 9. Amendment of Section. MSB 43.15.012 is hereby amended to read as follows:

43.15.012 FORTY-ACRE EXEMPTION

(A) *Purpose clause.* The purpose of this section is to allow the land owner to divide large parcels of land by document in an expedited manner.

(B) *Exemptions.* The platting officer shall exempt parcels from the provisions of this title where all the following conditions are met:

(1) [T]the smallest parcel created is 40 acres in size, or is one-sixteenth of a section as defined by "aliquot part;"

(2) [T]the parcel is to be conveyed by deed;

(3) [T]the parcels or tracts created can be described by:

(a) aliquot part; [AND]or

(b) a metes and bounds description, provided the description is under the seal of a land surveyor.

(4) [T]the document does not alter an existing plat of record, including tracts on a cadastral plat;

[(5) THE DOCUMENT CONTAINS SIGNATURES OF
CONSENT FROM ALL PARTIES HOLDING A LEGAL OR EQUITABLE
INTEREST IN THE PROPERTY;

(6) NO MORE THAN FOUR PARCELS SHALL BE
CREATED FROM THE PARENT PARCEL; AND

(7) THE APPLICANT DEMONSTRATES THAT LEGAL
ACCESS AS DEFINED BY MSB 43.20.120 EXISTS TO ALL
PARCELS OR TRACTS CREATED AND IS SUITABLE FOR FUTURE
ROAD CONSTRUCTION.

(A) THE SUITABILITY OF LEGAL ACCESS FOR
FUTURE ROAD CONSTRUCTION SHALL BE DOCUMENTED BY THE
APPLICANT BASED ON THE FOLLOWING INFORMATION AVAILABLE
FROM EXISTING RECORDS WITHIN THE MATANUSKA-SUSITNA
BOROUGH:

(I) AIR PHOTOS;

(II) USGS MAPPING;

(III) TOPOGRAPHIC MAPPING; AND

(IV) OTHER AVAILABLE DATA.

(B) THE PLATTING OFFICER SHALL REVIEW
WITHIN TEN WORKING DAYS THE LEGAL ACCESS DOCUMENTATION
AND ITS "SUITABILITY" FOR FUTURE ROAD CONSTRUCTION.

(C) FOR THE PURPOSE OF THIS SUBSECTION,
SUITABILITY IS DEFINED AS THE ABILITY OF THE LEGAL
ACCESS TO CONTAIN A BOROUGH STANDARD ROAD.

(I) ACCESS FOR PARCELS LOCATED TWO MILES BEYOND THE LIMITS OF THE CORE COMPREHENSIVE PLANNING AREA MAY BE FROM A TRAIL CONSTRUCTIBLE TRAIL STANDARDS [ARE] LISTED IN MSB 43.20.055(B)(5)[OR A TRAIL.

(D) THE BOROUGH SHALL NOT REQUIRE THE PETITIONER TO PROVIDE A DESIGNED ROAD OR TRAIL TO MEET THE REQUIREMENTS OF THIS SUBSECTION.

(E) THE DECISION OF THE PLATTING OFFICER IN THIS MATTER IS FINAL UNLESS APPEALED TO THE PLATTING BOARD IN WRITING WITHIN 15 DAYS.

(F) THE APPLICANT MAY APPEAL THE DECISION OF THE PLATTING BOARD TO THE BOARD OF ADJUSTMENT AND APPEALS IN ACCORDANCE WITH TITLE 15.]

(8) a certificate to plat shall be required, consistent with the requirements of MSB 43.15.053(E);

(9) signatures of consent are provided on affidavits from all parties holding a legal or equitable interest in the property to be recorded with the document;

(10) no more than four parcels shall be created from the parent parcel; and

(11) the applicant demonstrates that legal access as defined by MSB 43.20.120 exists to all

parcels or tracts created and is suitable for future road construction.

(a) The suitability of legal access for future road construction shall be documented by the applicant based on the following information available from existing records within the Matanuska-Susitna Borough:

(i) air photos;

(ii) USGS mapping;

(iii) topographic mapping; and

(iv) other available data.

(b) The platting officer shall review within ten working days the legal access documentation and its "suitability" for future road construction.

(c) For the purpose of this subsection, suitability is defined as the ability of the legal access to contain a borough standard road.

(i) Access for parcels located two miles beyond the limits of the core comprehensive planning area may be from a trail shown to be constructible to the trail standards listed in MSB 43.20.055(B)(5), however, no trail construction is required for 40-acre exemption approval.

(d) The Borough shall not require the petitioner to provide a designed road or trail to meet the requirements of this subsection.

(C) *Exemption document.* The document exempting a parcel from the provisions of this title shall be reviewed by the platting officer. The platting officer shall approve the exemption document within ten working days once[IF] the exemption submittal meets the conditions of this subsection. [AND SHALL BE ISSUED WITHIN 10 DAYS.] Upon approval of the document, the platting officer shall execute the approved document, signed by the planning director, and it shall be affixed with the platting board seal. It is the responsibility of the applicant to pay all appropriate fees [AND RECORD THE DOCUMENT].

(1) The intent of this provision is to allow prompt approval of a 40-acre exemption.

[(D) CERTIFICATE TO PLAT. A CERTIFICATE TO PLAT SHALL BE REQUIRED, CONSISTENT WITH THE REQUIREMENTS OF MSB 43.15.053(F).]

(E) The decision of the platting officer in this matter is final unless appealed to the platting board in writing within 15 days.

(F) The applicant may appeal the decision of the platting board to the board of adjustment and appeals in accordance with MSB Title 15.

Section 10. Repeal of Section. MSB 43.15.015 is hereby repealed in its entirety:

[43.15.015 PRELIMINARY PLAT

(A) CONTENTS: ALL PLATS, MAPS, DRAWINGS OR OTHER ILLUSTRATIONS REQUIRED FOR CONCEPTUAL REVIEW UNDER THESE REGULATIONS SHALL SHOW THE FOLLOWING:

- (1) TITLE BLOCK;
- (2) SUBDIVISION NAME;
- (3) SCALE;
- (4) NORTH ARROW;
- (5) DATE;
- (6) SUBDIVIDER'S NAME AND ADDRESS;
- (7) SURVEYOR'S OR OTHER PREPARER'S ADDRESS;
- (8) DESCRIPTION OF PARCEL BEING SUBDIVIDED;
- (9) SHEET NUMBER
- (10) FIELD BOOK REFERENCE;
- (11) TOTAL AREA;
- (12) VICINITY MAP WHICH INCLUDES THE

FOLLOWING;

(A) SCALE OF ONE INCH EQUALS ONE MILE SHOWING A 20 SQUARE MILE AREA MINIMUM RURAL; ONE INCH

EQUALS 300 FEET SHOWING A ONE-SIXTEENTH SQUARE MILE AREA, OR AS NECESSARY TO INDICATE THE SUBDIVISION AND ADJACENT PROPERTY (WITHIN URBAN AREA);

(B) TOWNSHIPS, RANGES AND SECTIONS; AND

(C) PRINCIPAL ROAD SYSTEMS, MAJOR WATER BODIES AND WATERCOURSES, AND LOCATION OF SUBDIVISION;

(13) DEDICATED RIGHTS-OF-WAY, PATENT RESERVATIONS, ROAD EASEMENTS, SECTION LINE EASEMENTS AND OTHER EASEMENTS OR RESERVATIONS PUBLIC OR PRIVATE, WITHIN THE PROPOSED SUBDIVISION BOUNDARIES, SHOWING LOCATION, DIMENSIONS AND PURPOSES;

(14) ADJACENT PROPERTY LINES SHALL BE SHOWN WITH DASHED LINES TO SHOW THEIR GENERAL RELATION TO THE PROPOSED PLAT;

(15) PROPOSED LOT LINES, TRACT LINES AND RIGHTS-OF-WAY, INCLUDING APPROXIMATE DIMENSIONS AND AREAS OF ALL LOTS AND TRACTS, APPROXIMATE CURVE RADII, TANGENT LENGTHS, AND SIMILAR INFORMATION;

(16) DESIGNATION OF PROPOSED PUBLIC AREA;

AND

(17) 100-YEAR FLOODPLAIN, WHEN AVAILABLE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND INFORMATION REQUIRED UNDER MSB 17.29.160, GENERAL STANDARDS FOR FLOOD HAZARD REDUCTION WHEN REQUIRED.

(B) WITHIN 10 BUSINESS DAYS OF SUBMITTAL, THE APPLICATION SHALL BE ACCEPTED OR REJECTED FOR FAILURE TO MEET THE REQUIREMENTS OF SUBSECTIONS (A) OF THIS SECTION. THE REJECTION SHALL BE IN WRITING AND SHALL STATE THE DEFICIENT ITEMS. ONCE THE DEFICIENCIES ARE CORRECTED, THE APPLICATION SHALL BE ACCEPTED.

(C) PRELIMINARY PLAT APPROVAL; EFFECT AND DURATION. THE EFFECT OF THE APPROVAL OF THE PRELIMINARY PLAT IS AS FOLLOWS:

(1) THE APPROVAL OF A PRELIMINARY PLAT DOES NOT CONSTITUTE APPROVAL OF THE SUBDIVISION OR THE ACCEPTANCE OF ANY DEDICATION WITHIN THE SUBDIVISION, BUT ONLY AUTHORIZES THE APPLICANT TO PREPARE THE FINAL PLAT. APPLICATION FOR APPROVAL OF A FINAL PLAT, INCLUDING ANY FINAL PLAT SUBMITTED UNDER A PHASED DEVELOPMENT MASTER PLAN, MAY BE SUBMITTED ONLY AFTER APPROVAL OF THE PRELIMINARY PLAT, AND ONLY WHILE THE APPROVAL OF THE PRELIMINARY PLAT REMAINS EFFECTIVE;

(2) APPROVAL OF A PRELIMINARY PLAT EXPIRES 72 MONTHS AFTER THE DATE OF THE WRITTEN NOTICE OF PLATTING BOARD ACTION, UNLESS THE PLATTING BOARD OR THE PLATTING OFFICER FIRST EXTENDS ITS DURATION AT THE REQUEST OF THE APPLICANT. THE PLATTING OFFICER MAY GRANT TWO EXTENSIONS, NOT TO EXCEED TWO YEARS EACH.

ONLY THE PLATTING BOARD HAS AUTHORITY TO GRANT ADDITIONAL EXTENSIONS. THE PLATTING BOARD OR PLATTING OFFICER MAY APPROVE AN EXTENSION ONLY IF IT FINDS THAT THE CONDITIONS SUPPORTING APPROVAL OF THE PRELIMINARY PLAT HAVE NOT MATERIALLY CHANGED. THE 72-MONTH PERIOD SHALL BEGIN ON THE DATE OF THE WRITTEN NOTICE OF THE PLATTING BOARD ACTION. AN APPEAL FROM THE DECISION OF THE PLATTING AUTHORITY REGARDING PRELIMINARY PLAT APPROVAL SHALL BE MADE WITHIN THE TIME SPECIFIED UNDER MSB 15.39.150, APPEALS; COMMENCEMENT. THE 72-MONTH PERIOD SHALL BE EXTENDED UNTIL THE APPEAL IS RESOLVED. A SUBDIVIDER MAY PROCEED UPON AN EXPIRED PRELIMINARY PLAT ONLY WITH A NEW APPLICATION. STAFF REVIEW TIME OF THE SUBMITTED FINAL PLAT SHALL BE DEDUCTED FROM THE 72 MONTHS.

(3) WHERE A SUBDIVIDER INTENDS TO DEVELOP A SUBDIVISION IN PHASES, APPROVAL OF THE PRELIMINARY PLAT SHALL BE CONDITIONED UPON THE SUBDIVIDER'S COMPLIANCE WITH A PHASED DEVELOPMENT MASTER PLAN PREPARED BY A SUBDIVIDER AND APPROVED BY THE PLATTING BOARD. APPROVAL OF A MASTER PLAN FOR PHASED DEVELOPMENT EXPIRES 72 MONTHS AFTER THE DATE OF THE WRITTEN NOTICE OF PLATTING BOARD ACTION UNLESS AN EXTENSION IS APPROVED BY THE PLATTING BOARD OR

PLATTING OFFICER IN THE SAME MANNER EXTENSIONS OF PRELIMINARY PLATS ARE APPROVED UNDER PARAGRAPH (B)(2). AN APPEAL FROM THE DECISION OF THE PLATTING BOARD REGARDING MASTER PLAN APPROVAL SHALL BE TAKEN WITHIN THE TIME SPECIFIED UNDER MSB 15.39.150, APPEALS; COMMENCEMENT. FILING AN APPEAL SHALL EXTEND THE 72-MONTH PERIOD UNTIL THE APPEAL IS RESOLVED. A SUBDIVIDER MAY PROCEED WITH AN EXPIRED MASTER PLAN FOR PHASED DEVELOPMENT ONLY WITH A NEW APPLICATION.

(A) PROVIDING THAT ANY PLAT, (MASTER PLANS FOR PHASED DEVELOPMENT, ABBREVIATED PLATS, REGULAR PLATS) APPROVED UNDER PROVISIONS OF THE FORMER TITLE 16 AND TITLE 27 SHALL BE GRANTED AN ADMINISTRATIVE EXTENSION OF AN ADDITIONAL 5 YEARS EFFECTIVE FROM THE DATE OF ADOPTION OF THIS ORDINANCE. THIS FIVE YEAR EXTENSION IS IN ADDITION TO ALL PREVIOUSLY GRANTED EXTENSIONS AND STARTS AT THE END OF THE PREVIOUSLY APPROVED EXPIRATION DATE OF THE EXTENSION OR ORIGINAL PLAT EXPIRATION DATE, WHICHEVER IS LATER.

(D) AN APPLICANT MAY SEEK MODIFICATION OF A PRELIMINARY PLAT OR PHASED DEVELOPMENT MASTER PLAN PRIOR TO EXPIRATION OF THE PLAN OR PLAN APPROVAL OR PRIOR TO THE EXPIRATION OF AN EXTENSION GRANTED

PURSUANT TO MSB 43.10.060(B). THE APPLICANT SEEKING MODIFICATION SHALL PAY A PUBLIC HEARING FEE AND MEET THE REQUIREMENTS OF MSB 43.10.065. THERE SHALL BE NO PETITIONS TO MODIFY VACATIONS APPROVED BY THE ASSEMBLY UNLESS THE PETITION TO MODIFY INVOLVES AN AREA OF LAND NOT AFFECTED BY THE APPROVED VACATION.]

Section 11. Adoption of Section. MSB 43.15.016 is hereby adopted to read as follows:

43.15.016 PRELIMINARY PLAT SUBMITTAL AND APPROVAL

(A) An application for conceptual plat approval shall be submitted with plat copies as needed, with the following data and appropriate fees:

(1) maps of the proposed subdivision and the area, which adequately display surrounding development of the proposed subdivision boundaries (minimum of 50 feet from proposed boundary) to a scale of no less than one inch equals 100 feet, which includes the following information:

(a) the location of all property lines, utilizing the preliminary plat as base map;

(b) topographic contour intervals of five feet if the ground slope is less than ten percent, and ten feet if the ground slope is greater than ten percent;

(c) preliminary horizontal location of streets, water supply, sewage disposal systems and other public improvement details, to indicate conformance with borough and state standards;

(d) the location of water bodies and drainage courses, including the location of FEMA mapped special flood hazard areas, and flood hazard information required under MSB 17.29.160, General Standards for Flood Hazard Reduction, when required;

(e) the location of existing facilities and structures within the proposed subdivision, such as roadways, driveways, buildings, sewage systems, wells, utility poles and lines, excavations, bridges and culverts; and

(2) the subdivider shall submit supporting written information including all soils and engineering data as required by this title. Applications proposing community or municipal water supply systems or wastewater disposal systems or both shall submit a conceptual plan. Prior to final plat approval, State of Alaska Department of Environmental Conservation review and approval is required for community or municipal water supply systems and community or municipal wastewater disposal systems.

Final plat approval will require as-builts or record drawings for any community or municipal water and wastewater disposal systems installed.

(B) Contents. All plats, maps, drawings or other illustrations required for conceptual review under these regulations shall show the following:

- (1) title block;
- (2) subdivision name;
- (3) scale;
- (4) north arrow;
- (5) date;
- (6) subdivider's name and address;
- (7) surveyor's or other preparer's address;
- (8) description of parcel being subdivided;
- (9) sheet number;
- (10) field book reference;
- (11) total area;
- (12) vicinity map which includes the

following;

(a) scale of one inch equals one mile showing a 20 square mile area minimum rural; one inch equals 300 feet showing a one-sixteenth square mile area, or as necessary to indicate the subdivision and adjacent property (within urban area);

(b) townships, ranges and sections; and

(c) principal road systems, major water bodies and watercourses, and location of subdivision;

(13) dedicated rights-of-way, patent reservations, road easements, section line easements and other easements or reservations public or private, within the proposed subdivision boundaries, showing location, dimensions and purposes;

(14) adjacent property lines shall be shown with dashed lines to show their general relation to the proposed plat;

(15) proposed lot lines, tract lines and rights-of-way, including approximate dimensions and areas of all lots and tracts, approximate curve radii, tangent lengths, and similar information; and

(16) designation of proposed public area.

(C) Within ten business days of submittal, the application shall be accepted or rejected for failure to meet the requirements of subsection (A) and (B). The rejection shall be in writing and shall state the deficient items. Once the deficiencies are corrected, the application shall be immediately accepted.

(D) The statutory 60 day period for approval or non-approval begins on the date the application is accepted for approval.

(E) Any hearing for approval shall occur within 45 days of the date the application is accepted.

(F) Public hearings for vacations may occur at the same time as the preliminary plat approval hearing.

(G) The applicant may acquire any required "other agency" review.

(H) Preliminary plat approval; effect and duration. The effect of the approval of the preliminary plat is as follows:

(1) The approval of a preliminary plat does not constitute approval of the subdivision or the acceptance of any dedication within the subdivision, but only authorizes the applicant to prepare the final plat. Application for approval of a final plat, including any final plat submitted under a phased development master plan, may be submitted only after approval of the preliminary plat, and only while the approval of the preliminary plat remains effective;

(2) Approval of a preliminary plat expires 72 months after the date of the written notice of

platting authority action, unless the platting authority first extends its duration at the request of the applicant. The platting officer may grant two extensions, not to exceed two years each. Only the platting board has authority to grant additional extensions. The platting authority may approve an extension only if it finds that the conditions supporting approval of the preliminary plat have not materially changed. The 72-month period shall begin on the date of the written notice of the platting authority action;

(3) Where a subdivider intends to develop a subdivision in phases, approval of the preliminary plat shall be conditioned upon the subdivider's compliance with a phased development master plan prepared by a subdivider and approved by the platting board. Approval of a master plan for phased development expires 72 months after the date of the written notice of platting board action unless an extension is approved by the platting authority in the same manner extensions of preliminary plats are approved under paragraph (L)(2);

(4) An appeal from the decision of the platting authority regarding plat approval shall

follow 43.35, Reconsideration and Appeals. Filing an appeal or reconsideration shall extend the 72-month approval period until the appeal or reconsideration is resolved;

(5) A subdivider may proceed upon an expired preliminary plat or master plan for phased development only with a new application;

(6) An applicant may seek modification of a preliminary plat or phased development master plan prior to expiration of the plan or plan approval or prior to the expiration of an extension granted pursuant to MSB 43.10.060(B). The applicant seeking modification shall pay a public hearing fee and meet the requirements of MSB 43.10.065. There shall be no petitions to modify vacations approved by the assembly unless the petition to modify involves an area of land not affected by the approved vacation;

(7) Staff review time of the submitted final plat shall be deducted from the 72- month approval period; and

(8) A plat, (master plans for phased development, abbreviated plats, regular plats) approved under provisions of the former Title 16 and Title 27 shall be granted an administrative extension

of an additional five years effective from the date of adoption of this ordinance. This five-year extension is in addition to all previously granted extensions and starts at the end of the previously approved expiration date of the extension or original plat expiration date, whichever is later.

(I) The platting authority's action on an approved preliminary plat shall be noted on the final plat, with a reference to the date by which that action was taken.

Section 12. Amendment of Section. MSB 43.15.025 is hereby amended to read as follows:

43.15.025 ABBREVIATED PLATS

(A) The platting officer shall review and act upon all preliminary plats that shall only move or eliminate lot lines, or create no[SUBDIVIDE A SINGLE TRACT, PARCEL OR LOT INTO NOT] more than four tracts or lots, and that shall not:

(1) deny legal and physical access to and from all lots or tracts created by, or adjacent to, the subdivision, or require construction of improvements necessary for access, other than the improvement of an existing, publicly-dedicated right-of-way to current standards; nor

(2) alter a dedicated street or right-of-way, or require any dedication; nor

(3) require a vacation of a public dedication; [AND] nor

(4) require a variance from a subdivision regulation.

[(B) IN ACTING ON AN APPLICATION UNDER THIS SECTION, THE PLATTING OFFICER SHALL USE THE STANDARDS AND PROCEDURES USED BY THE PLATTING BOARD IN ACTING ON APPLICATIONS UNDER MSB 43.10.060. THE PLATTING OFFICER SHALL APPROVE OR DISAPPROVE THE PLAT WITHIN 30 [CALENDAR] DAYS OF THE SUBMISSION OF THE APPLICATION.

(C) APPEALS FROM DECISIONS MADE PURSUANT TO THIS SECTION SHALL BE MADE TO THE PLATTING BOARD.

(D) PUBLIC NOTICE OF ABBREVIATED PLATS SHALL FOLLOW THE PROCEDURES OF MSB 43.10.065, PERTAINING TO ACTIONS REQUIRING A PUBLIC HEARING.]

(E) Plats to remove lot lines on a subdivision plat of record are exempt from provisions of the code which require:

(1) useable area report submittals;

(2) legal and physical access;

(3) as-built survey; and

(4) topographic information.

(F) In acting on an application under this section, the platting officer shall use the standards and procedures used by the platting board in acting on applications under MSB 43.10.060. The platting officer shall approve or disapprove the plat within 30 days of the submission of the application.

(G) Appeals from decisions made pursuant to this section shall be made to the platting board.

(H) Public notice of abbreviated plats shall follow the procedures of MSB 43.10.065, pertaining to actions requiring a public hearing.

Section 13. Amendment of Section. MSB 43.15.035 is hereby amended to read as follows:

43.15.035 VACATIONS

(A) All applicants and actions for vacations shall conform to A.S. 29.40.120 through A.S. 29.40.160.

(B) A dedication to public use of land or interests in land may be vacated if the dedication is no longer necessary for present or future public use. The [ASSEMBLY]platting board shall review applications for vacations as follows:

(1) {T}the [ASSEMBLY]platting board shall ordinarily approve vacations of public rights-of-way if:

(a) the vacation is conditioned upon the final approval of a plat affecting the same land which provides equal or better access to all areas affected by the vacation; or

(b) the surrounding area is fully developed and all planned or needed rights-of-way and utilities are constructed; [AND]or

(c) the right-of-way is not being used, a road is impossible or impractical to construct, and alternative access has been provided.

(2) The [ASSEMBLY]platting board shall not ordinarily approve vacations of public interests in land if:

(a) the surrounding area in which the vacation is sought is undeveloped or is developing and equivalent or better access is not provided:

(b) the vacation is of a public right-of-way providing access to a lake, river or other area with public interest or value, unless [THE OWNER PROVIDES] alternate or [AND EQUAL] better access is provided or exists.

(3) In other cases, the [ASSEMBLY]planning board shall review requested vacations on a case-by-case basis to determine whether the property is necessary or desirable for present or future public use. Public rights-of-way in areas shall be assumed to have a public use unless proven otherwise; and

(4) The [ASSEMBLY]planning board shall not routinely approve any vacation of a public interest in land where objections to the vacation are made by persons with an interest in land adjacent to or affected by the vacation, or by any government agency or department which has a responsibility to the public which may be affected by the vacation, excepting if the beneficiary of an easement refuses to authorize a vacation, the [ASSEMBLY]planning board may approve the vacation if the following conditions are met:

(a) there are currently no existing improvements within the subject easement of the easement beneficiary or a portion of the easement will remain which includes the improvements;

(b) if necessary a substitute easement is provided by document on the plat; and

(c) findings of facts support granting the vacation.

(C) Title to a vacated area shall be determined as follows:

(1) Title attaches to the lot or lands bordering on the vacated area in proportionate amounts, except that if the area originally was dedicated by different persons, original boundary lines shall be adhered to so that the area which lies on one side of the boundary line shall attach to the abutting property on that side, and the area which lies on the other side of the boundary line shall attach to the property on that side. The portion of a vacated street which lies within the limits of a platted addition attaches to the lots of the platted addition bordering on the area. However, if a public square is vacated, the title to it vests in the city, if it lies within a city, or in the borough if it lies within the borough area outside cities, and if the property vacated is a lot or tract, title vests in the rightful owner.

(2) If the borough or city acquired the vacated area for legal consideration or by express dedication to and acceptance by the borough or city other than as a prerequisite to plat approval, the fair market appraised value of the vacated area shall

be deposited with the platting authority before the final act of vacation, to be paid over to the borough or city upon final vacation.

(3) Other provisions of this subsection notwithstanding, the [ASSEMBLY]platting board may determine all or a portion of a vacated area should be dedicated to another public purpose, and if so, title to the area vacated and held for another public purpose remains in the borough or city, as applicable.

(D) A decision to grant a vacation is not effective unless approved by the city council if the vacated area is a street or public land of a city, or by the assembly in other cases. The platting board shall immediately give notice to the council or assembly of a vacation which is approved. The council or assembly shall have 30 [CALENDAR] days from the date of the notice to either consent to the vacation or veto it. Notice of veto of the vacation shall be immediately given to the platting board. Failure to act on the vacation within 30 [CALENDAR] days shall be considered to be consent to the vacation.

Section 14. Repeal of Subsection. MSB 43.15.045 is hereby repealed in its entirety.

[43.15.045 PLAT APPROVAL

(A) AN APPLICATION FOR PLAT APPROVAL SHALL BE SUBMITTED WITH PLAT COPIES AS NEEDED, WITH THE FOLLOWING DATA AND APPROPRIATE FEES:

(1) TOPOGRAPHIC MAPS OF THE PROPOSED SUBDIVISION AND THE AREA, WHICH ADEQUATELY DISPLAY SURROUNDING DEVELOPMENT OF THE PROPOSED SUBDIVISION BOUNDARIES (MINIMUM OF 50 FEET FROM PROPOSED BOUNDARY) TO A SCALE OF ONE INCH EQUALS 200 FEET OR ONE INCH EQUALS 100 FEET, WHICH INCLUDES THE FOLLOWING INFORMATION:

(A) THE LOCATION OF ALL PROPERTY LINES, UTILIZING THE PRELIMINARY PLAT AS BASE MAP;

(B) CONTOUR INTERVALS OF FIVE FEET IF THE GROUND SLOPE IS LESS THAN 10 PERCENT, AND 10 FEET IF THE GROUND SLOPE IS GREATER THAN 10 PERCENT;

(C) PRELIMINARY HORIZONTAL LOCATION OF STREETS, WATER SUPPLY, SEWAGE DISPOSAL SYSTEMS AND OTHER PUBLIC IMPROVEMENT DETAILS, TO INDICATE CONFORMANCE WITH BOROUGH AND STATE STANDARDS;

(D) THE LOCATION OF WATER BODIES AND DRAINAGE COURSES, INCLUDING THE LOCATION OF FEMA MAPPED SPECIAL FLOOD HAZARD AREAS, AND FLOOD HAZARD INFORMATION REQUIRED UNDER MSB 17.29.160, GENERAL STANDARDS FOR FLOOD HAZARD REDUCTION, WHEN REQUIRED;

(E) THE LOCATION OF EXISTING FACILITIES AND STRUCTURES WITHIN THE PROPOSED SUBDIVISION, SUCH AS ROADWAYS, BUILDINGS, SEWAGE SYSTEMS, WELLS, UTILITY POLES AND LINES, EXCAVATIONS, BRIDGES AND CULVERTS; AND

(2) THE SUBDIVIDER SHALL SUBMIT SUPPORTING WRITTEN INFORMATION INCLUDING ALL SOILS AND ENGINEERING DATA AS REQUIRED BY THIS TITLE. APPLICATIONS PROPOSING COMMUNITY WATER SUPPLY SYSTEMS OR SEWAGE DISPOSAL SYSTEMS OR BOTH SHALL INCLUDE ENGINEERING PLANS, DATA AND RECORD DRAWINGS. STATE OF ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION REVIEW AND APPROVAL IS REQUIRED FOR COMMUNITY WATER SUPPLY SYSTEMS AND COMMUNITY SEWAGE DISPOSAL SYSTEMS;

(B) THE APPLICATION SHALL BE ACCEPTED OR REJECTED FOR FAILURE TO MEET THE REQUIREMENTS OF SUBSECTION (A) THE REJECTION SHALL BE IN WRITING AND SHALL STATE THE DEFICIENT ITEMS. ONCE THE DEFICIENCIES ARE CORRECTED, THE APPLICATION SHALL BE IMMEDIATELY ACCEPTED.

(C) THE STATUTORY 60 CALENDAR DAY PERIOD FOR APPROVAL OR NON-APPROVAL BEGINS ON THE DATE THE APPLICATION IS ACCEPTED FOR APPROVAL.

(D) ANY HEARING FOR APPROVAL SHALL OCCUR WITHIN 45 CALENDAR DAYS OF THE DATE THE APPLICATION IS ACCEPTED.

(E) PUBLIC HEARINGS FOR VACATION, REPLATS, AND ABBREVIATED PLATS MAY OCCUR AT THE SAME TIME AS THE APPROVAL HEARING.

(F) THE APPLICANT MAY ACQUIRE ANY REQUIRED "OTHER AGENCY" REVIEW.

(G) THE PLATTING BOARD'S ACTION ON AN APPROVED PRELIMINARY PLAT SHALL BE NOTED ON THE FINAL PLAT, WITH A REFERENCE TO THE DATE BY WHICH THAT ACTION WAS TAKEN.]

Section 15. Amendment of Section. MSB 43.15.051 is hereby amended to read as follows:

43.15.051 FINAL PLAT; SUBMITTED.

(A) The final plat shall be prepared in substantial conformance with this section and the preliminary plat as approved.

(B) The subdivider shall submit the original of the final plat, which shall be reproducible, drawn to scale, on mylar or equivalent, and be of good drafting in ink, with lettering by template instrument or equivalent.

(C) The sheet sizes shall be 18 inches by 24 inches, 24 inches by 35 inches, or 31.5 inches by 34 inches in accordance with the state recorder's office requirements.

(D) If more than one sheet is necessary to accurately portray the lands subdivided, an index map shall be provided on the first sheet showing the entire subdivision and indicating the portion contained on each sheet. Each sheet shall show the particular number of that sheet and the total number of sheets included, as well as clearly labeled match lines to show where other sheets adjoin. When more than one sheet is submitted, all sheets shall be the same size.

(E) A readable standard scale shall be used of one inch equals 50 feet, 100 feet, or increments of 100, [SHALL BE USED] or as allowed by the platting officer. In all cases, the scale used shall be clearly stated.

(F) The name of the subdivision shall be shown in bold letters in the title block of each sheet included.

(G) A prominent north arrow shall be drawn on every sheet. The basis of bearing shall be clearly stated. No magnetic bearings shall be allowed.

(H) All monuments to be of record shall be adequately described and clearly identified on the plat. Where additional monuments shall be set after the plat is recorded, the location of the additional subordinate monuments shall be shown by a distinct symbol noted on the plat as representing monuments set this survey.

(I) Sufficient survey data shall be shown to positively describe the bounds of every lot, block, street, easement, and other areas shown on the plat, as well as the other boundaries of the lands subdivided.

(J) All distances shall be shown in feet and to the nearest one-hundredth foot, and in accordance with the definition of a United States survey foot adopted by the United States Bureau of Standards. All measurements shall refer to the horizontal plane.

(K) The course of every boundary line shown on the plat shall be indicated by a direct bearing reference. All bearings shown shall be given to the nearest degree, minute and second of arc.

(L) Curve data shall be stated in terms of radius, central angle, tangent, length of curve, and cord bearing. Curve data for streets of uniform width may be shown only with reference to the centerline, and lots fronting on the curves may show only the arc distance of the portion of the curve included in its boundary. In all cases, the curve data shall be shown for the line affected, and the information shall be tabulated with proper reference.

(M) The true boundary shall be clearly indicated on the plat by bold line.

(N) All interior excepted parcels shall be clearly indicated and labeled "not a part of this plat."

(O) All adjoining properties shall be identified, and where the adjoining properties are a part of a recorded subdivision, the name of that subdivision and the plat number shall be shown. If the subdivision platted is a resubdivision of a part or whole of a previously recorded subdivision, sufficient ties shall be shown to controlling lines appearing on the earlier plat to permit an overlay to be made. The fact it is a resubdivision shall be stated as a subtitle

following the name of the subdivision wherever it appears on the plat.

(P) The plat shall clearly show the location, dimension, and uses of all plottable easements created by this plat and those easements of record as indicated in the certificate to plat. If unplottable, the easements shall be referenced within a plat note.

(Q) No strip of land shall be reserved by the subdivider unless the strip of land is of sufficient size and shape to be of some practical use or service, as determined by the platting officer.

(R) All blocks shall be numbered in consecutive order. All lots within each block shall be numbered in consecutive order. All streets shall be named, numbered, or lettered in a manner acceptable to the platting officer and in compliance with MSB 11.20.

(S) The purpose of all area dedicated to the public or private shall be clearly indicated or stated on the plat.

(T) A vicinity map is required which shall include the following:

(1) scale of one inch equals one mile, showing a 20-square-mile area minimum (rural); one inch equals 300 feet showing a one-sixteenth-square-

mile area, or as necessary to indicate the subdivision
an adjacent property [(WITHIN URBAN AREA)] or as
approved by the platting officer;

(2) townships, ranges, and sections; and

(3) principal road systems, major water
bodies and water courses, and location of subdivision
substantially centered within the vicinity map.

(U) Two blue lines shall be submitted for final
review.

Section 16. Amendment of Section. MSB 43.15.052 is hereby
amended to read as follows:

43.15.052 FINAL PLAT; PLAT NOTE

(A) *Written notes.* Written notes may not
ordinarily appear on any subdivision plat except as
explicitly provided in this title or as reasonably
necessary to accomplish the purposes of this title.
Notes relating to land use may not appear unless
otherwise required by law. Notes relating to land use
which appear on any plat shall be effective only to
the extent that the notes do not conflict with land
use regulations adopted by the borough.

(B) *Flood hazard area identification.* All lots,
blocks, tracts or parcels affected by the flood plain
regulations adopted by the borough shall be noted on

the face of the plat. The notification shall be a written statement, stating the affected lots, blocks, and tracts by description and the reports and date of the reports and date of the report used to make the determination of the flood plain. A flood hazard area, if identified, shall be labeled "Flood Hazard Area" in **bold, solid,** one-inch high letters. The base flood elevation and flood plain shall be shown as required by MSB 17.29.160, General Standards for Flood Hazard Reduction.

(C) *Water supply and sewage disposal note.* No individual water supply system or sewage disposal system shall be permitted on any lot unless the system is located, constructed and equipped in accordance with the requirements, standards and recommendations of the state of Alaska, Department of Environmental Conservation, which governs those systems.

(D) *Other federal, state, or local requirements.* There may be federal, state, and local requirements governing land use. The individual parcel owner shall obtain a determination whether these requirements apply to the development of parcels shown on the plat to be recorded.

(E) *Restrictive covenants.* All reservations or restrictive covenants shall be referenced by the book, page, or serial number and recording district on the plat in the following form:

"Restrictive covenants were recorded in the _____ [R] recording district on _____, 20____, in book _____, page _____ (or serial number) _____." [WHERE ANY RESTRICTION OR GRANT OF EASEMENT REQUIRED BY THE GOVERNING BODY IS SHOWN ON THE PLAT, THE RIGHT TO ENFORCE THE RESTRICTION OF EASEMENT SHALL VEST IN THE BOROUGH."]

Section 17. Amendment of Section. MSB 43.15.053 is hereby amended to read as follows:

43.15.053 FINAL PLAT; CERTIFICATES

(A) *Certificates of ownership.* Each plat of a subdivision filed for record shall contain a certificate of ownership. The certificate shall be signed in black ink and acknowledged by all parties having any legal and equitable interest in the lands subdivided before an officer duly authorized to take acknowledgements of deeds, in the same manner in which deeds are required to be acknowledged. If the title interest is vested in a corporation, it shall also be signed and acknowledged by the designee of the

corporation with the authority of its board of directors. Where any person holding any mortgage, lien or other legal or equitable interest in the lands has not signed the certificate of ownership, the affidavit or title opinion shall be accompanied by the written consent, properly signed and acknowledged, of the person to the approval of the plat. This subsection does not require the signatures of holders of subsurface estate interests in the land being subdivided or dedicated. The ownership and dedication certificate shall be substantially as follows:

"(I) (We) certify that (I am) (we are) the owner(s) of the property shown and described in this plan and that (I) (We) adopt this plan of subdivision by (my)(our) free consent(,)(.) (dedicate) (all rights-of-way)(and public areas) (to the Matanuska-Susitna Borough) [(TO THE CITY OF _____)] and (grant all easements to the use shown). (delete inapplicable phrases)

Owner's name and address

Date"

(B) *Notary's Acknowledgments.* A notary acknowledgment shall be substantially as follows:

"NOTARY'S ACKNOWLEDGMENT

This is to certify that on the ____ day of _____, 20____, before me, the undersigned, a Notary Public in and for the state of Alaska, duly commissioned and sworn, personally appeared _____, to me known to be the persons described in and who executed the above instrument; and who acknowledged to me that they signed the same freely and voluntarily for the uses and purposes therein mentioned.

Witness my hand and official seal the day and year in this certificate first above written.

Notary for the state of Alaska

My commission expires: _____"

Or:

"NOTARY ACKNOWLEDGEMENT

Subscribed and sworn to before me this ____ day of _____, 20____, for _____.

Notary for the state of Alaska

My commission expires:_____”

(C) *Surveyor's certificate.* A surveyor's certificate shall be substantially in one of the forms that follow, whichever is appropriate:

“I, (surveyor's name and land surveyor number), hereby certify that I am a registered professional land surveyor in the state of Alaska and that this plat represents a survey made by me or under my direct supervision, and that the monuments shown on the plat actually exist as described, and that all dimensional and other details are true and correct to the best of my knowledge.

(SEAL)

“I, (surveyor's name and land surveyor number), hereby certify that I am a registered professional land surveyor in the state of Alaska and that this plat was prepared by me or under my direct supervision using record dimensions from Plat #_____.

(SEAL)

I, (surveyor's name and land surveyor number) hereby certify that I am a registered professional land surveyor in the state of Alaska and that this plat represents a survey made by me or under my direct

supervision, and that the monuments shown on the plat shall be set on or before _____, and that all dimensional and other details are true and correct to the best of my knowledge.

(SEAL)"

(D) *Planning and land use director's certificate.*

A certificate of approval for signature by the planning and land use director shall be substantially in a form as follows:

"I certify that this subdivision plan has been found to comply with the land subdivision regulations of the Matanuska-Susitna Borough, and that the plat has been approved by the platting authority by plat resolution number _____, dated _____

20____, and that this plat has been approved for recording in the office of the recorder in the _____ district, Third Judicial District, State of Alaska in which the plat is located.

_____, 20____

Planning and Land Use Director

ATTEST:

Platting Clerk"

(E) *Certificate to plat.* Every final plat of a subdivision submitted for recording shall be accompanied by a certificate to plat, executed no more than 90 [CALENDAR] days prior to recording, by a title insurance company, confirming that the title of the land described and shown on the plat is in the name of the person, signing the certificate of ownership as it is shown on the plat, or in the name of the corporation as shown in the certificate of ownership.

(F) *Certificate of payment of taxes.* Every final plat of a subdivision submitted for recording shall be accompanied by a certificate from the tax collecting official or city treasurer stating that all special assessments and borough real property taxes levied against the property are paid in full. In the case of real property taxes, if the taxes are not delinquent, taxes are deemed paid in full with respect to this section. The certificate shall be as follows:

"CERTIFICATION OF PAYMENT OF TAXES

I hereby certify that all current taxes and special assessments, through _____, 20____, against the property, included in the subdivision or resubdivision, hereon have been paid.

_____, 20__

Tax Collection Official (Borough)

I hereby certify that all current taxes and special assessments through _____, 20__, against the property, included in the subdivision or resubdivision, hereon have been paid.

Tax Collection Official (City)"

Section 18. Amendment of Section. MSB 43.15.054 is hereby amended to read as follows:

43.15.054 FINAL PLAT; SURVEYOR REQUIREMENTS

(A) *Qualifications of persons making survey and plat; certification.* Any subdivision of land within the borough shall be surveyed by a registered land surveyor or by persons under the surveyor's direct supervision who shall certify on the subdivision plat that the plat is a true and correct representation of the lands surveyed. The certification shall bear the signature, registration number, and the official seal of the surveyor. Nothing in this section shall be construed to prevent the preparation of preliminary plats by any person. In all cases, the certification required on the final plat shall be signed by a registered land surveyor **licensed in Alaska.**

(B) *Monuments of record; permanent control monuments.* Prior to offering any subdivision lot for record, the land surveyor shall establish or confirm the prior establishment of at least two permanent control monuments on the boundaries of the land being subdivided. Permanent control monuments shall consist of a magnetized aluminum or brass-capped pipe, 30 inches in length, and a minimum of two inches in diameter. Drive-in rods and monument caps are allowable when a dig-in type monument is impractical. The monument shall be marked to identify its location, and shown and described on the final plat. The monument shall also have stamped on the cap the registration number of the land surveyor and the year it is set. Other existing monuments such as GLO monuments, rocks and trees, which do not meet these[S] specifications, shall be acceptable only if they can be verified as to location. **This requirement shall not apply when the subdivision is a replat and the boundary has been previously monumented.**

(C) *Other markers.* Additional markers for lot corners may be galvanized iron pipe of no less than one-half inch inside diameter, 24 inches in length, or five-eighths inch by 24 inch steel reinforcing rod

with self-identifying markers that clearly identify marker location, year of setting, and the land surveyor's state of Alaska registration number.

[(D) CADASTRAL SURVEY. WHEN, IN THE COURSE OF CONDUCTING THE CADASTRAL SURVEY NECESSARY FOR PLAT APPROVAL, THE SURVEYOR ENCOUNTERS A GLOBAL POSITIONING SATELLITE MONUMENT OR A MONUMENTED PHOTO-GEODESY ECCENTRIC TO A CADASTRAL MONUMENT, THE SURVEYOR SHALL SURVEY TIE THE MONUMENTS TO THE CADASTRAL MONUMENTATION ENCOUNTERED. IDENTIFICATION OF THE MONUMENTS TO BE SURVEY TIED, SHALL BE MADE BY THE ASSESSMENT DEPARTMENT, GRAPHICS DIVISION.]

(E) *Monuments and markers set after recording of plat.* All monuments or markers, other than the permanent control monuments required in subsection (A), shall be set before the recording of the plat unless the land surveyor includes in the surveyor's certification on the plat that the additional monuments required by this title shall be set on or before a specified later date. This subsection shall only be used with a signed and approved subdivision agreement.

(F) *Additional markers required.* Required additional markers shall be of types prescribed in

subsection (C), and, whether set prior to or subsequent to the recording of the plat, shall be set at all of the following locations:

(1) at every corner and angle point of every lot, block or parcel of land created;

(2) at every point of intersection of the outer boundary of the subdivision with an existing or created right-of-way line of any street, railroad, or other way; and

(3) at every point of curve, point of tangency, point of reversed curve, or point of compounded curve on each and every right-of-way line established.

(G) *Destruction of survey monuments.* Any person who willfully disturbs or destroys a record survey monument shall be responsible for its replacement or be guilty of an infraction punishable by a fine of \$250 for each occurrence.

(H) *Exemption.* A subdivision plat, the sole purpose of which is to eliminate lot lines [BETWEEN LOTS] on a subdivision plat of record, [UNDER COMMON OWNERSHIP,] shall be exempt from the survey and monumentation requirements of this section. [THE PLATTING OFFICER SHALL REVIEW AND ADJUDICATE A LOT

LINE ELIMINATION PLATS ADMINISTRATIVELY. A PUBLIC HEARING SHALL BE HELD FOR LOT LINE ELIMINATION PLATS. PUBLIC NOTICE SHALL BE PROVIDED AS REQUIRED BY MSB 43.10.065, NOTICE; PUBLIC HEARING FOR ACTIONS REQUIRING A PUBLIC HEARING.]

Section 19. Amendment of Section. MSB 43.15.055 is hereby amended to read as follows:

43.15.055 FINAL PLAT; DEDICATIONS, IMPROVEMENTS, RECORDING

(A) Offers to dedicate rights-of-ways, roadways, easements or other public areas to the public on a final plat are accepted automatically by the borough upon approval and recordation of the final plat by the borough in compliance with subsection (D) of this section. Unless otherwise provided, by accepting an offered dedication, the borough assumes no obligation to establish, operate or maintain any public service, improvement or facilities in the area dedicated.

(B) Except for plats within [THE CITY OF WASILLA]incorporated cities, the platting officer may not approve the final plat, and no final plat may be recorded until:

(1) the subdivider completes and obtains the borough's or city's final acceptance of all the public improvements required in the subdivision; or

(2) the subdivider has entered into a subdivision agreement with the appropriate municipal government [UNDER MSB 43.55, WHEN APPLICABLE. THE EXECUTION OF A GUARANTEE UNDER MSB 43.55 DOES NOT CHANGE, WAIVE OR EXTEND THE PERIOD OF TIME DURING WHICH THE PRELIMINARY PLAT APPROVAL IS EFFECTIVE]; and

(3) for subdivisions served by a community water and/or sewer system(s) that are subject to regulatory approval by the Regulatory Commission of Alaska (RCA), a certificate of approval to operate from the Alaska Department of Environmental Conservation is provided. This provision applies to subdivisions, phases of master plans, and previously approved master plan phases that are subject to RCA jurisdiction.

[(C) WITHIN THE CITY OF WASILLA, NO PLAT MAY BE GIVEN FINAL APPROVAL BY THE PLATTING OFFICER UNTIL THE CITY HAS CERTIFIED TO THE PLATTING OFFICE THAT ALL REQUIREMENTS OF MSB 17.45 HAVE BEEN SATISFIED, AND THAT GUARANTEES SATISFACTORY TO THE CITY HAVE BEEN

PROVIDED FOR ALL IMPROVEMENTS REQUIRED AS A CONDITION OF APPROVAL OF THE SUBDIVISION PLAT.]

(D) Upon the subdivider's compliance with subsection (B) [AND (C)], and also the acceptance of the dedications offered on the approved final plat, the platting officer shall submit the plat to the district recorder upon approval of the planning and land use director in accordance with A.S. 40.15. The cost of the recording shall be borne by the subdivider.

Section 20. Amendment of Section. MSB 43.15.070 is hereby amended to read as follows:

43.15.070 RIGHT-OF-WAY ACQUISITION PLATS

(A) *Alternate procedure.* A plat for a subdivision created by a government agency's acquisition of a road, street, highway, right-of-way, railroad right-of-way, or airport parcel is subject to approval under this section and is not subject to any other approval procedure for plats under this chapter.

(B) *Submission requirements.* A government right-of-way acquisition plat submitted under this section shall contain the following information:

(1) the location, name, and number of the project for which the acquisition is required;

(2) the proposed timetable for acquisition and construction;

(3) the dimensions and area of the parcels to be acquired and of each remainder parcel; and

(4) the names of the property owners identified by parcel.

(C) *Right-of-way acquisition plat.* A right-of-way acquisition plat shall conform to the submission requirements of subsection (B) of this section and to the other provisions of this title, provided that:

(1) a right-of-way acquisition plat is not subject to any of the other submission requirements for plats under this title;

(2) a right-of-way acquisition is not subject to the Subdivision Construction Manual;

(3) survey requirements of this title are not applicable to a right-of-way acquisition plat unless otherwise provided by written agreement between the borough and the government agency applying for the plat; the borough shall require remonumentation or reference monumentation of subdivision control monuments, aliquot part section corner monuments and government survey control monuments that will be

disturbed, destroyed or lost as a result of the proposed project; and

(4) the state, its agencies, instrumentalities, or political subdivision and the Matanuska-Susitna Borough may acquire or obtain conveyances, including dedication of lots or tracts of a right-of-way acquisition plat, before submittal of a right-of-way acquisition plat for approval by the Matanuska-Susitna Borough. A right-of-way acquisition conveyance may be recorded before approval and recording of the right-of-way acquisition plat.

(D) *Action.* Actions necessary prior to approval of a final plat include:

(1) The platting officer and the appropriate government agency shall review the right-of-way acquisition plat for completeness. If the proposed plat does not meet the requirements of this section, it shall be returned to the submitting agency with an explanation of the deficiencies.

(2) The platting officer shall make the decisions required by this section unless a government agency applying for the plat requests a public hearing before the platting board.

(3) The public notice and hearing requirements applicable to plats submitted for approval by the platting [BOARD]authority apply to right-of-way acquisition plats submitted to the borough for action. If the submitting agency requests a public hearing before the platting board, or if the agency appeals the borough decision under subsection (D)(6) of this section, the public notice and hearing requirements applicable to other plats submitted to the platting board shall apply.

(4) The preliminary approval of a right-of-way acquisition plat is effective for 120 months. The platting [BOARD OR PLATTING OFFICER]authority may grant an extension of up to 120 months for recording the final plat upon the finding that it is in the public interest to do so.

(5) The platting [OFFICER OR PLATTING BOARD]authority, as appropriate, may require as a condition of final plat approval any action it finds appropriate under the circumstances of the proposed plat or project, insofar as those actions are consistent with state law, including, but not limited to, the acquisition of remainder parcels that will not meet the applicable minimum requirements for lot size

or dimensions. The platting [OFFICER OR PLATTING BOARD]authority may also require the realignment or reconstruction of any abutting or intersecting road or street right-of-way adversely affected by the acquisition or project.

(6) All decisions of the platting officer under this section are final unless appealed to the platting board within ten [CALENDAR] days. An appeal under this subsection is treated as an original subdivision application.

(7) Unless otherwise agreed to in writing by the platting officer, all monumentation, remonumentation, right-of-way alignment, and reconstruction and other requirements of the borough or of this title shall be met before approval of the final plat unless it is clearly impractical or legally impossible to accomplish prior to final plat approval. Any action required as a condition of final plat approval, but not to be accomplished prior to the approval, shall be completed under the terms and conditions as are set out in writing by the borough. Any survey markers that control the length or direction of any property line shall be reset according to the new location. [MONUMENTATION SHALL

BE IN ACCORDANCE WITH STANDARDS SET FORTH IN MSB
43.15.054] Secondary monumentation of all property
corners, points of curves and angle points along the
new right-of-way shall be required.

(E) *Application.* Except to the extent otherwise
agreed to in writing by the platting officer, the
provisions of this title other than those specifically
excepted under this section shall apply to right-of-
way acquisition plats.

Section 21. Amendment of Section. MSB 43.20.040 is hereby
amended to read as follows:

43.20.040 DEVELOPMENT STANDARDS DISTRICTS

(A) It is the purpose of this section to provide
a means of establishing different development
requirements for the subdivision of land in
recognition of the diverse conditions in the borough,
ranging from highly urbanized to undeveloped, remote
areas without conventional road access; to provide a
means of establishing different development
requirements in identified areas that are tailored
more to the needs of the areas; and to provide a means
in individual cases of reducing certain requirements
in remote areas where the requirements are
inconsistent with the public need for access,

subdivision improvements and other platting requirements.

(B) Cities to which the assembly has delegated by ordinance the authority to administer specific design and construction standards shall administer the standards pursuant to the delegation.

(C) The assembly, by ordinance, may establish one or more development standards districts in which there are subdivision development standards in addition to, or different from, those specified in this chapter. The ordinance may be adopted only after the planning commission has considered the ordinance and made its recommendation to the assembly, and after a public hearing on the ordinance before the assembly, notice of which shall be given as provided in MSB 43.10.065.

[(1) THERE IS ESTABLISHED A POINT MACKENZIE PORT SPECIAL LAND USE DISTRICT WHICH WILL HAVE DEVELOPMENT STANDARDS AS DEFINED IN MSB 17.23

(A) THE SUBDIVISION OF LAND IN THIS PORT SPECIAL LAND USE DISTRICT IS SUBJECT TO MSB 18.10.030.

(2) THERE IS ESTABLISHED A TALKEETNA SPECIAL LAND USE DISTRICT WHICH WILL HAVE SPECIAL DEVELOPMENT STANDARDS AS DEFINED IN MSB 17.25.

(A) THE PROCESS FOR CONSOLIDATION OF LOTS IN THIS SPECIAL LAND USE DISTRICT IS AS SET FORTH IN MSB 17.25.047 MINOR LOT CONSOLIDATION.]

Section 22. Amendment of Section. MSB 43.20.055 is hereby amended to read as follows:

43.20.055 RURAL AND REMOTE ACCESS

(A) The provisions of this subsection provide different set of access and road construction standards for rural and remote access and supersede other provisions of this title. The following provisions are intended to provide for development of recreational lots and allow homesteaders or families that have access to their property and do not need maintenance, the ability to divide their property to pass on to heirs or others.

(1) If the subject property is intended for use primarily as a recreational or seasonal use subdivision and is outside of a road service area, pioneer roads are allowed for physical access provided that:

(a) a note be placed on the plat that no borough funds will be expended to upgrade the roads; and

(b) before borough maintenance will be provided, the road will have to be upgraded by someone other than the Borough and accepted for maintenance by the public works department; and

(c) for subdivisions greater than 10 lots, a parking area of sufficient size shall be reserved and constructed if no provisions are made for winter maintenance of the subdivision roads.

(2) The petitioner will not be required to upgrade any road prior to the subject parcel that is or has been maintained by the state or an incorporated municipality. The petitioner will not be denied a subdivision approval if there is an existing legal and physical access to the subject parcel.

(3) All subdivisions must contain a 60 foot right-of-way plus a 15 foot utility easement. Only a 50 foot right-of-way is required to access the subject parcel. Any existing legal and physical access to the subject parcel less than 50 feet may be approved with a variance.

(a) The provisions of this subsection are intended for remote areas of the Borough where no or few services are provided. For a plat of 4 lots or less outside of a road service area, legal access

shall be provided to all of the lots and construction of a road is not required, provided that:

(i) a note shall be placed on the plat to state that if any of the lots or parcels are further subdivided which would create more than the 4 original lots created, a road must be constructed to pioneer standards and until accepted by the borough, no borough maintenance will be provided nor any borough funds shall be spent on upgrades.

(b) For a plat or waiver of 4 lots or less within a road service area created for conveyance to heirs, family members or others, physical access to the lots may be by a pioneer standard road within a 50 foot right-of-way provided that:

(i) a note shall be placed on the plat or waiver stating:

(aa) to further subdivide any of the lots or parcels, the road(s) must be constructed to residential standards; and

(bb) until accepted by the borough, no Borough maintenance will be provided nor any borough funds shall be spent on upgrades.

(B) Remote Subdivision Access for Parcels Outside of a Road Service Area. The purpose of this

subsection is to allow for recreational use and subdivision of lands outside of road service areas where road access to a proposed remote subdivision is not practicable given the size of the subdivision, the cost of subdividing, assessed value of the property and the cost of providing access due to the location, topographical constraints, terrain, and it is not the desire of the subdivider to have road access, and proposes access is via trails, creeks, rivers, or lakes by snowmobile, on-foot, skis, dog team, off-road vehicle, boat or airplane. The following legal and physical access requirements apply:

(1) Legal access shall be provided for internal roads or trails to all parcels, and internal roads shall be a minimum of 60 feet wide. Legal access can be provided for by plat or by a recorded public use easement document, or other public access easement such as a section line easement.

(2) External legal access to a remote subdivision can be provided by any of the following and shall be a minimum of 100 feet wide for terrestrial access to accommodate reroutes of trails within the right-of-way or easement, excepting that

for subdivisions of ten lots or less may be 50 feet wide;

(a) a navigable waterway;

(b) a float plane accessible lake; or

(c) an airstrip as approved by applicable agencies including FAA, DOT or other agencies; where an airstrip is used, a plat note shall be added that no maintenance or upgrades will be provided by the borough.

(3) *Private Property Rights.* Access routes shall not trespass upon private lands, and shall avoid conflicts with adjoining and nearby private properties.

(4) Sufficient land area shall be dedicated for parking at the permanent public access point unless the applicant demonstrates that it is unnecessary to serve the proposed subdivision. Physical improvement shall be made to a required parking area to handle the average number of vehicles using the area at one time, to include clearing and grubbing, a base constructed of suitable soils, and grading and drainage improvements as necessary.

(5) *Physical Access.*

(a) Internal access roads or trails shall be constructible. Internal and external physical trail access shall meet the following minimum standards:

(i) a minimum of 10 feet wide;

(ii) avoid wetlands where possible;

(iii) be cleared and grubbed;

(iv) have hardened surface with a minimum of one-foot thick gravel base or use existing soils where suitable as determined by an engineer;

(v) be shaped to drain;

(vi) provide drainage improvements such as culverts for water crossings and make grading improvements to avoid ponding in low areas:

(aa) when transiting across unavoidable natural features where improvements will be continually inundated by natural forces, a subdivider will not be required as a condition of plat approval, to provide improvements that cannot be permanent due to natural circumstances. However, a subdivider must demonstrate why such areas are unavoidable, given the size of the subdivision, the expected disruption to access, and the cost of

avoiding such disruption. Except that disruption which is expected to be so frequent as to render the access unusable for any significant part of a season will not be allowed;

(bb) where trails encounter large water crossings such as creeks and rivers and it is not feasible to install culverts or construct a bridge, an open water crossing will be allowed provided that it is approved by the agencies having jurisdiction over the waterway and stream bank stabilization improvements are installed where needed;

(vii) for transit across wetland or marshy conditions, installation of approved matting shall be allowed to be substituted for a hardened surface as specified above.

(6) All subdivisions under this section shall have a plat note which reads: the borough is not responsible for maintenance or upgrades of any access improvements to lots or parcels created under this provision.

(C) *DNR Remote Recreational Projects*. The purpose of this section is to specify the legal and physical access requirements for parcels created under the Alaska Department of Natural (DNR) Resource Remote

Recreational Land Disposal Programs(s) and only these standards shall apply. This program typically consists of large staking area of state land where selected entrants stake their own parcel within the staking area which is subsequently surveyed and conveyed to the entrants by the state.

(1) *Preliminary Plat Approval.* The DNR shall submit a preliminary plat application to the platting officer for review and approval by the platting board containing the following:

(a) boundary of the proposed staking area;

(b) proposed external winter and/or summer access, vehicle parking and staging areas to the staking area;

(c) the maximum number of proposed parcels; and

(d) identify a proposed main trail or means of access through the staking area from the access point or points;

(i) if a trail is the main access within the staking area it shall be within a 60 foot wide right-of-way.

(2) *Final Plat Submittal and Approval.*

(a) The final plat for this section shall conform with provisions of MSB 43.15.051.

(b) The final location of the main trail or access through the staking area may be adjusted by the petitioner from the location shown on the preliminary plat.

(c) Add a plat note: 1) the borough is not responsible for maintenance or upgrades of any access improvements to parcels created under this provision.

[(3) RE-PLATTING REMOTE RECREATIONAL PARCELS. THE PROVISIONS OF THIS SECTION SHALL APPLY TO THE SUBDIVISION OF PARCELS CREATED UNDER DNR LAND DISPOSAL PROGRAMS INCLUDING REMOTE PARCEL, OPEN TO ENTRY (AS 38.05.077), HOMESTEADS (AS 38.09) AND REMOTE RECREATIONAL LAND PROGRAMS WHICH OCCURRED BEFORE AND AFTER ENACTMENT OF THIS CODE PROVISION.

(A) SAID PARCELS MAY BE SUBDIVIDED INTO NOT MORE THAN 3 LOTS WITH EACH HAVING A MINIMUM LOT SIZE OF APPROXIMATELY TWO AND ONE-HALF ACRES (PLUS OR MINUS ONE-HALF ACRE).

(B) LOTS CREATED HEREIN ARE EXEMPT FROM OTHER LEGAL AND PHYSICAL ACCESS PROVISIONS CONTAINED WITHIN THIS CODE.

(C) A NOTE SHALL BE PLACED ON THE PLAT THAT WASTEWATER DISPOSAL SYSTEMS SHALL COMPLY WITH ADEC REGULATIONS.

(D) FOR A RURAL OR REMOTE SUBDIVISION IN A ROAD SERVICE AREA WHERE THE PHYSICAL ACCESS TO A PROPOSED SUBDIVISION WILL BE IMPROVED, CONNECTIVITY WILL BE IMPROVED, AND THE PRIMARY PURPOSE OF THE PROPOSED SUBDIVISION IS FOR SEASONAL OR RECREATIONAL USE.

(1) THE PLATTING BOARD MAY APPROVE A REDUCTION IN ROAD STANDARDS TO A PIONEER STANDARD ROAD WITHIN AND LEADING TO A SUBDIVISION, PROVIDED THAT:

(A) A NOTE BE PLACED ON THE PLAT THAT NO BOROUGH FUNDS WILL BE EXPENDED TO UPGRADE THE ROADS;

(B) BEFORE BOROUGH MAINTENANCE WILL BE PROVIDED, THE ROADS WILL HAVE TO BE UPGRADED AND ACCEPTED FOR MAINTENANCE BY THE PUBLIC WORKS DEPARTMENT; AND

(C) FOR SUBDIVISIONS GREATER THAN TEN LOTS, A PARKING AREA OF SUFFICIENT SIZE SHALL BE RESERVED AND CONSTRUCTED IF NO PROVISIONS ARE MADE FOR WINTER MAINTENANCE OF THE SUBDIVISION ROADS.]

(E) Re-platting Remote Recreational Parcels. The provisions of this section shall apply to the

subdivision of parcels created under DNR land disposal programs including Remote Parcel, Open to Entry (AS 38.05.077), Homesteads (AS 38.09) and Remote Recreational land programs which occurred before and after enactment of this code provision.

(1) Said parcels may be subdivided into not more than 3 lots with each having a minimum lot size of approximately two and one-half acres (plus or minus one-half acre).

(2) Lots created herein are exempt from other legal and physical access provisions contained within this code.

(3) A note shall be placed on the plat that wastewater disposal systems shall comply with ADEC regulations.

(F) For a rural or remote subdivision in a road service area where the physical access to a proposed subdivision will be improved, connectivity will be improved, and the primary purpose of the proposed subdivision is for seasonal or recreational use.

(1) The platting board may approve a reduction in road standards to a pioneer standard road within and leading to a subdivision, provided that:

(a) a note be placed on the plat that no borough funds will be expended to upgrade the roads;

(b) before borough maintenance will be provided, the roads will have to be upgraded and accepted for maintenance by the public works department; and

(c) for subdivisions greater than ten lots, a parking area of sufficient size shall be reserved and constructed if no provisions are made for winter maintenance of the subdivision roads.

Section 23. Amendment of Section. MSB 43.20.120 is hereby amended to read as follows:

43.20.120 LEGAL ACCESS

(A) The applicant shall provide the platting division a right-of-way document verifying the existence of legal access. In this title, legal access exists only if one of the following is met:

(1) an unrestricted, public right-of-way connects the subdivision to [THE] a state or municipal highway system or a regularly served public airport and one of the following is met:

(a) [INGRESS AND EGRESS WILL BE PROVIDED OVER SECTION LINE RIGHTS-OF-WAY LOCATED

WITHIN A SURVEYED SECTION, AND THE INGRESS AND EGRESS WAS:] the applicant's registered land surveyor submits to the platting division for review and approval documentation and an opinion demonstrating that the right-of-way exists; or

[(I) OWNED BY OR ACQUIRED FROM THE TERRITORY OF ALASKA AT ANY TIME BETWEEN APRIL 5, 1923 AND JANUARY 18, 1949, OR AT ANY TIME AFTER MARCH 26, 1951; OR

(II) UNRESERVED SURVEYED PUBLIC LAND AT ANY TIME BETWEEN APRIL 6, 1923, AND JANUARY 18, 1949, OR AT ANY TIME AFTER MARCH 21, 1953;]

(b) the applicant provides copies of borough-accepted recorded conveyances creating the public easement or right-of-way where the access is located, or that access or right-of-way is maintained by the [A] state of Alaska or an incorporated municipality [MAINTAINED ROAD]; or

(c) the applicant provides documentation satisfactory to the borough demonstrating the legal access is guaranteed through judicial decree.

(2) the right-of-way is an easement or fee interest at least 50 feet in width dedicated or irrevocably conveyed to the public; or

(3) the applicant proves that the proposed access can be constructed practically and economically within the legal access documented.

Section 24. Repeal of Section. MSB 43.20.280 is hereby repealed in its entirety:

[43.20.280 AREA

(A) UNLESS DESIGNATED OTHERWISE BY ANOTHER AUTHORITY HAVING JURISDICTION, MINIMUM LOT SIZES SHALL BE AS FOLLOWS:

(1) EXCEPT AS ALLOWED UNDER PARAGRAPHS (2), (3), AND (4) OF THIS SUBSECTION, ALL LOTS WITHIN THIS DISTRICT SHALL CONTAIN AT LEAST 40,000 SQUARE FEET OF AREA WITH AT LEAST 10,000 SQUARE FEET OF USEABLE BUILDING AREA AND 10,000 SQUARE FEET OF CONTIGUOUS USEABLE SEPTIC AREA. LOTS HAVING 20,000 SQUARE FEET OR LESS OF THE TOTAL OF USEABLE BUILDING AREA AND USEABLE SEPTIC AREA SHALL HAVE 10,000 SQUARE FEET OF CONTIGUOUS USEABLE SEPTIC AREA SURROUNDED BY A WELL EXCLUSION AREA EXTENDING 100 FEET FROM THE PERIMETER, DELINEATED AND RESERVED ON THE PLAT AT THE DISCRETION OF THE PLATTING BOARD.

(A) WATER TABLE AND ABILITY OF SOILS TO ACCEPT EFFLUENT SHALL BE DETERMINED BY A NUMBER OF BORINGS OR TEST HOLES SUFFICIENT TO INDICATE SUBSURFACE CONDITIONS OVER THE ENTIRE AREA OF THE SUBDIVISION. ALL OF THE BORINGS AND TEST HOLES SHALL BE LOCATED WITHIN THE PERIMETER OF THE PROPOSED SUBDIVISION. BORINGS AND TEST HOLES MUST HAVE THE FOLLOWING MINIMUM DEPTHS BELOW THE GROUND SURFACE;

(I) IN AREAS KNOWN OR SUSPECTED TO CONTAIN PERMAFROST, THE LESSER OF:

(AA) 20 FEET DEEP; OR

(BB) A DEPTH AT WHICH PERMAFROST OR AN IMPERMEABLE LAYER IS ENCOUNTERED; AND

(II) THE LEAST DEPTH ASSOCIATED WITH THE FOLLOWING CONDITIONS, WHERE THEY APPLY;

(AA) TWO FEET BELOW THE DEPTH WHERE THE WATER TABLE IS ENCOUNTERED;

(BB) 12 FEET DEEP FOR SHALLOW TRENCH OR BED SYSTEMS;

(CC) 16 FEET DEEP FOR AREAS WHERE DEEP TRENCH OR SEEPAGE PITS WILL LIKELY BE USED;

OR

(DD) THE DEPTH TO BEDROCK, CLAY, OR OTHER IMPERMEABLE STRATA WITH AN EXPECTED PERCOLATION RATE SLOWER THAN 120 MINUTES PER INCH;

(EE) AS DETERMINED BY THE ENGINEER, A LESSER DEPTH AS REQUIRED TO VERIFY USABLE AREAS IS ACCEPTABLE FOR HAND-DUG EXCAVATIONS ON PARCELS WITH LIMITED OR NO ACCESS FOR HEAVY EQUIPMENT.

(B) THE MINIMUM NUMBER OF TEST HOLES SHALL BE:

(I) DETERMINED BY THE ENGINEER;

(II) WHEN THE WATER TABLE IS ENCOUNTERED IN THE TEST HOLES, THE DEPTH TO THE SEASONAL HIGH WATER TABLE MUST BE DETERMINED BY:

(AA) MONITORING TEST HOLES OR SOIL BORINGS AT TIMES BETWEEN MAY AND OCTOBER (INCLUSIVE);

(BB) SOIL MOTTLING OR STAINING ANALYSES;

(CC) INTERPRETATION OF LEVELS OF STANDING OPEN WATER;

(DD) LOCAL KNOWLEDGE AND EXPERIENCE, IF APPROVED BY THE BOROUGH; OR

(EE) A COMBINATION OF THESE METHODS.

(III) THE DEPTH TO ANY SEEPS MUST BE NOTED AND MAY REQUIRE SUBSEQUENT MONITORING.

(C) SOILS IN A USEABLE WASTEWATER DISPOSAL AREA MUST BE:

(I) CLEARLY SHOWN TO BE VISUALLY CLASSIFIED AS GW, GP, SW, OR SP, UNDER THE UNIFIED SOILS CLASSIFICATION SYSTEM AND EXPECTED TO HAVE A PERCOLATION RATE OF 15 MINUTES PER INCH OR LESS (FASTER);

(II) CLEARLY SHOWN TO BE GM OR SM UNDER THE UNIFIED SOILS CLASSIFICATION SYSTEM BY A SIEVE ANALYSIS; OR

(III) SHOWN BY A PERCOLATION TEST CONDUCTED IN ACCORDANCE WITH (ADEC) ALASKA STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION, REGULATIONS TO HAVE A PERCOLATION RATE OF 60 MINUTES PER INCH OR LESS (FASTER).

(D) THESE BORINGS OR TEST HOLES SHALL BE ACCOMPLISHED UNDER THE DIRECT SUPERVISION OF A STATE OF ALASKA REGISTERED CIVIL ENGINEER, WHO SHALL SUBMIT SOIL LOGS AND OTHER FINDINGS IN WRITING TO THE MATANUSKA-SUSITNA BOROUGH CERTIFYING 10,000 SQUARE FEET OF CONTIGUOUS USEABLE AREA FOR SEPTIC DRAIN FIELD USE.

(E) WHERE LOTS, TRACTS, OR PARCELS EXCEED FIVE ACRES IN SIZE OR ARE PROPOSED TO BE COMBINED, THE PLATTING AUTHORITY MAY ACCEPT A REDUCED NUMBER OF TEST HOLES OR OTHER SUPPORTING INFORMATION, ACCOMPLISHED UNDER THE DIRECT SUPERVISION OF A STATE OF ALASKA REGISTERED ENGINEER.

(F) THE PLATTING AUTHORITY SHALL EXEMPT THE SUBMISSION REQUIREMENTS OF MSB 43.15.045(A)(2) FOR PURPOSES OF FULFILLING USEABLE AREA REQUIREMENTS FOR SUBDIVISIONS OF LAND WHERE:

(I) THE SUBDIVISION HAS A MINIMUM LOT SIZE OF 9.183 ACRES OR 400,000 SQUARE FEET; OR

(II) THE EXISTING SUBDIVISION WAS PREVIOUSLY APPROVED BY THE ALASKA STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION OR BY THE BOROUGH AFTER JULY 1, 1996, AND THE PROPOSED SUBDIVISION ACTION IS LIMITED TO ELIMINATION OF LOT LINES OR MOVING ONE OR MORE LOT LINES A DISTANCE OF 10 FEET OR LESS; OR

(III) AN ALASKA REGISTERED ENGINEER SUBMITS A CERTIFIED REPORT VERIFYING USEABLE AREA ON EACH LOT FOR A WAIVER OF REQUIREMENT MSB 43.15.045(A)(2); OR

(IV) AN ENGINEER OR LAND SURVEYOR SUBMITS A DETAILED TOPOGRAPHIC NARRATIVE FOR A WAIVER OF MSB 43.15.045(A)(1).

(2) LOTS CONTAINING AT LEAST 20,000 SQUARE FEET BUT LESS THAN 40,000 SQUARE FEET MUST BE SERVICED BY AN APPROVED PUBLIC OR COMMUNITY WATER OR PUBLIC OR COMMUNITY SEPTIC SYSTEM. THE PLATTING AUTHORITY MAY APPROVE LOTS HAVING AT LEAST 20,000 SQUARE FEET, PROVIDED EACH LOT IS SERVICED BY AN APPROVED PUBLIC OR COMMUNITY WATER SYSTEM OR PUBLIC OR COMMUNITY WASTE WATER SYSTEM. A COMMUNITY WASTE WATER DISPOSAL SYSTEM SHALL INCLUDE A COMMON WASTEWATER DISPOSAL SITE ON SEPARATE LOT(S) THAT SERVES THE ENTIRE SUBDIVISION.

(3) THE PLATTING AUTHORITY MAY APPROVE LOTS HAVING LESS THAN 20,000 SQUARE FEET BUT AT LEAST 7,200 SQUARE FEET IF SERVED BY A COMMUNITY OR MUNICIPAL WATER SYSTEM AND COMMUNITY OR MUNICIPAL SEWAGE DISPOSAL FACILITIES.

(4) FOR THOSE AREAS NOT SERVED BY MUNICIPAL SEWER AND WATER, LOTS LESS THAN 20,000 SQUARE FEET MUST BE APPROVED BY A PLANNED UNIT DEVELOPMENT AS AUTHORIZED BY MSB 17.36.

(B) WITHIN JURISDICTIONS HAVING AUTHORITY, MINIMUM LOT SIZES AND DIMENSIONS SHALL BE THOSE

ESTABLISHED UNDER OR PURSUANT TO THE APPLICABLE PROVISIONS OF TITLE 17; HOWEVER, WHERE A SIZE OR DIMENSION HAS NOT BEEN ESTABLISHED UNDER OR PURSUANT TO TITLE 17, THE APPLICABLE PROVISION OF TITLE 43 APPLIES.

(C) IF A CONDEMNATION BY A GOVERNMENTAL AGENCY REDUCES THE AREA OF A LOT BELOW THE MINIMUM REQUIRED BY THIS SECTION, THE AREA AFTER CONDEMNATION SHALL BE THE MINIMUM AREA REQUIRED FOR THAT LOT IF THAT LOT MET THE MINIMUM REQUIREMENTS BEFORE THE CONDEMNATION AND THE RESULTING AREA AFTER THE CONDEMNATION IS NOT LESS THAN 80 PERCENT OF THE MINIMUM REQUIRED.

(D) EXCLUSIVE OF OPEN SPACE, LOTS DESIGNATED OR DEDICATED FOR A PUBLIC OR UTILITY PURPOSE WITH NO ON-LOT SEWER SHALL HAVE NO MINIMUM LOT SIZE BUT SHALL HAVE RESTRICTIONS, REQUIREMENTS, DESIGNATIONS, OR DEDICATIONS NOTED ON THE PLAT.

(E) OPEN SPACE INCENTIVE. THE INTENT OF THIS SUBSECTION IS TO SUPPORT THE GOALS, POLICIES, AND OBJECTIVES OF THE MATANUSKA-SUSITNA BOROUGH PARKS, RECREATION, AND OPEN SPACE PLAN.

(1) MINIMUM INDIVIDUAL LOT AREA MAY BE REDUCED UP TO 25 PERCENT BY THE DEDICATION OF AN EQUAL

AREA OF USEABLE OPEN SPACE WITHIN THE SUBDIVISION,
PROVIDED THAT:

(A) EACH NON-OPEN SPACE LOT HAS 10,000
SQUARE FEET OF CONTIGUOUS USEABLE SEPTIC AREA
DELINEATED ON THE PLAT, UNLESS SERVED BY A COMMUNITY
WASTEWATER SYSTEM;

(B) THE OPEN SPACE AREA IS CONNECTED BY
PUBLIC ACCESS, OR IS ATTACHED TO AN EXISTING OPEN
SPACE OR GREENBELT AREA THAT HAS PUBLIC ACCESS. IF IT
IS PROPOSED TO ATTACH TO AN EXISTING OPEN SPACE OR
GREENBELT AREA, THE ACCESS MUST BE IN AN AREA THAT IS
FEASIBLE FOR THE INTENDED USE; AND

(C) OPEN SPACE SHALL BE IRREVOCABLY
DEDICATED TO THE MUNICIPALITY OR BOROUGH, OR
IRREVOCABLY DEDICATED TO THE SUBDIVISION OWNERS AND
CANNOT BE RESUBDIVIDED.

(2) ADDITIONAL NON-USEABLE AREA MAY BE
ATTACHED TO THE USEABLE OPEN SPACE AREA, BUT SHALL NOT
BE USED FOR CALCULATIONS IN THE REDUCTION OF LOT SIZE.

(3) OPEN SPACE AREA IS EXEMPT FROM LOT
CONFIGURATION; HOWEVER, THE MINIMUM WIDTH OF ANY OPEN
SPACE AREA SHALL BE A MINIMUM OF 20 FEET.

(4) USEABLE OPEN SPACE AREA SHALL BE A
MINIMUM OF 30,000 CONTIGUOUS SQUARE FEET.

(5) THE PROPOSED OPEN SPACE AREA SHALL CONNECT TO ADJACENT OPEN SPACE AREAS WHEN PRUDENT AND FEASIBLE.

(6) OPEN SPACE AREA SHALL BE DELINEATED AND IDENTIFIED ON THE PLAT.

(7) COMMUNITY WELLS AND COMMUNITY SEPTIC SYSTEMS SHALL NOT BE ALLOWED ON OPEN SPACE DEDICATED TO A MUNICIPALITY OR THE BOROUGH BUT ARE ALLOWED IN OPEN SPACE AREAS IF ACCEPTED BY THE SUBDIVISION OWNERS. PROTECTIVE WELL RADII MAY BE ALLOWED IN OPEN SPACE AREAS.]

Section 25. Adoption of Section. MSB 43.20.281 is hereby adopted to read as follows:

43.20.281 AREA

(A) Unless designated otherwise by another authority having jurisdiction, minimum lot sizes shall be as follows:

(1) Except as allowed under paragraphs (2), (3), and (4) of this subsection, all lots within this district shall contain at least 40,000 square feet of area with at least 10,000 square feet of useable building area and 10,000 square feet of contiguous useable septic area. Lots having 20,000 square feet or less of the total of useable building area and

useable septic area shall have 10,000 square feet of contiguous useable septic area surrounded by a well exclusion area extending 100 feet from the perimeter, delineated and reserved on the plat at the discretion of the platting board.

(a) Useable septic area is that area where seasonal high water table is a minimum of eight feet below the surface. Where water is encountered at 10 feet or less below the surface, the seasonal high subsurface water is to be determined between May 1 and October 30;and

(i) that area where slopes are less than 25 percent;

(ii) that area which is more than 100 feet from open water, surface waters, and wetlands;

(iii) that area which is located at least 50 feet from the top of a slope which is greater than 25 percent and has more than 10 feet of elevation change;

(iv) that area which is not within an area dedicated to public use;

(v) that area which is outside of utility or other easements that would affect the use of the areas for on-site septic installation;

(vi) that area which is outside of a protective well radius;

(vii) that area which is outside of any known debris burial site; and

(viii) subsection (a) of this definition may be changed to a minimum of six feet below surface if all of the following criterion is met:

(bb) there are special considerations which would preclude reasonably creating useable area by placing suitable fill to provide eight feet water table clearance;

(cc) a standard design is provided which is certified to meet applicable ADEC requirements at the time of recording by a state of Alaska licensed professional engineer; and

(dd) a note is provided on the plat stating an engineer designed and certified wastewater disposal system or packaged treatment plant meeting ADEC requirements will be required on subject lots (L#B#).

(b) Water table and ability of soils to accept effluent shall be determined by a number of borings or test holes sufficient to indicate subsurface conditions over the entire area of the subdivision. All of the borings and test holes shall be located within the perimeter of the proposed subdivision. Borings and test holes must have the following minimum depths below the ground surface;

(i) in areas known or suspected to contain permafrost, the lesser of:

(aa) 20 feet deep; or

(bb) a depth at which permafrost or an impermeable layer is encountered; and

(ii) the least depth associated with the following conditions, where they apply;

(aa) two feet below the depth where the water table is encountered;

(bb) 12 feet deep for shallow trench or bed systems;

(cc) 16 feet deep for areas where deep trench or seepage pits will likely be used;

(dd) the depth to bedrock, clay, or other impermeable strata with an expected percolation rate slower than 120 minutes per inch; or

(ee) as determined by the engineer, a lesser depth as required to verify usable areas is acceptable for hand-dug excavations on parcels with limited or no access for heavy equipment.

(c) The minimum number of test holes shall be determined by the engineer;

(d) When the water table is encountered in the test holes, the depth to the seasonal high water table must be determined by:

(i) monitoring test holes or soil borings at times between May and October (inclusive);

(ii) soil mottling or staining analyses;

(iii) interpretation of levels of standing open water;

(iv) local knowledge and experience, if approved by the borough; or

(v) a combination of these methods.

(e) The depth to any seeps must be noted and may require subsequent monitoring.

(f) Soils in a useable wastewater disposal area must be:

(i) clearly shown to be visually classified as GW, GP, SW, or SP, under the Unified Soils Classification System and expected to have a percolation rate of 15 minutes per inch or less (faster);

(ii) clearly shown to be GM or SM under the Unified Soils Classification System by a sieve analysis; or

(iii) shown by a percolation test conducted in accordance with (ADEC) Alaska State Department of Environmental Conservation, regulations to have a percolation rate of 60 minutes per inch or less(faster).

(g) These borings or test holes shall be accomplished under the direct supervision of a state of Alaska registered civil engineer, who shall submit soil logs and other findings in writing to the Matanuska-Susitna Borough certifying 10,000 square feet of contiguous useable area for septic drain field use.

(h) Where lots, tracts, or parcels exceed five acres in size or are proposed to be combined, the platting authority may accept a reduced number of test holes or other supporting information,

accomplished under the direct supervision of a state of Alaska registered engineer.

(i) The platting authority shall exempt the submission requirements of MSB 43.15.016(A)(2) for purposes of fulfilling useable area requirements for subdivisions of land where:

(i) the lot size is 400,000 square feet or greater and an engineer or land surveyor submits a detailed topographic narrative; or

(ii) the existing subdivision was previously approved by the Alaska State Department of Environmental Conservation or by the borough after July 1, 1996, and the proposed subdivision action is limited to moving one or more lot lines a distance of 10 feet or less.

(2) Lots containing at least 20,000 square feet but less than 40,000 square feet must be serviced by an approved municipal or community water or municipal or community septic system. The platting authority may approve lots having at least 20,000 square feet, provided each lot is serviced by an approved municipal or community water system or municipal or community waste water system. A community waste water disposal system shall include a

common wastewater disposal site on separate lot(s) that serves the entire subdivision.

(3) The platting authority may approve lots having less than 20,000 square feet but at least 7,200 square feet if served by a community or municipal water system and community or municipal sewage disposal facilities.

(4) For those areas not served by municipal sewer and water, lots less than 20,000 square feet must be approved by a Planned Unit Development as authorized by MSB 17.36.

(B) Within jurisdictions having authority, minimum lot sizes and dimensions shall be those established under or pursuant to the applicable provisions of Title 17; however, where a size or dimension has not been established under or pursuant to Title 17, the applicable provision of Title 43 applies.

(C) If a condemnation by a governmental agency reduces the area of a lot below the minimum required by this section, the area after condemnation shall be the minimum area required for that lot if that lot met the minimum requirements before the condemnation and

the resulting area after the condemnation is not less than 80 percent of the minimum required.

(D) Exclusive of open space, lots designated or dedicated for a public or utility purpose with no on-lot sewer shall have no minimum lot size but shall have restrictions, requirements, designations, or dedications noted on the plat.

(E) Open space incentive. The intent of this subsection is to support the goals, policies, and objectives of the Matanuska-Susitna Borough Parks, Recreation, and Open Space Plan.

(1) Minimum individual lot area may be reduced up to 25 percent by the dedication of an equal area of useable open space within the subdivision, provided that:

(a) each non-open space lot has 10,000 square feet of contiguous useable septic area delineated on the plat, unless served by a community wastewater system;

(b) the open space area is connected by public access, or is attached to an existing open space or greenbelt area that has public access. If it is proposed to attach to an existing open space or

greenbelt area, the access must be in an area that is feasible for the intended use; and

(c) open space shall be irrevocably dedicated to the municipality or borough, or irrevocably dedicated to the subdivision owners and cannot be resubdivided.

(2) Additional non-useable area may be attached to the useable open space area, but shall not be used for calculations in the reduction of lot size.

(3) Open space area is exempt from lot configuration; however, the minimum width of any open space area shall be a minimum of 20 feet.

(4) Useable open space area shall be a minimum of 30,000 contiguous square feet.

(a) Useable open space area has a seasonal high groundwater table no closer than two feet below the surface, and is outside of existing or proposed utility, slope, or public use easements and does not include any other existing or proposed easements that would normally disturb the natural vegetative state.

(5) The proposed open space area shall connect to adjacent open space areas when prudent and feasible.

(6) Open space area shall be delineated and identified on the plat.

(7) Community wells and community septic systems shall not be allowed on open space dedicated to a municipality or the borough but are allowed in open space areas if accepted by the subdivision owners. Protective well radii may be allowed in open space areas.

Section 26. Amendment of Section. MSB 43.20.300 is hereby amended to read as follows:

43.20.300 LOT AND BLOCK DESIGN

(A) For rural districts, the length of a block shall be not less than 400 feet, no more than 3,000 feet, or less than 800 feet along collector or arterial roads.

(B) No lot under two acres in size shall have an average depth of more than three times the average width, except:

(1) lots of 40,000 square feet minimum shall have an average width of at least 125 feet when they exceed the three-to-one ratio due to unusable area or natural ground slope exceeding 25 percent;

(2) lots of 20,000 square feet minimum shall have an average width at least 85 feet when they

exceed the three-to-one ratio due to unusable area or natural ground slope exceeding 25 percent grade.

(C) Lots two acres to ten acres may have an average depth of no more than four times its average width.

(D) *Flag lots:*

(1) Flag lots are allowed with a maximum pole length of 2,640 feet and the flag pole portion shall not count in the width to length ration;

(a) for poles up to 1,320 feet or upon survey where a one-quarter section aliquot part dimension exceeds 1,320 feet, the width of the pole portion must be a minimum of 30-feet wide and sixty foot road frontage requirement does not apply;

(b) for a pole length greater than 1,320 feet and not exceeding 2,640 feet, the pole width must be a minimum of 60 feet wide.

Section 27. Amendment of Section. MSB 43.20.320 is hereby amended to read as follows:

43.20.320 FRONTAGE

(A) Exclusive of flag lots, [L]lots shall contain a minimum of 60 feet of frontage, unless located on a cul-de-sac, in which case minimum frontage may be 45 feet.

Section 28. Amendment of Section. MSB 43.20.340 is hereby amended to read as follows:

43.20.340 LOT DIMENSIONS

(A) Exclusive of flag lots, [L]lots adjacent to a watercourse or body of water shall be a minimum of 125 feet in width at the waterline, as measured directly between property corners at the waterline, or a minimum of 85 feet in width if community sewerage is provided to the lot.

Section 29. Repeal of Subsection. MSB 43.25.015 is hereby repealed in its entirety.

[43.25.015 EXISTING PLATS VALIDATED

(A) ALL PLATS RECORDED PURSUANT TO ANY LAW IN FORCE PRIOR TO SEPTEMBER 5, 1988, AND NOT SUBSEQUENTLY VACATED ARE HEREBY VALIDATED, NOTWITHSTANDING IRREGULARITIES, AND GIVEN THE SAME LEGAL STATUS OF THOSE PLATS RECORDED UNDER THIS TITLE.]

Section 30. Repeal of Subsection. MSB 43.25.020 is hereby repealed in its entirety.

[43.25.020 RECORDED PLATS

(A) THE RECORDING OF ANY PLAT MADE IN COMPLIANCE WITH THIS TITLE SHALL SERVE TO ESTABLISH THE IDENTITY OF ALL LANDS SHOWN ON THE PLAT.]

Section 31. Amendment of Section. MSB 43.55.020 is hereby

amended to read as follows:

43.55.020 COMPLETION DATE

(A) The improvements required under the terms of the subdivision agreement shall be fully completed for final acceptance within two years of the date of execution of the agreement, unless upon a showing of good cause the subdivision agreement is extended by the platting division for an additional one-year period. The Platting Board may grant further extensions following the standards and procedures of MSB 43.10.060. [FURTHER EXTENSIONS APPROVED UNDER THIS SECTION DO NOT CONSTITUTE AN EXTENSION OF THE PERIOD OF TIME DURING WHICH THE PRELIMINARY PLAT APPROVAL IS EFFECTIVE.]

Section 32. Effective date. This ordinance shall take effect upon adoption by the Matanuska-Susitna Borough Assembly.

ADOPTED by the Matanuska-Susitna Borough Assembly this -
day of -, 2015.

LARRY DEVILBISS, Borough Mayor

ATTEST:

LONNIE R. McKECHNIE, CMC, Borough Clerk


(SEAL)


SUBJECT: Accepting and appropriating additional grant funds in the amount of \$15,461.92 from the Alaska State Division of Homeland Security and Emergency Management grant program, to fund 425, project number 45158 and approving the amended scope of work and budget to include reimbursement of communications equipment.

AGENDA OF: March 17, 2015

ASSEMBLY ACTION:

MANAGER RECOMMENDATION: Introduce and set for public hearing.

APPROVED BY JOHN MOOSEY, BOROUGH MANAGER: 

Route To:	Department/Individual	Initials	Remarks
	Originator/Brodigan	JB	2/27/15
1	Finance Director	GyloTEC	
2	Borough Attorney	W. J. N/S	3/5/15
3	Borough Clerk	JAM	3/9/15 

ATTACHMENT (S) : Fiscal Note: Yes No
 Ordinance Serial No. 15-037 (3pp)
 Resolution Serial No. 15-033 (3pp)

SUMMARY STATEMENT:

On December 3, 2013, with Ordinance 2013-158, the assembly accepted and appropriated State Homeland Security and Emergency Management grant funds in the amount of \$87,667. There was insufficient grant funding in the Equipment category to purchase the Mobile Communications Trailer and Tower and \$15,461.92 of the purchase cost was paid for with borough Areawide funds.

All project objectives have been met, and \$1,952.07 of unspent funding in the Exercise category was de-obligated back to the State with Grant Amendment No. 1, leaving zero remaining grant funds. At the end of the grant period, the State had unspent

funds and solicited requests for reallocations and the Department of Emergency Services submitted a request for reimbursement of the equipment cost overruns. The request for additional funds in the amount of \$15,461.92 was awarded to the Borough in Amendment No. 2 to reimburse project cost overruns on the purchase of the Mobile Communications Trailer and Tower.

RECOMMENDATION OF ADMINISTRATION:

The administration supports the grant and recommends approval of the attached legislation, which will accept and appropriate additional grant funds in the amount of \$15,461.92 and approve the amended scope of work and budget to include reimbursement of communications equipment.

**MATANUSKA-SUSITNA BOROUGH
FISCAL NOTE**

Agenda Date: March 17, 2015

REQUEST Accepting and appropriating additional grant funds in the amount of \$15,461.92 from the Alaska State Division of Homeland Security and Emergency Management grant program, to fund 425, project number 45158 and approving the amended scope of work and budget to include reimbursement of communications equipment.

ORIGINATOR: Dennis Brodigan

FISCAL ACTION (TO BE COMPLETED BY FINANCE)	FISCAL IMPACT <input checked="" type="radio"/> YES <input type="radio"/> NO
AMOUNT REQUESTED \$ <u>15,461.92</u>	FUNDING SOURCE <u>State</u>
FROM ACCOUNT # <u>425 000 000 464 .XXY</u>	PROJECT # <u>45158</u>
TO ACCOUNT #	PROJECT #
VERIFIED BY: <u>Chapman Head</u>	CERTIFIED BY:
DATE: <u>3/2/15</u>	DATE:

EXPENDITURES/REVENUES:		(Thousands of Dollars)				
OPERATING	FY15	FY16	FY17	FY18	FY19	FY20
Personnel Services						
Travel						
Contractual						
Supplies						
Equipment						
Land/Structures						
Grants, Claims						
Miscellaneous						
TOTAL OPERATING						

CAPITAL	<u>15.5</u>					
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REVENUE	<u>15.5</u>					
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FUNDING:		(Thousands of Dollars)				
General Fund	FY15	FY16	FY17	FY18	FY19	FY20
State/Federal Funds	<u>15.5</u>					
Other						
TOTAL						

POSITIONS:		(Thousands of Dollars)				
Full-Time	FY15	FY16	FY17	FY18	FY19	FY20
Part-Time						
Temporary						

ANALYSIS: (Attach a separate page if necessary)

PREPARED BY: _____

Phone: _____

DEPARTMENT: _____
 APPROVED BY: Chapman Head for TEC

Date: _____
 Date: 3/5/15

FIN/NM/FISCAL.NTE

IM No. 15-066
 Ordinance Serial No. 15- 037
 Resolution Serial No. 15- 033

NON-CODE ORDINANCE

By: Borough Manager
Introduced:
Public Hearing:
Action:

**MATANUSKA-SUSITNA BOROUGH
ORDINANCE SERIAL NO. 15-037**

A ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY ACCEPTING AND APPROPRIATING ADDITIONAL GRANT FUNDS IN THE AMOUNT OF \$15,461.92 FROM THE ALASKA STATE DIVISION OF HOMELAND SECURITY AND EMERGENCY MANAGEMENT GRANT, PROJECT NUMBER 45158, FUND 425, FOR REIMBURSEMENT OF COMMUNICATIONS EQUIPMENT.

WHEREAS, On December 3, 2013, with Ordinance 2013-158, the assembly accepted and appropriated State Homeland Security and Emergency Management grant funds in the amount of \$87,667; and

WHEREAS, there was insufficient grant funding in the Equipment category to purchase the Mobile Communications Trailer and Tower and \$15,461.92 of the purchase cost was paid for with Borough Areawide funds; and

WHEREAS, all project objectives have been met, and \$1,952.07 of unspent funding in the Exercise category was de-obligated back to the State by Grant Amendment No. 1, leaving zero remaining grant funds; and

WHEREAS, at the end of the grant period, the State had unspent funds and solicited requests for reallocations; and

WHEREAS, the Department of Emergency Services submitted a request for reimbursement of the equipment cost overruns; and

WHEREAS, the request for additional funds in the amount of \$15,461.92 was awarded to the Borough in Grant Amendment No. 2 to

reimburse project cost overruns on the purchase of the Mobile Communications Trailer and Tower; and

WHEREAS, the scope of work and budget are contained in Resolution Serial Number 15- 033; and

WHEREAS, the borough assembly must accept and appropriate the additional grant funding in the amount of \$15,461.92 from the Alaska State Division of Homeland Security and Emergency Management grant prior to the expenditure of said funds.

BE IT ENACTED:

Section 1. Classification. This is a non-code ordinance.

Section 2. Acceptance. The Matanuska-Susitna Borough Assembly does hereby authorize the acceptance of this grant and agrees to comply with the applicable provisions.

Section 3. Appropriation source. The Matanuska-Susitna Borough Assembly hereby appropriates additional grant funds in the amount of \$15,461.92 from the Alaska State Division of Homeland Security and Emergency Management grant program, to Fund 425, Project Number 45158, for project cost overruns on the purchase of the Mobile Communications Trailer and Tower.

Section 4. Effective date. This ordinance shall take effect upon adoption by the Matanuska-Susitna Borough Assembly.

ADOPTED by the Matanuska-Susitna Borough Assembly this - day of -, 2015.

LARRY DEVILBISS, Borough Mayor

ATTEST:

LONNIE R. MCKECHNIE, CMC, Borough Clerk

(SEAL)

Action:

**MATANUSKA-SUSITNA BOROUGH
RESOLUTION SERIAL NO. 15-033**

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY AMENDING THE SCOPE OF WORK AND BUDGET FOR THE ALASKA STATE DIVISION OF HOMELAND SECURITY AND EMERGENCY MANAGEMENT GRANT, PROJECT NUMBER 45158, FUND 425, TO INCLUDE REIMBURSEMENT FOR COMMUNICATIONS EQUIPMENT.

WHEREAS, On December 3, 2013, with Ordinance 2013-158, the assembly accepted and appropriated State Homeland Security and Emergency Management grant funds in the amount of \$87,667; and

WHEREAS, there was insufficient grant funding in the Equipment category to purchase the Mobile Communications Trailer and Tower and \$15,461.92 of the purchase cost was paid for with borough Areawide funds; and

WHEREAS, all project objectives have been met, and \$1,952.07 of unspent funding in the Exercise category was de-obligated back to the State with Grant Amendment No. 1, leaving zero remaining grant funds; and

WHEREAS, at the end of the grant period, the State had unspent funds and solicited requests for reallocations; and

WHEREAS, the Department of Emergency Services submitted a request for reimbursement of the equipment cost overruns; and

WHEREAS, the request for additional funds in the amount of \$15,461.92 was awarded to the Borough in Grant Amendment No. 2 to reimburse project cost overruns on the purchase of the Mobile Communications Trailer and Tower; and

WHEREAS, the assembly is required to approve and adopt a scope of work and budget for each capital project prior to the expenditure of said funds.

NOW, THEREFORE, BE IT RESOLVED, that the Matanuska-Susitna Borough Assembly approves the amended scope of work and budget for the Alaska State Division of Homeland Security and Emergency Management Grant, Project Number 45158, Fund 425.

SCOPE OF WORK

Decontamination Equipment; Portable Communications Tower; HazMat IQ Training; Alaska Shield Exercise 2014, and Reimbursement of Cost Overruns on the Mobile Communications Trailer and Tower.

BUDGET

<u>Project/ Account No.</u>	<u>Previously Approved Budgets</u>	<u>Amended Budgets</u>
Equipment, Training, and Alaska Shield Exercise Project No. 45158-4414		
2013 State Homeland Security Grant	\$ 87,667	\$87,667.00
2013 State Homeland Security Grant Amendment No. 1	\$ -0-	\$-1,952.07
2013 State Homeland Security Grant Amendment No. 2	<u>\$ -0-</u>	<u>\$15,461.92</u>
Total Project No. 45158-4414	<u>\$ 87,667</u>	<u>\$101,176.85</u>

ADOPTED by the Matanuska-Susitna Borough Assembly this
- day of -, 2015.

LARRY DEVILBISS, Borough Mayor

ATTEST:

LONNIE R. MCKECHNIE, CMC, Borough Clerk

(SEAL)

SUBJECT: Appropriation of the 2015 Series A School Refunding General Obligation Bond Proceeds for Issuance Costs.

AGENDA OF: March 17, 2015

ASSEMBLY ACTION:

MANAGER RECOMMENDATION: Introduce and set for public hearing.

APPROVED BY *for* JOHN MOOSEY, BOROUGH MANAGER: *[Signature]*

Route To:	Department/Individual	Initials	Remarks
1	Originator - Fin. Dir.	<i>JDM/TEC</i>	
2	Finance Director	<i>JDM/TEC</i>	<i>3/6/15</i>
3	Attorney	<i>[Signature]</i>	
4	Borough Clerk	<i>JAM</i>	<i>3/9/15</i> <i>[Signature]</i>

ATTACHMENT(S): Ordinance Serial No. 15-038 (3pp)
 Fiscal Note: Yes X No

SUMMARY STATEMENT:

Before you is an ordinance of the Matanuska-Susitna Borough Assembly to appropriate funds from the bond proceeds of the 2015 Series A School Refunding General Obligation Bonds for issuance costs.

On January 6, 2015, the assembly adopted Ordinance Serial No. 15-006 which authorized the issuance of bonds to refund certain portions of the Series 2004 D and Series 2006 A and B School General Obligation Bonds. The refunding bonds were issued in February 2015. This resulted in a savings to the taxpayers and the State of Alaska of just under \$3.2 million. It is now necessary to appropriate the issuance costs for those bonds which came from the premium on the bonds.

The attached ordinance will appropriate \$404,304 for issuance costs. The issuance costs include amounts estimated to be paid for the printing of the official statements, paying agent fees, fees to obtain our bond ratings, underwriter's discount, bond counsel, pricing advisor fees, and other miscellaneous costs.

Any funds in excess of the actual issuance costs will be transferred to the School Debt Service Fund for future debt service payments.

Recommendation of Administration: Administration recommends approval of the appropriation of the 2015 Series A School Refunding General Obligation Bond proceeds for the issuance costs. Additionally, administration recommends the approval of the transfer of any funds in excess of actual issuance costs for the Series A refunding bonds to the School Debt Service Fund for future debt service payments.

**MATANUSKA-SUSITNA BOROUGH
FISCAL NOTE**

Agenda Date: March 17, 2015

SUBJECT: Appropriation of the 2015 Series A Issuance Costs.

ORIGINATOR: T. Clayton

FISCAL ACTION (TO BE COMPLETED BY FINANCE)	FISCAL IMPACT YES NO
AMOUNT REQUESTED \$404,304	FUNDING SOURCE Refunding Bond Proceeds
FROM ACCOUNT #	PROJECT #
TO ACCOUNT : 400-000-000-4XX-XXX	PROJECT #
VERIFIED BY: <i>Cherene Head for TEC</i>	CERTIFIED BY:
DATE: <i>3/16/15</i>	DATE:

EXPENDITURES/REVENUES: (Thousands of Dollars)

OPERATING	FY2014	FY2015	FY2016	FY2017	FY2018	FY2019
Personnel Services						
Travel						
Contractual						
Supplies						
Equipment						
Land/Structures						
Grants, Claims						
Miscellaneous						
TOTAL OPERATING						

CAPITAL		404				
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REVENUE						
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FUNDING: (Thousands of Dollars)

General Fund						
State/Federal Funds						
Other		404				
TOTAL		404				

POSITIONS:

Full-Time						
Part-Time						
Temporary						

ANALYSIS: (Attach a separate page if necessary)

PREPARED BY: _____ PHONE: _____

DEPARTMENT: *Cherene Head for TEC* DATE: _____

APPROVED BY: _____ DATE: *3/16/15*

Non-code Ordinance

By: Borough Manager
Introduced:
Public Hearing:
Adopted:

**MATANUSKA-SUSITNA BOROUGH
ORDINANCE SERIAL NO. 15-038**

AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY APPROPRIATING \$404,304 TO FUND 400, FOR ISSUANCE COSTS FROM THE PROCEEDS OF THE 2015 SERIES "A" SCHOOL REFUNDING GENERAL OBLIGATION BONDS.

WHEREAS, On January 6, 2015, the assembly adopted Ordinance Serial No. 15-006 which authorized the issuance of bonds to refund certain portions of the Series 2004 D and Series 2006 A and B School General Obligation Bond; It is now necessary to appropriate the issuance costs for those bonds which came from the premium on the bonds.

and

WHEREAS, the refunding bonds were issued in February 2015;

and

WHEREAS, the refunding resulted in a savings to the taxpayers and the State of Alaska of just under \$3.2 million; and

WHEREAS, the bonds were sold at a premium which will be utilized to pay the estimated issuance costs in the amount of \$404,304; and

WHEREAS, any funds remaining in excess of actual issuance costs shall be transferred to the School Facilities Debt Service

Fund for future debt service payments; and

WHEREAS, the funds must be appropriated to the school project funds before they can be expended.

BE IT ENACTED:

Section 1. Classification. This is a non-code ordinance.

Section 2. Issuance Cost Appropriation. There is hereby appropriated \$404,304 to Fund 400 for issuance costs for the 2015 Series A School Refunding General Obligation Bonds.

Section 3. Lapse of funds. Once all issuance costs have been paid, the unexpended portion of the appropriation for issuance costs for the 2015 Series A School Refunding Bonds, shall lapse to the School Facilities Debt Service Fund, Fund 300, for future debt service payments.

Section 4. Effective date. Ordinance Serial No. 15-038 shall take effect upon adoption by the Matanuska-Susitna Borough Assembly.

ADOPTED by the Matanuska-Susitna Borough Assembly this 17th day
of March, 2015.

Larry DeVilbiss, Borough Mayor

ATTEST:

Lonnie McKechnie, CMC, Borough Clerk

(SEAL)

SUBJECT: AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY PLACING A MORATORIUM ON THE ACCEPTANCE AND PROCESSING OF APPLICATIONS TO DISPOSE OF FEE SIMPLE INTERESTS OF PREVIOUSLY DISPOSED BOROUGH AGRICULTURAL PROPERTY

AGENDA OF: March 17, 2015

ASSEMBLY ACTION:

MANAGER RECOMMENDATION: Introduce and set for public hearing.

APPROVED BY JOHN MOOSEY, BOROUGH MANAGER: _____

Route To:	Department/Individual	Initials	Remarks
	Originator	Sykes District 1	
	Community Development Director	EQ	
	Borough Attorney	MB/MS	
	Borough Clerk	JU	

ATTACHMENT (S): Fiscal Note: NO X YES _____
 Ordinance Serial No. 15-039 (3 pp)

SUMMARY STATEMENT: The purpose of this ordinance is to provide the ad hoc agricultural advisory committee sufficient time to consider instituting an Agriculture Advisory Board, and for such Board to work towards a recommendation to provide the Assembly guidance on Borough processes relating to agricultural property, before the Assembly considers additional applications to dispose of any remaining interest it has in properties for which the agricultural rights have already been disposed.

The ordinance itself is simply designed to stop the Borough from processing any applications for the release of the Borough's rights or the disposal of its development rights and fee interest in previously disposed agricultural properties until March 10, 2016. That should provide the Borough sufficient time to put a policy in place that the Assembly can consider in evaluating a proposal after the March 10, 2016 date.

RECOMMENDATION OF ADMINISTRATION: Administration respectfully requests approval.

NON-CODE ORDINANCE

Sponsored By: Assemblymember Jim Sykes

Introduced:

Public Hearing:

Adopted:

**MATANUSKA-SUSITNA BOROUGH
ORDINANCE SERIAL NO. 15-039**

AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY PLACING A MORATORIUM ON THE ACCEPTANCE AND PROCESSING OF APPLICATIONS TO DISPOSE OF FEE SIMPLE INTERESTS OF PREVIOUSLY DISPOSED BOROUGH AGRICULTURAL PROPERTY

WHEREAS, MSB Titles 15, 13, and 23 have governed the disposals of Borough-owned real property or any interests in real property by the Borough over time;

WHEREAS, one of these titles govern the disposal of the Borough's remaining property interests in those properties where the agricultural rights have already been disposed of at lower than the fair market value, and the remaining rights are retained in Borough ownership;

WHEREAS, the Assembly currently acts upon an application from the agricultural rights owner for such disposal without a policy;

WHEREAS, it appears there is a heightened interest from the public requesting the Borough to release all of its rights and/or dispose of the development rights and provide clear fee simple interests of its agriculture land;

WHEREAS, on September 2, 2014, the Assembly passed IM No. 15-019 establishing an ad hoc agricultural advisory committee to

analyze whether or not the Boroughs should institute an Agricultural Advisory Board to consider issues relating to the disposal of Borough agricultural land, among other issues; and

WHEREAS, the ad hoc agricultural advisory committee is still working toward a recommendation to the Assembly;

BE IT ENACTED:

Section 1. Classification. This Ordinance is a non-code ordinance.

Section 2. Moratorium. Notwithstanding any other provisions of Borough code, the Matanuska-Susitna Borough Assembly institutes a moratorium on the Borough accepting and processing new applications under Title 15, 13 or 23 received after March 10, 2015 for the release of the Borough's rights and/or the disposal of the development rights owned by the Borough in previously disposed agricultural properties until March 10, 2016.

Section 3. Effective Date. This ordinance shall take effect upon adoption.

ADOPTED by the Matanuska-Susitna Borough Assembly this - day of -, 2015.

LARRY DeVILBISS, Borough Mayor

ATTEST:

LONNIE R. McKECHNIE, CMC, Borough Clerk

(SEAL)


SUBJECT: Approve the amended budgets and transfer funds from Hawk Lane Upgrade, Project No. 35405 to Caswell Lakes Road Upgrade construction project, Project No. 35408 in the amount of \$99,462 and to Big Lake Road Intersections project, Project No. 35404, in the amount of \$178,227.

AGENDA OF: April 7, 2015

ASSEMBLY ACTION:

MANAGER RECOMMENDATION: Present to the Assembly for consideration.

APPROVED BY JOHN MOOSEY, BOROUGH MANAGER: 

Route To:	Department/Individual	Initials	Remarks
	Originator	cc B.W.	3/25/15
	Capital Projects Director	MB	3/25/15
	Finance Director	CYD/TEC	
	Borough Attorney	US	
	Borough Clerk	JU	3/27/15 

ATTACHMENT(S): Fiscal Note: NO YES X
 Resolution Serial No. 15-035 (4pp)

SUMMARY STATEMENT: Grant funds from the Alaska State Department of Commerce were accepted and appropriated by the Matanuska-Susitna Borough Assembly on October 16, 2012, by Ordinance Serial No. 12-120. Bond proceeds from the issuance of the 2012 Series D Transportation Systems bonds were appropriated on January 15, 2013, by Ordinance Serial No. 13-001. On January 15, 2013 the Matanuska-Susitna Borough Assembly approved the scope of work and budget for the 2012 Series D Transportation Systems Bond Proceeds.

On August 6, 2013, the Assembly awarded the construction contract for the Hawk Lane Upgrade Project, Project No. 35405 to ASRC Civil Construction, LLC in the amount of \$1,168,765.35.

On September 17, 2013, the Assembly awarded the Caswell Lakes Road Upgrades construction contract to Western Construction & Equipment, LLC in the amount of \$1,663,420.95.

On April 1, 2014, the Assembly approved the contract to HDR for Big Lake Road Intersections project, Project No. 35404. This project includes designing the improvements to the existing roadways at North Shore Drive and Hollywood Road within the downtown commercial district.

The Hawk Lane Upgrade project is now complete and was completed under budget. The Caswell Lakes Road Upgrade project is nearing completion and is in need of additional funding for the completion of the utility relocation and additional work in the spring of 2015. The Big Lake Road Intersections project is at the 95% design status, and is in need of additional funding for construction and utility relocations.

The Capital Projects Department is requesting that funds in the amount of \$99,462 be transferred from Hawk Lane Upgrade, Project No. 35405 to the Caswell Lakes Road Upgrade construction project, Project No. 35408.

The Capital Projects Department is also requesting that funds in the amount of \$178,227 be transferred from Hawk Lane Upgrade, Project No. 35405 to the Big Lake Road Intersections project, Project No. 35404.

RECOMMENDATION OF ADMINISTRATION: Approve the amended budgets and transfer funds from Hawk Lane Upgrade, Project No. 35405 to Caswell Lakes Road Upgrade construction project, Project No. 35408 in the amount of \$99,462; and to the Big Lake Road Intersections project, Project No. 35404 in the amount of \$178,227.

**MATANUSKA-SUSITNA BOROUGH
FISCAL NOTE**

Agenda Date: April 7, 2015

SUBJECT: Approve the amended budgets and transfer funds from Hawk Lane Upgrade, Project No. 35405 to Caswell Lakes Road Upgrade construction project, Project No. 35408 in the amount of \$99,462 and to Big Lake Road Intersections project, Project No. 35404, in the amount of \$178,227.

ORIGINATOR:

FISCAL ACTION (TO BE COMPLETED BY FINANCE)	FISCAL IMPACT (YES) NO
AMOUNT REQUESTED \$ 277,689	FUNDING SOURCE Bonds; State Leg. Grant
FROM ACCOUNT # 430.000.000.4xx.yyy	PROJECT # 35405
TO ACCOUNT: 430.000.000.3xx.yyy	PROJECT # 35408 / 35404
VERIFIED BY: Barbara Baumgartner	CERTIFIED BY:
DATE: 3/25/15	DATE:

EXPENDITURES/REVENUES: (Thousands of Dollars)

OPERATING	FY2014	FY2015	FY2016	FY2017	FY2018	FY2019
Personnel Services						
Travel						
Contractual						
Supplies						
Equipment						
Land/Structures						
Grants, Claims						
Miscellaneous						
TOTAL OPERATING						

CAPITAL		277.6				
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REVENUE						
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FUNDING: (Thousands of Dollars)

General Fund	FY2014	FY2015	FY2016	FY2017	FY2018	FY2019
State/Federal Funds		264				
Other Bonds		13.6				
TOTAL		277.6				

POSITIONS:

Full-Time	FY2014	FY2015	FY2016	FY2017	FY2018	FY2019
Part-Time						
Temporary						

ANALYSIS: (Attach a separate page if necessary)

PREPARED BY: _____ PHONE: _____
 DEPARTMENT: _____ DATE: 3/20/15
 APPROVED BY: _____ DATE: _____

IM No. 15-085
RS NO 15-035

Action:

**MATANUSKA-SUSITNA BOROUGH
RESOLUTION SERIAL NO. 15-035**

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY APPROVING THE AMENDED BUDGETS AND TRANSFER FUNDS FROM THE HAWK LANE UPGRADE PROJECT, PROJECT NO. 35405 TO CASWELL LAKES ROAD UPGRADE PROJECT, PROJECT NO. 35408, IN THE AMOUNT OF \$99,462 AND TO BIG LAKE ROAD INTERSECTIONS PROJECT, PROJECT NO. 35404, IN THE AMOUNT OF \$178,227.

WHEREAS, Grant funds from the Alaska State Department of Commerce, were accepted and appropriated by the Matanuska-Susitna Borough Assembly on October 16, 2012, by Ordinance Serial No. 12-120.

WHEREAS, bond proceeds from the issuance of the 2012 Series D Transportation Systems bonds were appropriated on January 15, 2013, by Ordinance Serial No. 13-001; and

WHEREAS, the Matanuska-Susitna Borough Assembly approved the scope of work and budget for the 2012 Series D Transportation Systems Bond Proceeds; and

WHEREAS, the Assembly awarded the construction contract for the Hawk Lane Upgrade Project, Project No. 35405 to ASRC Civil Construction, LLC in the amount of \$1,168,765.35; and

WHEREAS, the Assembly awarded the Caswell Lakes Road Upgrades construction contract to Western Construction & Equipment, LLC in the amount of \$1,663,420.95; and

WHEREAS, on April 1, 2014, the Assembly approved the

contract to HDR for Big Lake Road Intersections project, Project No. 35404. This project includes designing the improvements to the existing roadways at North Shore Drive and Hollywood Road within the downtown commercial district; and

WHEREAS, the Hawk Lane Upgrade project is now complete and was completed under budget; and

WHEREAS, the Caswell Lakes Road Upgrade project is nearing completion and is in need of additional funding for the completion of the utility relocation and additional work along Bendapole Road in the spring of 2015; and

WHEREAS, Big Lake Road Intersections project is at the 95% design status, and is in need of additional funding for construction and utility relocations;

WHEREAS, the Capital Projects Department is now requesting that funds in the amount of \$99,462 be transferred from Hawk Lane Upgrade, Project 35405 to the Caswell Lakes Road Upgrade construction project, Project No. 35408; and

WHEREAS, the Capital Projects Department is now requesting that funds in the amount of \$178,227 be transferred from Hawk Lane Upgrade, Project No. 35405 to the Big Lake Road Intersections project, Project No. 35404; and

WHEREAS, no expenditures can be made until an amended budget has been approved by the Assembly.

NOW, THEREFORE, BE IT RESOLVED, that the Assembly hereby approves the following amended budgets for project nos. 35405, 35408, and 35404 for Hawk Lane Upgrade, Caswell Lakes Road Upgrade and Big Lake Road Intersections.

BUDGET

Previously Approved Budgets

	<u>Previous</u>	<u>Amended</u>
Project No. 35405 - Hawk Lane Upgrade		
2012 Series "D" Transportation Bond Issue	\$1,011,478	\$ 997,826
State of Alaska Legislative Grant SB160	\$ 961,950	\$ 697,913
Total	\$1,973,428	\$1,695,739
Project No. 35408 - Caswell Lakes Road Upgrade		
2012 Series "D" Transportation Bond Issue	\$1,112,626	\$1,112,626
State of Alaska Legislative Grant SB160	\$1,483,145	\$1,582,607
Total	\$2,595,771	\$2,695,233
Project No. 35404 - Big Lake Road Intersections		
2012 Series "D" Transportation Bond Issue	\$1,011,478	\$1,025,130
State of Alaska Legislative Grant SB160	\$ 961,950	\$1,126,525
Total	\$1,973,428	\$2,151,655

ADOPTED by the Matanuska-Susitna Borough Assembly this -
day of -, 2015.

LARRY DEVILBISS, Borough Mayor

ATTEST:

LONNIE R. McKECHNIE, CMC, Borough Clerk


(SEAL)





SUBJECT: A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY IN SUPPORT OF ALASKA'S MILITARY FORCES IN THE RALLY FOR OUR TROOPS CAMPAIGN.

AGENDA OF: April 7, 2015

ASSEMBLY ACTION:

MANAGER RECOMMENDATION: Present to the Assembly for consideration.

APPROVED BY JOHN MOOSEY, BOROUGH MANAGER: 

Route To:	Department/Individual	Initials	Remarks
	Originator:	JM/MM	
	Finance Director		
	Borough Attorney		
	Borough Clerk		3-27-15 

ATTACHMENT (S): Fiscal Note: NO X YES _____
 Resolution Serial No. 15-036 (2 pp)

SUMMARY STATEMENT:

The U.S. Army has been tasked with reducing its personnel and bases in 2017. Brigade combat teams at Joint Base Elmendorf-Richardson and Fort Wainwright are on the list for possible reductions. Should these bases be chosen, the loss of military personnel and their dependents would create a large economic loss in our communities. The Borough supports the Rally for Our Troops Campaign to keep military personnel at these bases.

Action:

**MATANUSKA-SUSITNA BOROUGH
RESOLUTION SERIAL NO. 15-036**

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY IN SUPPORT OF ALASKA'S MILITARY FORCES IN THE RALLY FOR OUR TROOPS CAMPAIGN.

WHEREAS, the U.S. Army is tasked to reduce its personnel beginning in 2017 and two brigade combat teams in Alaska are being considered; and

WHEREAS, the Matanuska-Susitna Borough shows its support for Alaska's military forces assigned to Joint Base Elmendorf-Richardson (JBER) and Fort Wainwright in the potential decision to dissolve the 4th Brigade Combat Team, 25th Infantry Division; and

WHEREAS, our Alaskan community could lose more than 5,300 military personnel with more than 8,900 dependents; and,

WHEREAS, the impact to the community would include a loss of hundreds of millions of dollars in the local economy, jobs, and workforce; and

WHEREAS, the community's support, quality of life, job opportunities, educational offerings, quality healthcare and many other benefits, are excellent reasons the Army should not choose these bases as targets for force reduction, and

WHEREAS, these military bases are strategically placed inside Alaska for national defense and the protection of all United States citizens; and

WHEREAS, Alaska is one of the most strategic military locations in the world with training venues in interior Alaska with unparalleled size, capability, and characteristics; and

WHEREAS, these training venues are essential for combined training of the United States armed forces and those of its global allies.

NOW, THEREFORE, BE IT RESOLVED, the Matanuska-Susitna Borough Assembly strongly urges the Secretary of the Air Force and the Secretary of the Army not to withdraw military troops from Alaska now or in the future.

ADOPTED by the Matanuska-Susitna Borough Assembly this - day of -, 2015.

LARRY DeVILBISS, Borough Mayor

ATTEST:

LONNIE R. McKECHNIE, CMC, Borough Clerk

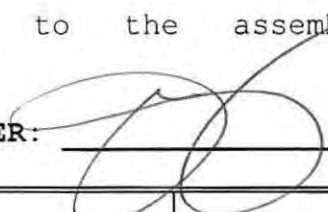
(SEAL)

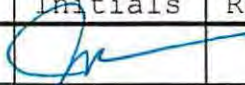






SUBJECT: Authorization to amend contract 15-035P with The Boutet Company in the amount of \$45,250 to allow for Phase 2 of the Mat River Mitigation Acquisition Project.

AGENDA OF: April 7, 2015

ASSEMBLY ACTION:

MANAGER RECOMMENDATION: Present to the assembly for consideration.

APPROVED BY JOHN MOOSEY, BOROUGH MANAGER: 

Route To:	Department/Individual	Initials	Remarks
	Originator		
	Director of Emergency Services		3/24/15
	Planning Director		3/24/15
	Finance Director		
	Borough Attorney		
	Borough Clerk		

ATTACHMENT(S): Fiscal Note: Yes No

SUMMARY STATEMENT: On October 8, 2014, the Matanuska-Susitna Borough entered into Phase 1 of an agreement with The Boutet Company (TBC) to provide services related to the Management of Mitigation Acquisition Project for parcels impacted by Matanuska River erosion.

Under Phase 1 of this agreement, TBC was responsible for overall management of the acquisition process to include, grant application, hiring and supervision of sub-contractors such as surveyors, engineers, property appraisers, and contractors capable of property demolition and/or relocation of property and remediation of property once vacant.

TBC is required to comply with all DEC and EPA regulations, along with all other laws and regulations required under local, state, or federal jurisdiction.

Completion of Phase 1 was comprised of compiling and submitting 5 applications under extreme time constraints and was completed per direction of the Emergency Manager.

We are ready to move into Phase 2 work which includes preparation and submission of Section 404 Pre-Disaster Mitigation and Flood Mitigation Assistance Program grant applications for the remaining 15 eligible properties found during Phase 1.

Fifteen of the original 23 target properties appear to be eligible for Section 404 Pre-Disaster Mitigation and Flood Mitigation Assistance Program grant funding. To be eligible, properties must have structures that are at risk of flood or erosion damage and the structures must have National Flood Insurance Program (NFIP) flood insurance. All thirteen Butte area properties have structures in the Matanuska River's designated flood zone. Additional properties in the Sutton area, although not in a designated flood zone may be eligible if it can be demonstrated that they are at risk.

The cost of Phase 2 is estimated to be an additional \$45,250. No Phase 2 expenditures can be made until the amended budget has been approved by the Assembly.

RECOMMENDATION OF ADMINISTRATION: Authorize Amendment 1 to contract 15-035P MANAGEMENT OF MITIGATION ACQUISITION PROJECT with THE BOUTET COMPANY for Phase 2 work in the amount not to exceed FORTY FIVE THOUSAND TWO HUNDRED FIFTY DOLLARS(\$45,250).

MATANUSKA-SUSITNA BOROUGH
FISCAL NOTE

Agenda Date: April 7, 2015

REQUEST: Amend contract 15-035P with The Boutet Company in the amount of \$45,250 to allow for Phase 2 of the Mat River Mitigation Acquisition Project.

ORIGINATOR: Russ Krafft

FISCAL ACTION (TO BE COMPLETED BY FINANCE)	FISCAL IMPACT <input checked="" type="radio"/> YES <input type="radio"/> NO
AMOUNT REQUESTED \$ <u>45,250</u>	FUNDING SOURCE <u>State Legislative Grant</u>
FROM ACCOUNT # <u>490.000.000.4XX,XX</u>	PROJECT # <u>75006.9200.9202</u>
TO ACCOUNT #	PROJECT #
VERIFIED BY: <u>Barbara Baumgartner</u>	CERTIFIED BY:
DATE: <u>3/25/15</u>	DATE:

EXPENDITURES/REVENUES:	(Thousands of Dollars)					
OPERATING	FY15	FY16	FY17	FY18	FY19	FY20
Personnel Services						
Travel						
Contractual						
Supplies						
Equipment						
Land/Structures						
Grants, Claims						
Miscellaneous						
TOTAL OPERATING						

CAPITAL	<u>45</u>					
---------	-----------	--	--	--	--	--

REVENUE						
---------	--	--	--	--	--	--

FUNDING:	(Thousands of Dollars)					
General Fund						
State/Federal Funds	<u>45</u>					
Other						
TOTAL	<u>45</u>					

POSITIONS:	FY15	FY16	FY17	FY18	FY19	FY20
Full-Time						
Part-Time						
Temporary						

ANALYSIS: (Attach a separate page if necessary)

PREPARED BY: Chesnee Head for TEC
 DEPARTMENT: _____
 APPROVED BY: _____

Phone: _____
 Date: 3/26/15
 Date: _____

SUBJECT: MODIFY 30' WIDE T&E AND NATURAL GAS EASEMENT WITHIN LOT 1, SNOWGOOSE LANDING, PLAT NO. 2010-3, LOCATED IN SECTION 25, TOWNSHIP 18 NORTH, RANGE 01 EAST, SEWARD MERIDIAN, ALASKA. ASSEMBLY DISTRICT 1: JIM SYKES

AGENDA: APRIL 7, 2015

ASSEMBLY ACTION:

MANAGER RECOMMENDATION: Present to the assembly for consideration.

APPROVED BY JOHN MOOSEY, BOROUGH MANAGER:

Route To:	Department/Individual	Initials	Remarks
	Originator	JM	
	Planning Director	EP	
	Borough Attorney	AS	Family
	Borough Clerk	JM	

ATTACHMENT (S) : Fiscal Note: Yes _____ No X
 Minutes (2 pages)
 Notification of Action (3 pages)
 Vicinity Map (1 page)

REASON FOR REQUEST: The request is to eliminate a 30' wide T&E and natural gas easement within Lot 1, Snowgoose Landing. This easement is unused, except for the portion of a natural gas service line that provides services to Lot 29, Block 1, Snowgoose Pond Addition #1. This service line will be located by Enstar, and the easement will not be eliminated in the portion that contains the natural gas service line.

SUMMARY STATEMENT: On March 5, 201 (written decision March 10, 2015), the Platting Board approved the elimination of the 30' wide T&E and natural gas easement, excepting the portion of the easement which contains the natural gas line that serves Lot 29, Block 1, Snowgoose Pond Addition #1, as located by Enstar, contingent on Assembly approval.

RECOMMENDATION OF ADMINISTRATION: Staff recommends the Assembly approve the elimination as the Platting Board's decision to vacate is consistent with MSB 43.15.032(A)(1)(a)(i) which notes an elimination is possible where there are currently no existing improvements within the subject easement or a portion of the easement will remain which includes the improvements.

- Agrees with all the recommendations.

MOTION:

- Mr. Jay Van Diest moved to approve the master plan for Vail Estates Addition 1, seconded by Ms. Cruthers.

DISCUSSION:

- Discussed the roadways on the north and south end of the Master Plan.

VOTE:

- The motion passed with all in favor. There are 6 findings.

TIME: 8:49 A.M.

CD: 00:20:14

B. SNOWGOOSE POND ADD 4

Sloan Von Gunten (Secretary)

- Stated that 96 public hearing notices were mailed out on February 12, 2015, to this date there has been 2 returns, no objections, no non-objections, and no concerns.

Amy Otto-Buchanan (Platting Technician)

- Gave an overview on the case.
- Would like to remove recommendation #14 and change the wording on recommendation to #10.

Diana Sorensen (Chairman)

- Opened the public hearing and asked any members of the public wishing to speak to come forward. Seeing no members of the public wishing to speak, closed the public hearing.

Gary LoRusso (Petitioner's Representative)

- Is working on the 30' wide T&E and natural gas easement.
- Agrees with all the recommendations.

MOTION:

- Mr. Zimmerman moved to approve the preliminary plat and the elimination of a 30' wide T&E and Natural Gas Easement for Snowgoose Pond Add 4, seconded by Mr. Gillespie with changes to recommendations #10 & #14.

RECOMMENDATIONS:

- Modify #10: Graphically show the drainage easement between Lots 6 and 7 on Phase 2 plat.
- Remove recommendation #14.

VOTE:

- The motion passed with all in favor. There are 11 findings.

TIME: 9:00 A.M.

CD: 00:31:26

C. BOREALIS VIEW

Sloan Von Gunten (Secretary)

- Stated that 86 public hearing notices were mailed out on February 12, 2015, to this date there has been 2 returns, no objections, 1 non-objection, and 1 concern.

Amy Otto-Buchanan (Platting Technician)

- Gave an overview on the case.

Diana Sorensen (Chairman)

- Opened the public hearing and asked any members of the public wishing to speak to come forward. Seeing no members of the public wishing to speak, closed the public hearing.

Gary LoRusso (Petitioner's Representative)

- Agrees with the changes to the recommendations.

MOTION:

- Mr. Jay Van Diest moved to approve the preliminary plat for Borealis View, seconded by Ms. Cruthers.

VOTE:

- The motion passed with all in favor. There are 12 findings.

TIME: 9:08 A.M.

CD: 0:39:37

D. HERKIMER LAKE

Sloan Von Gunten (Secretary)

- Stated that 89 public hearing notices were mailed out on February 12, 2015, to this date there has been 3 returns, no objections, no non-objections, and no concerns.

Amy Otto-Buchanan (Platting Technician)

- The petitioner would like to continue the case to March 19, 2015 to allow for additional notification to the general public for clarification of the vacation request.

Diana Sorensen (Chairman)

- Opened the public hearing and asked any members of the public wishing to speak to come forward.



MATANUSKA-SUSITNA BOROUGH

Planning and Land Use Department Platting Division

350 East Dahlia Avenue • Palmer AK 99645
Phone (907) 861-7874 • Fax (907) 861-8407

March 10, 2015

NOTIFICATION OF ACTION

Ken & Beth Kincaid
PO Box 2444
Palmer, AK 99645

Greenstreet Investments, Inc.
PO Box 1191
Palmer, AK 99645

RE: SNOWGOOSE POND ADD #4 MSP

CASE: 2015-010

Action taken by the Platting Board on March 5, 2015 is as follows:

THE PRELIMINARY PLAT AND THE ELIMINATION OF A 30' WIDE T&E AND NATURAL GAS EASEMENT FOR SNOWGOOSE POND ADD 4, WAS APPROVED, AND WILL EXPIRE ON MARCH 10, 2021 CONTINGENT UPON THE FOLLOWING CONDITIONS / REASON (see attached),

ALL DECISIONS AS TO APPROVAL OR DISAPPROVAL BY THE PLATTING BOARD OR OFFICER SHALL BE FINAL UNLESS APPEALED TO THE BOARD OF ADJUSTMENT AND APPEALS, MSB 15.39. A PETITION WHICH IS TABLED BY THE BOARD SHALL BE DEEMED DENIED UNLESS THE APPLICANT BRINGS THE MATTER BACK BEFORE THE BOARD WITH ALL CONDITIONS MET WITHIN THE TIME ALLOWED BY THE BOARD OR BY LAW.

If this is in reference to a plat application, recordation at the appropriate District Recorder's Office of the plat is required before any transfer of title can occur. Should you have any questions or require a copy of the minutes of the meeting, please feel free to contact this office.

Kindest regards,

Ms. Diana Sorensen
Platting Board Chairman

cc:

Keystone Surveying
Gary LoRusso
PO Box 2216
Palmer, AK 99645

AM15-024
Page 1 of 3 AOB

CONDITIONS of APPROVAL:

The Platting Board approved the Preliminary Plat and the elimination of a 30' wide T&E and Natural Gas Easement for Snowgoose Pond Add 4, contingent upon the following:

1. Taxes and special assessments must be current prior to the recording of each phase plat, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs) by certified funds or cash, prior to recording each phase.
2. Pay mailing and advertising fees of \$68.84.
3. Provide updated Certificate to Plat executed within 90 days of recording and submit Beneficiary Acknowledgement for any holder of a beneficial interest, for each phase.
4. Where utilities are to be installed, utility easements are to be cleared, grubbed and graded in areas of excessive slope.
5. Construct E. Nighthawk Circle to residential standards. Inspections shall be completed by the petitioner's professional engineer following the "*No Engineer Left Behind Guidelines.*"
6. For road construction, submit cost estimate, plan and profile, and any drainage plan updates; schedule a pre-construction meeting with Capital Project Department (CPD); pay inspection fees and obtain a notice to proceed prior to construction.
7. For road construction, notify the Platting Division, in writing, 48 hours prior to construction startup.
8. For road construction, obtain CPD road signoff prior to recording of phase plat.
9. Provide an updated soils report once proposed Lot 4 and Lot 7 have had the necessary fill added.
10. Graphically show the drainage easement between Lots 6 and Lot 7 on phase 2 plat.
11. Platting Assistant to approve road name prior to recording for each phase plat
12. Redesign so proposed Lot 6 has 45' frontage on the cul-de-sac.
13. Show or list all easements of record.
14. Submit recording fee payable to State of Alaska, Department of Natural Resources (SOA/DNR), for each phase plat.
15. Obtain Assembly approval within 30 days of Platting Board written decision of the elimination of the 30' wide T&E and natural gas easement, excepting the portion of the easement which contains the natural gas line that serves Lot 29, Block 1, Snowgoose Pond Addition #1, as located by Enstar.
16. Submit final phase plats in full compliance with Title 43.

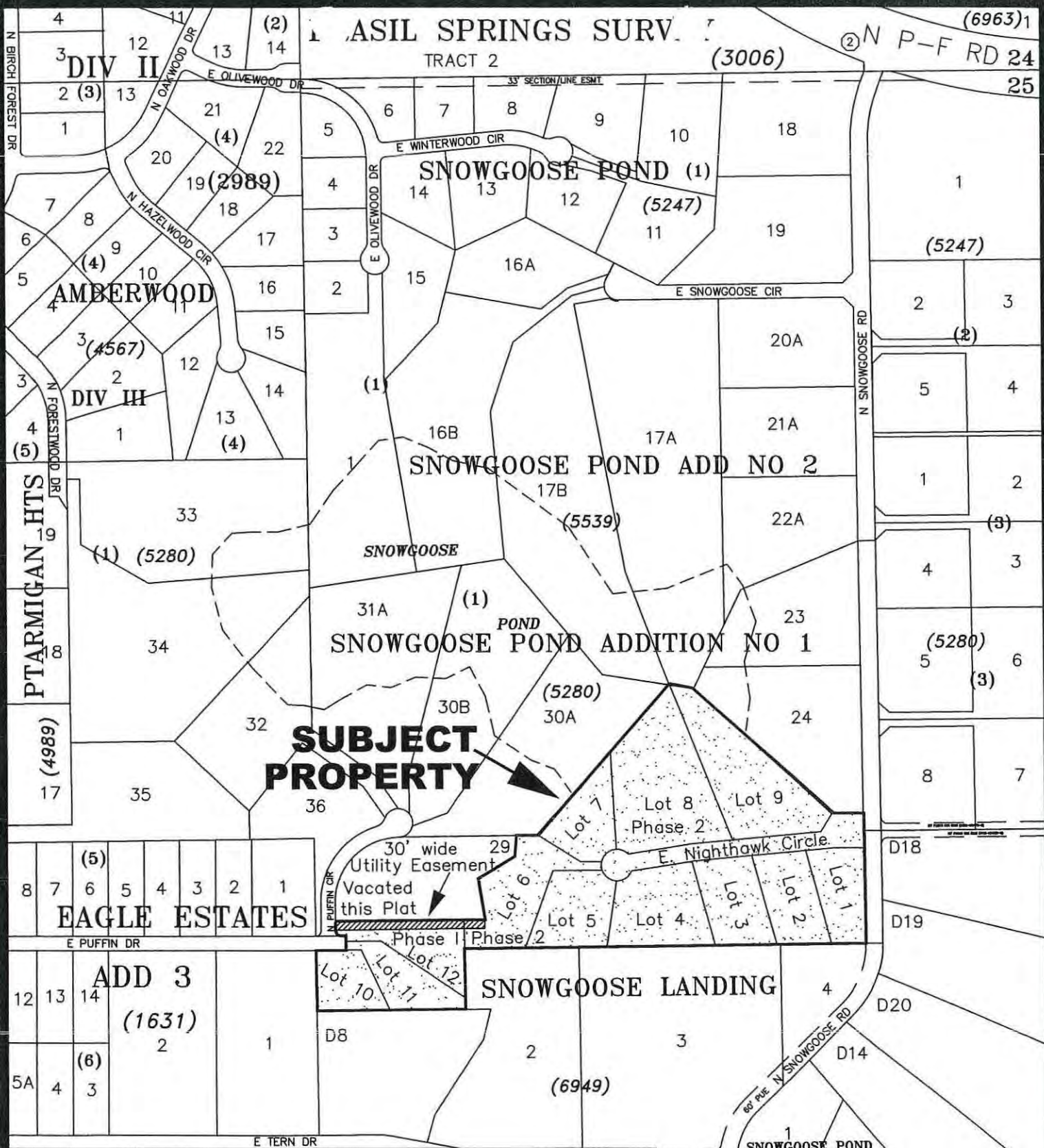
FINDINGS for PRELIMINARY PLAT:

1. The plat of Snowgoose Pond Addition No. 4 Master Plan is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.015 Preliminary Plats.
2. A Petition for Elimination of Utility Easement was submitted, pursuant to MSB 43.15.032.
3. There were no objections to the plat from any federal, state agencies, or Borough departments.
4. GCI and MTA have no objections to the elimination of the 30' wide T&E and Natural Gas Easement. Enstar objects as they have a service line within the easement. The elimination will not be over the existing line. MEA did not respond.
5. There were no objections from the general public in response to the Notice of Public Hearing.
6. At the time of staff report write-up, there were no responses to the Request for Comments (RFC) from US Army Corps of Engineers; Fire Service Area #130 Greater Palmer, Road Service Area #16 South Colony; MSB Emergency Services, Cultural Resources, Pre-Design Division, and Assessments; or MEA.
7. Lot sizes and useable area are consistent with MSB 43.20.280 Area. Lot 4 and Lot 7 will require fill added to create the 10,000 sf of contiguous useable septic area. The engineer will provide an updated soils report once the recontouring is complete.
8. Petitioners' engineer of record submitted an engineering statement pursuant to MSB 43.20.280(A) Area, verifying each lot, with the exception of Lot 4 and Lot 7, has 10,000 sf of contiguous useable septic area and 10,000 sf of buildable area.
9. Frontage for the subdivision will exist pursuant to MSB 43.20.320 Frontage.
10. Legal and physical access is provided to the proposed lots, consistent with MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access.
11. E. Puffin Drive and N. Snowgoose Road are Borough owned and maintained roads.

AM15-024

Page 3 of 3 AOB

3 of 3



VICINITY MAP
 FOR SNOWGOOSE POND ADD #4 MSP
 LOCATED WITHIN
 SECTION 25, T18N, R01E, SEWARD MERIDIAN,
 ALASKA
 WASILLA 08 MAP *lofi*

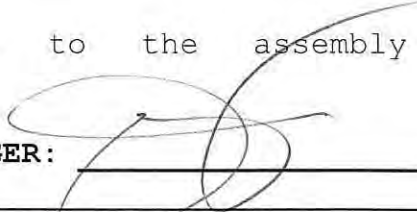


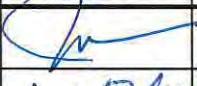
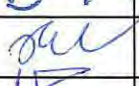


SUBJECT: Award of RFP 15-103P, Government Peak Chalet Upgrades, to Wirtanen Commercial LLC in the amount of \$400,000.00.

AGENDA OF: April 7, 2015

ASSEMBLY ACTION:

MANAGER RECOMMENDATION: Present to the assembly for consideration.

APPROVED BY JOHN MOOSEY, BOROUGH MANAGER: 

Route To:	Department/Individual	Initials	Remarks
	Originator		
	Capital Projects Director	MB 3/12/15	
	Finance Director		3/23/15
	Borough Attorney	MS	
	Borough Clerk		

ATTACHMENT (S): Fiscal Note: Yes No
 Advertising: (1 p)

SUMMARY STATEMENT: On February 12, 2015, the Matanuska-Susitna Borough issued solicitation 15-103P seeking proposals from qualified contractors to design and build a kitchen and fire suppression upgrades at the Government Peak Chalet. The Borough established a \$400,000.00 maximum budget for the project. In response to our advertising, the Borough received three proposals. Two of the three responses exceeded the budget amount.

The contract will be administered and monitored by the Capital Project Department, Project Management Division. Design work is expected to begin in late April with construction work expected to begin September 1, 2015, with completion expected mid-November.

RECOMMENDATION OF ADMINISTRATION: Award of RFP 15-103P,
GOVERNMENT PEAK CHALET UPGRADES to WIRTANEN COMMERCIAL, LLC for
the contract amount of FOUR HUNDRED THOUSAND AND NO/100 DOLLARS
(\$400,000.00) .

**MATANUSKA-SUSITNA BOROUGH
350 East Dahlia
Palmer, Alaska 99645**

A D V E R T I S E M E N T

VENDOR		ACCOUNT #	DATE FOR ADVERTISEMENT
Alaska Dispatch News		MATA 0070	FEBRUARY 12, 2015
Frontiersman		CONTRACT	FEBRUARY 13, 2015
TYPE OF AD:	<input type="checkbox"/> Display	<input checked="" type="checkbox"/> Classified	<input type="checkbox"/> Public Information

The material herein must be printed in its entirety on the dates shown above. Affidavit of publication is required prior to payment.

**MATANUSKA-SUSITNA BOROUGH
PROPOSAL #15-103P
GOVERNMENT PEAK CHALET UPGRADES**

The Matanuska-Susitna Borough is requesting proposals from interested contractors to design and build a kitchen and fire suppression upgrades at the Government Peak Chalet located at 10690 N. Mountain Trails Road.

Proposal documents: are available **beginning FEBRUARY 12, 2015** from the Purchasing Division, Matanuska-Susitna Borough, 350 Dahlia Ave., Palmer, AK 99645. Info: (907) 861-8601 Fax: (907) 861-8617, e-mail Purchasing@matsugov.us. (Magnitude of project: \$400,000.00) A document fee of \$5.00 will be charged for materials picked-up and \$10.00 for materials mailed. The proposal document may be available on the internet at www.matsugov.us.

Pre-proposal Meeting: **On-site at the Chalet February 19, 2015 @ 11:00 AM**

Proposal closing: **March 5, 2015 @ 2:30 PM in the Purchasing Division**

Proposal must be received in the Purchasing Division prior to the time fixed for closing of the proposal to be considered. Time of receipt will be determined by the time stamp in the Purchasing Division.

Disabled persons needing reasonable accommodation in order to participate should contact the borough ADA coordinator at (907) 861-8687 at least one week in advance of the meeting.

The Matanuska-Susitna Borough reserves the right to accept or reject any or all bids, waive any and all technicalities or informalities it deems appropriate. Award of this project is subject to the availability of funding.

Date:	Requested by:	Approved by:
February 11, 2015	SIGNATURE ON FILE	SIGNATURE ON FILE
DEPARTMENT ACCOUNT NO.: 430.000.000.463.940 ~35187-1800-1805		

AM15-028

**MATANUSKA-SUSITNA BOROUGH
FISCAL NOTE**

Agenda Date: April 7, 2015

SUBJECT: Award of RFP 15-103P, Government Peak Chalet Upgrades, to Wirtanen Commercial, LLC in the amount of \$400,000.00

ORIGINATOR: Purchasing

FISCAL ACTION (TO BE COMPLETED BY FINANCE)	FISCAL IMPACT: <input checked="" type="radio"/> YES <input type="radio"/> NO
AMOUNT REQUESTED \$400,000	FUNDING SOURCE AW Budget Approp/Rasmussen
FROM ACCOUNT # 430.000.000.4xx.xxx	PROJECT # 35187/75005
TO ACCOUNT :	PROJECT #
VERIFIED BY: Barbara Baumgartner	CERTIFIED BY:
DATE: 3/17/15	DATE:

EXPENDITURES/REVENUES: (Thousands of Dollars)

OPERATING	FY2014	FY2015	FY2016	FY2017	FY2018	FY2019
Personnel Services						
Travel						
Contractual						
Supplies						
Equipment						
Land/Structures						
Grants, Claims						
Miscellaneous						
TOTAL OPERATING						

CAPITAL		400				
---------	--	-----	--	--	--	--

REVENUE						
---------	--	--	--	--	--	--

FUNDING: (Thousands of Dollars)

General Fund						
State/Federal Funds						
Other		400				
TOTAL		400				

POSITIONS:

Full-Time						
Part-Time						
Temporary						

ANALYSIS: (Attach a separate page if necessary)

PREPARED BY: _____ PHONE: _____
 DEPARTMENT: _____ DATE: _____
 APPROVED BY:  DATE: 3/23/15



SCANNED

**MATANUSKA-SUSITNA BOROUGH
PURCHASING DIVISION OF CAPITAL PROJECTS
350 East Dahlia Avenue, Palmer, Alaska 99645-6488
PHONE (907) 861-8601 • FAX (907) 861-8617
EMAIL: purchasing@matsugov.us**

COPY

MEMORANDUM

DATE: February 4, 2015
TO: Rustin M. Krafft, Purchasing Officer
TO: Michael Newman, Staff Accountant
THRU: Mike Brown, Capital Projects Director
THRU: Jeff Walden, Lead Project Manager
FROM: Dave Steadman, Project Manager
SUBJECT: Request to Prepare Bid/Proposal Documents for:
15-XXX, Government Peak Chalet Upgrades

15-103
Shari

15-103-0000

Please prepare and issue solicitation documents for the project identified above. The Scope of Work/Scope of Services, specifications, supplemental general conditions, drawings, plans and/or all other documents as may be required to issue the solicitation are being provided with this request and funding document.

*CIP & RASMUSON GRANT

This project [] is federal funded; [] is state funded; [X] is not state or federal funded. If the project is subject to state or federal grant funding that requires special procurement provisions or terms, a copy of the grant may be required, if requested by the purchasing office.

The anticipated cost for this project is: \$400,000.00 Assembly District Number: 1

[x] Funds are currently available in the following project accounts:

Account number	Project	Source	SubProject	Amount	Project Expiration Date:
490.000.000.463.312	75005	5000	5001	190,066.00 ✓	11/30/15 ✓
*USE FIRST					
430.000.000.463.312	75005	1800	1806	150,000.00 ✓	6/30/16 17
430.000.000.463.312	35187	1800	1805	59,934.00 ✓	6/30/16 ✓

490

Please use the following account for Advertising Only :	430.000.000.463.312 ~ 35187-1800-1805
Estimated Advertising Costs:	\$500.00

Dave Steadman 2/4/15
Project Manager

UNB 2/4/15
Department Manager Approval

[Signature] 2-5-15
Verifying signature from Accounting Department

[] Funding is not currently available for this requirement. Information concerning the funding availability is provided below. The solicitation will be issued with a statement that funds are currently not available for this action. No action will be taken on bids or proposals received until funding is identified.

Ordinance # _____ Introduction Date _____ Public Hearing Date _____

Resolution # _____ Introduction Date _____

SUBJECT: KEYHOLE VACATION OF E. COTTLE LOOP RIGHT-OF-WAY WITHIN D.J. SUBDIVISION EAST, Plat 2006-142, SECTION 1, TOWNSHIP 17 NORTH, RANGE 1 WEST, SEWARD MERIDIAN, ALASKA.
ASSEMBLY DISTRICT 4: STEVE COLLIGAN

AGENDA: APRIL 7, 2015

ASSEMBLY ACTION:

MANAGER RECOMMENDATION: Present to the assembly for consideration.

APPROVED BY JOHN MOOSEY, BOROUGH MANAGER: _____

Route To:	Department/Individual	Initials	Remarks
	Originator	IP	
	Planning Director	JP	
	Borough Attorney	JS	
	Borough Clerk	JU	

ATTACHMENT (S) : Fiscal Note: Yes _____ No X
 Minutes (1 page)
 Notification of Action (3 pages)
 Vicinity Map (1 page)
 Plat (area being vacated) (1 page)

REASON FOR REQUEST: *The request is to vacate a 6.78' keyhole in E. Cottle Loop to resolve a setback violation. The vacated area will be replaced with a road maintenance, slope, utility and snow storage easement.*

SUMMARY STATEMENT: On March 5, 2015 (written decision March 10, 2015), the Platting Board approved vacating a 6.78' keyhole in E. Cottle Loop contingent on replacing the vacated area with a road maintenance, slope, utility and snow storage easement. E. Cottle Loop has a 66' right-of-way and after the vacation it will leave 59.22' of right-of-way in the keyhole area.

RECOMMENDATION OF ADMINISTRATION: Staff recommends the assembly approve the vacation as the Platting Board's decision to vacate is pursuant to AS 29.40.120 through 29.40.160 and MSB 43.15.035.

F. D J EAST 2015 ADD

Sloan Von Gunten (Secretary)

- Stated that 44 public hearing notices were mailed out on February 12, 2015, to this date there has been 1 return, no objections, no non-objections, and no concerns.

Lisa Gray (Platting Technician)

- Gave an overview on the case.

Diana Sorensen (Chairman)

- Opened the public hearing and asked any members of the public wishing to speak to come forward. Seeing no members of the public wishing to speak, closed the public hearing.

Joy Cypra (Petitioner's Representative)

- Working with the permit center in finalizing the driveway permit.
- Agrees with all the recommendations.

MOTION:

- Mr. Jay Van Diest moved to approve a keyhole vacation of a portion E. Cottle Loop and preliminary plat for D. J. East 2015 Addition, seconded by Mr. Zimmerman.

VOTE:

- The motion passed with all in favor. There are 9 findings.

TIME: 9:34 A.M.

CD: 01:05:52

BREAK

TIME: 9:44 A.M.

CD: 01:15:38

G. SETTLERS BAY UNIT 9

Sloan Von Gunten (Secretary)

- Stated that 44 public hearing notices were mailed out on February 12, 2015, to this date there has been 3 returns, no objections, 1 non-objection, and no concerns.

Lisa Gray (Platting Technician)

- Gave an overview on the case.

Diana Sorensen (Chairman)

- Opened the public hearing and asked any members of the public wishing to speak to come forward. Seeing no members of the public wishing to speak, closed the public hearing.

Joy Cypra (Petitioner's Representative)

- Explained access and roadway design on the plat.



MATANUSKA-SUSITNA BOROUGH

Planning and Land Use Department

Platting Division

350 East Dahlia Avenue • Palmer AK 99645

Phone (907) 861-7874 • Fax (907) 861-8407

March 10, 2015

NOTIFICATION OF ACTION

D.R. Smith, LLC
Dorwin Smith
2970 Cottle Loop
Wasilla, AK 99654

RE: D J EAST 2015 ADD

CASE: 2015-018 & 019

Action taken by the Platting Board on March 5, 2015 is as follows:

THE KEYHOLE VACATION OF A PORTION E. COTTLE LOOP AND PRELIMINARY PLAT FOR D J EAST 2015 ADD WAS APPROVED, AND WILL EXPIRE ON MARCH 10, 2021 CONTINGENT UPON THE FOLLOWING CONDITIONS / REASON (see attached).

ALL DECISIONS AS TO APPROVAL OR DISAPPROVAL BY THE PLATTING BOARD OR OFFICER SHALL BE FINAL UNLESS APPEALED TO THE BOARD OF ADJUSTMENT AND APPEALS, MSB 15.39. A PETITION WHICH IS TABLED BY THE BOARD SHALL BE DEEMED DENIED UNLESS THE APPLICANT BRINGS THE MATTER BACK BEFORE THE BOARD WITH ALL CONDITIONS MET WITHIN THE TIME ALLOWED BY THE BOARD OR BY LAW.

If this is in reference to a plat application, recordation at the appropriate District Recorder's Office of the plat is required before any transfer of title can occur. Should you have any questions or require a copy of the minutes of the meeting, please feel free to contact this office.

Kindest regards,

Ms. Diana Sorensen
Platting Board Chairman

cc:

Alaska Rim Engineering
9131 E. Frontage Rd, Ste. #1
Palmer, AK 99645

AM15-029
Page 1 of 3 LG

CONDITIONS of APPROVAL:

The Platting Board approved the Keyhole Vacation of a portion E. Cottle Loop and Preliminary Plat for D J East 2015 Add, contingent upon the following:

1. Pay postage and advertising fees.
2. Obtain the Borough Assembly approval of vacation within 30 days of Platting Board's written Notification of Action. MSB Assembly has 30 days from the date of the Platting Board decision to deny the request.
3. Replace vacated right-of-way with a road maintenance, slope, utility and snow storage easement.
4. Provide updated Certificate to Plat executed within 90 days prior to recording.
5. Provide beneficiary affidavits from holders of legal and equitable interest.
6. Taxes and special assessments must be current prior to recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs) by certified funds or cash.
7. Submit recording fee payable to State of Alaska, Dept. of Natural Resources.
8. Submit final plat in full compliance with Title 43.
9. Apply for a driveway permit for access onto Cottle Loop to the MSB Permit Center.

FINDINGS FOR PRELIMINARY PLAT AND RIGHT-OF-WAY VACATION:

1. The vacation is pursuant to AS 29.40.120 through AS 29.40.140 and MSB 43.15.035 Vacations.
2. There were no objections to the plat from any borough departments, outside agencies, or utility companies.
3. Petitioner submitted petitions to vacate the right-of-way in accordance with MSB 43.15.035.
4. E. Cottle Loop is maintained by the Borough.
5. E. Cottle Loop has a 66' right-of-way and after the vacation it will leave 59.22' of right-of-way in the keyhole area.
6. The petitioner has replaced the vacated area with a road maintenance, slope, snow storage and utility easement. Consistent with MSB 43.15.035 (B)(1).
7. Vacation of the key hole on E. Cottle Loop will resolve a setback violation of the well house on Lot 4C, D.J. Subdivision East 2015 Addition.
8. Access to adjoining properties is preserved.

AM15-029
Page 2 of 3 LG

9. Alaska Rim Engineer stated all lots have 10,000 square feet of contiguous usable septic area for initial and replacement wastewater disposal system and 10,000 square feet of contiguous useable building area.

AM15-029

Page 3 of 3 LG

WASILLA LAKE

D4 D21 D12 D14

D10 D9 (1030)
N/C N/C 1 2

D20

COTTONWOOD
CREEK
ELEMENTARY

McCAVIT SUB

CADWALLDER
1 (4706)
N CADWALLDER CIR
FRED M. HURD
ADD #2

(1030)
3

D15

N SEWARD MERIDIAN PKWY

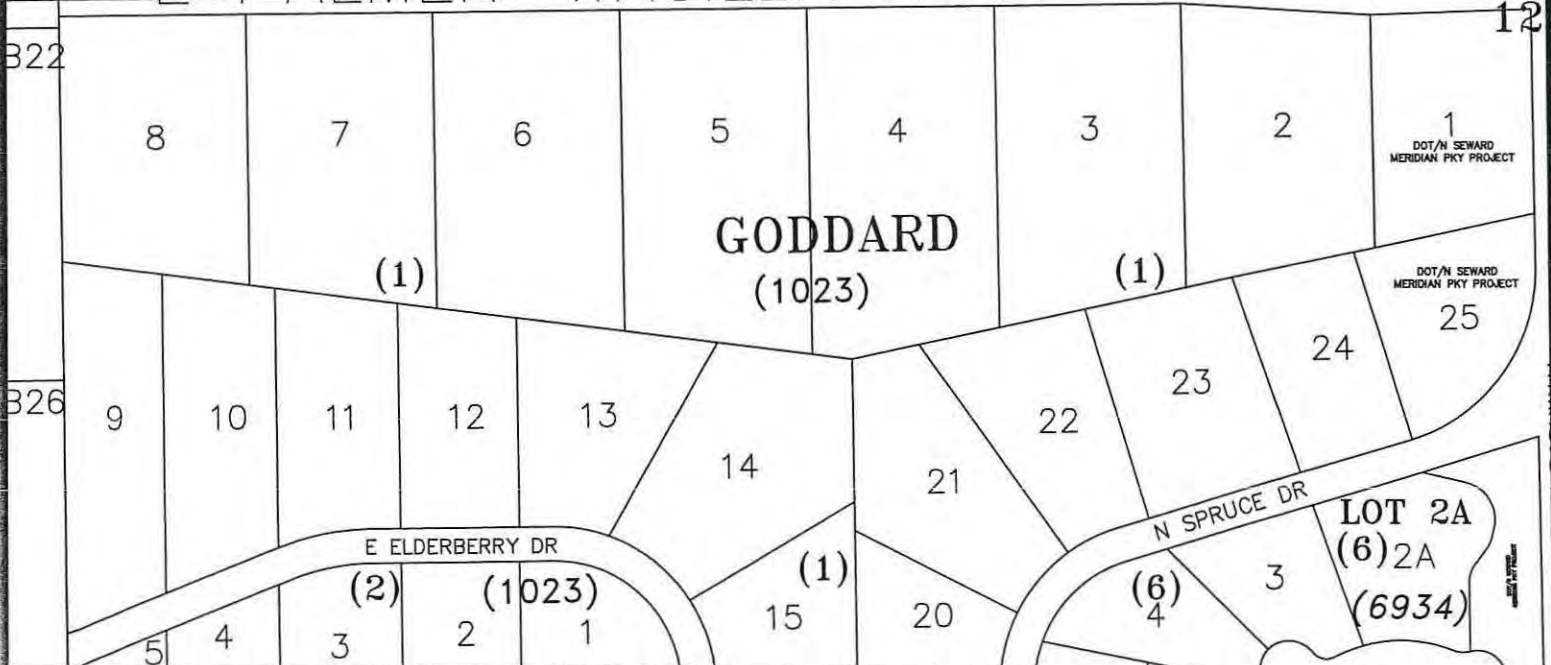
Area to be
Vacated

(7098) 1-C
D.J. PH IV ADD 1
1-F
D.J. PH IV ADD 2
(7148) 1-G
D.J. PH IV ADD 1-E
(7098)
D.J. SUB 2011 ADD 1A
(7046)
D.J. SUB EASTIC 2
(5927)
D.J. 2
PH III
(4668)
3A 4C 4B 4A

SUBJECT
PROPERTY

E COTTLE LOOP

E PALMER-WASILLA HWY



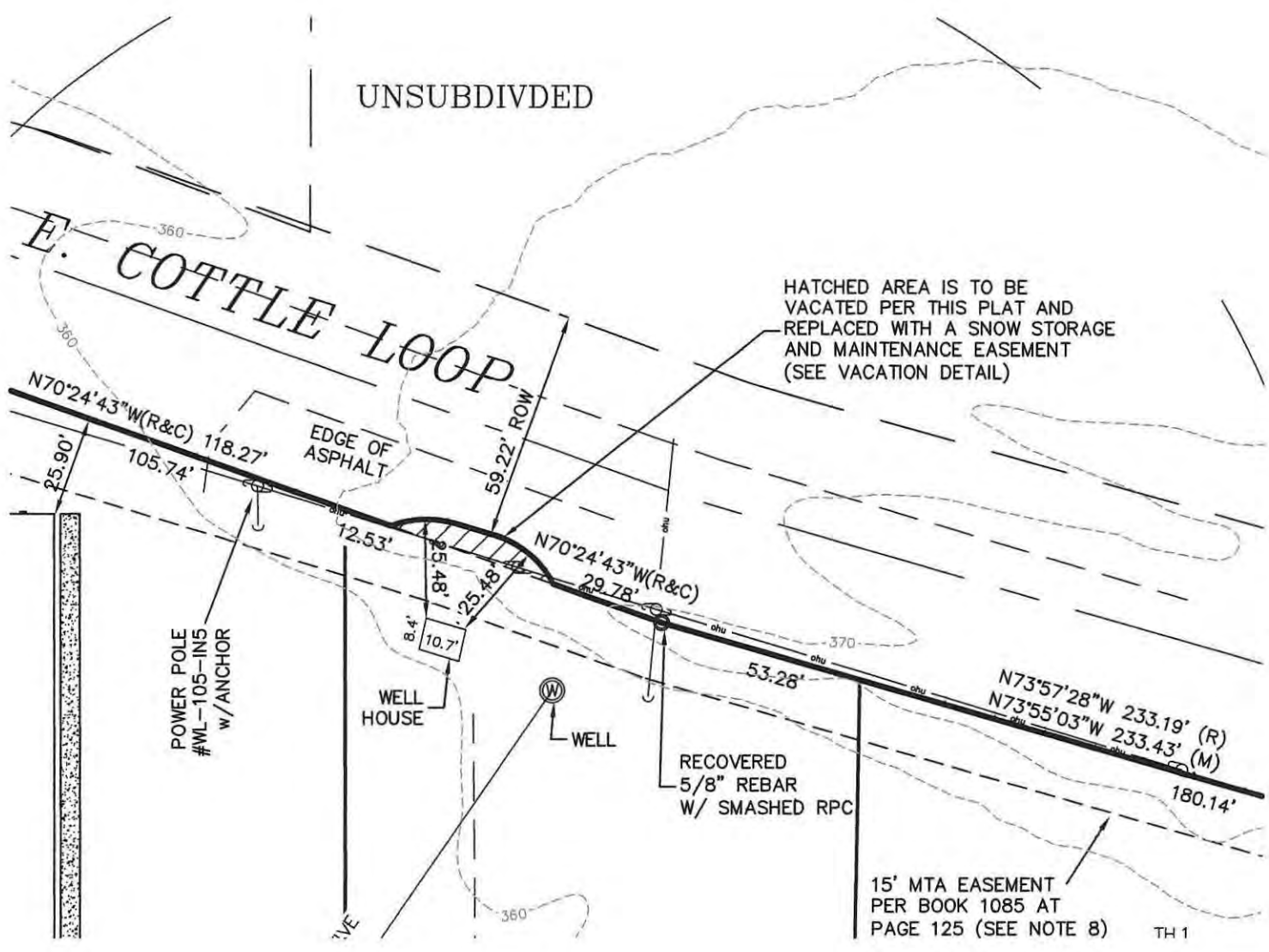
VICINITY MAP

FOR PROPOSED D J SUBD. EAST 2015 ADD
LOCATED WITHIN
SECTION 1, T17N, R1W, SEWARD MERIDIAN,
ALASKA

WASILLA 11 MAP

E BEECH WAY

EXHIBIT A
Am15-029



UNSUBDIVDED

E. COTTLE LOOP

HATCHED AREA IS TO BE VACATED PER THIS PLAT AND REPLACED WITH A SNOW STORAGE AND MAINTENANCE EASEMENT (SEE VACATION DETAIL)

POWER POLE #WL-105-IN15 w/ ANCHOR

WELL HOUSE

WELL

RECOVERED 5/8" REBAR W/ SMASHED RPC

15' MTA EASEMENT PER BOOK 1085 AT PAGE 125 (SEE NOTE 8)

TH 1

Am15-029


SUBJECT: Award of Invitation to Bid 15-094B, Purchase Primary Response Engine for Greater Palmer Fire Service Area, to General Fire Apparatus, Inc. in the amount of \$494,516.00.

AGENDA OF: April 7, 2015

ASSEMBLY ACTION:

MANAGER RECOMMENDATION: Present to the assembly for consideration.

APPROVED BY JOHN MOOSEY, BOROUGH MANAGER: _____

Route To:	Department/Individual	Initials	Remarks
	Originator	<i>John RMK</i>	
	Emergency Services Director	<i>JL</i>	3/23/15
	Finance Director	<i>C. J. TEC</i>	
	Borough Attorney	<i>JL</i>	
	Borough Clerk	<i>JN</i>	

ATTACHMENT (S): Fiscal Note: Yes X No _____
 Advertising: 1 (p)
 Bid Analysis: 1 (p)

SUMMARY STATEMENT: On February 9, 2015, the Matanuska-Susitna Borough issued solicitation 15-094B requesting bids from qualified suppliers for a Primary Response Engine for the Department of Emergency Services; Greater Palmer Fire Service Area which is located in Assembly District 1. The apparatus will be stationed at Station 3-3 on Clark Road.

In response to the advertisement, two (2) bids were received, however one was deemed unresponsive as it did not meet specifications. The award recommendation is being made to the lowest responsive and responsible bidder and is based upon applying the 100% body and chassis pre-pay option. Delivery of

this apparatus is expected within 325 days of contract execution.

RECOMMENDATION OF ADMINISTRATION: Award of BID 15-094B, PURCHASE PRIMARY RESPONSE ENGINE FOR GREATER PALMER FIRE SERVICE AREA to GENERAL FIRE APPARATUS, INC. for the contract amount of FOUR HUNDRED NINETY FOUR THOUSAND FIVE HUNDRED SIXTEEN AND NO/100 DOLLARS (\$494,516.00).

**MATANUSKA-SUSITNA BOROUGH
FISCAL NOTE**

Agenda Date: April 7, 2015

SUBJECT: Award of Invitation to Bid 15-094B, Purchase Primary Response Engine for Greater Palmer Fire Service Area, to General Fire Apparatus, Inc. in the amount of \$494,516.00

ORIGINATOR: Purchasing

FISCAL ACTION (TO BE COMPLETED BY FINANCE)	FISCAL IMPACT <input checked="" type="radio"/> YES <input type="radio"/> NO
AMOUNT REQUESTED \$ 494,516	FUNDING SOURCE Service Area Budget Approp
FROM ACCOUNT # 405.000.000.464.940	PROJECT # 45215-6600-6604
TO ACCOUNT :	PROJECT #
VERIFIED BY: Barbara Baumgartner	CERTIFIED BY:
DATE: 3/25/15	DATE:

EXPENDITURES/REVENUES: (Thousands of Dollars)

OPERATING	FY2014	FY2015	FY2016	FY2017	FY2018	FY2019
Personnel Services						
Travel						
Contractual						
Supplies						
Equipment						
Land/Structures						
Grants, Claims						
Miscellaneous						
TOTAL OPERATING						

CAPITAL		494.5				
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REVENUE						
---------	--	--	--	--	--	--

FUNDING: (Thousands of Dollars)

General Fund						
State/Federal Funds						
Other		494.5				
TOTAL		494.5				

POSITIONS:

Full-Time						
Part-Time						
Temporary						

ANALYSIS: (Attach a separate page if necessary)

PREPARED BY: Chryssie Hendel for TEC PHONE: _____
 DEPARTMENT: _____ DATE: 3/20/15
 APPROVED BY: _____ DATE: _____

**MATANUSKA-SUSITNA BOROUGH
350 East Dahlia Ave.
Palmer, Alaska 99645**

A D V E R T I S E M E N T

VENDOR		ACCOUNT #	DATE FOR ADVERTISEMENT
Frontiersman		CONTRACT	February 10, 2015
Anchorage Dispatch News		MATA 0070	February 8, 2015
TYPE OF AD:	<input type="checkbox"/> Display	<input checked="" type="checkbox"/> Classified	<input type="checkbox"/> Public Information

The material herein must be printed in its entirety on the dates shown above. Affidavit of publication is required prior to payment.

**MATANUSKA-SUSITNA BOROUGH
REQUEST FOR BID #15-094B**

Purchase Primary Response Engine for Greater Palmer FSA - Re Bid

The Matanuska-Susitna Borough is soliciting bids from qualified contractors to purchase a Primary Response Engine for the Greater Palmer Fire Service Area which must meet the specifications contained in the bid documents.

Bid documents are available beginning **February 9, 2015** from the Purchasing Division, Matanuska-Susitna Borough, 350 E. Dahlia Ave., Palmer AK 99645. For information call (907) 861-8601, Fax (907) 861-8617, or e-mail purchasing@matsugov.us. This bid document may be available on the internet at www.matsugov.us. A document fee of \$5.00 will be charged for materials picked-up and \$10.00 for materials mailed.

Bids open: **March 10, 2015 @ 4:30 PM in the Purchasing Division**

Bids must be received in the Purchasing Division prior to the time fixed for opening of the bids to be considered. Time of receipt will be determined by the time stamp in the Purchasing Division.

Each sealed bid must be received before the date and time due and must be marked with the appropriate Bid Number to be considered.

Persons needing accommodation in order to participate should contact the borough ADA coordinator at (907) 861-8404.

The Matanuska-Susitna Borough reserves the right to accept or reject any or all bids, waive any and all technicalities or informalities it deems appropriate. Award of this project is subject to the availability of funding.

Date: 2/6/15	Requested by: <i>Bruce H. Aspell For John McHUTT</i>	Approved by: <i>[Signature]</i>
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DEPARTMENT ACCOUNT NUMBER: **405.000.000.464.940 ~ 45215/6600/6604**

MATANUSKA-SUSITNA BOROUGH
BID #15-094B
Purchase Primary Response Engine for Greater Palmer FSA – Re Bid

ANALYSIS SHEET

BIDDER		PIERCE MANUFACTURING	GENERAL FIRE APPARATUS
Signed Bid Form		OKAY	OKAY
Descriptive Literature		OKAY	OKAY
Other items as required in Instructions to Bidders and Specifications/Scope of work			
LINE ITEM	DESCRIPTION	BASE BID PRICE	BASE BID PRICE
1.	Response Engine for Greater Palmer FSA per Bid Documents & Specifications	492,750.00	506,496.00
		Less Pre-Pay Discounts	Less Pre-Pay Discounts
		()	Body 100% 6,000.00)
		()	Chassis 100% 1,200.00)
			" 100% (4,780.00)
	Final Bid Price	Didn't meet spec's	494,516.00

RECOMMENDATION: ALL BIDS TAKEN UNDER ADVERTISEMENT

PURCHASING OFFICER
3/10/15

DATE

ASST PURCHASING OFFICER

WITNESS

BUYER

WITNESS

CONST PROCUREMENT SPECIALIST

WITNESS

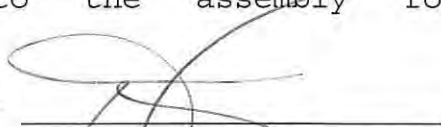
Am 15-031




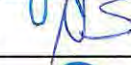


SUBJECT: Approval of a contract amendment for Purchase Order 2014-1449 in the amount of \$193,984.55 to Matanuska Telephone Association for the South Big Lake Road Realignment, Project No. 30043.

AGENDA OF: April 7, 2015

ASSEMBLY ACTION:

MANAGER RECOMMENDATION: Present to the assembly for consideration.

APPROVED BY JOHN MOOSEY, BOROUGH MANAGER: 

Route To:	Department/Individual	Initials	Remarks
	Originator		3-23-15
	Capital Projects Director		3/23/15
	Finance Director		
	Borough Attorney		
	Borough Clerk		

ATTACHMENT(S): Fiscal Note: Yes No

SUMMARY STATEMENT: Assembly approval of contract amendments is required by MSB 3.08.170(C)(2) for contract with an original award value Greater than \$100,000 up to \$500,000 where a contract amendment or change order, or cumulative contract amendments or change orders, that will cause the total contract amount as amended, to exceed 125 percent of the original contract award, or to increase the original contract by \$100,000, whichever is less.

On October 4, 2013, the Matanuska-Susitna Borough issued a contract to construct a new arterial roadway bypassing a narrow and windy segment of the existing South Big Lake Road and connecting with West Susitna Parkway. In order to facilitate this roadway construction, existing telephone utilities required

relocation. The Matanuska Telephone Association agreed to relocate their utilities for the project in accordance with the provisions of Utility Agreement No. 30043-13-02.

The original contract with MTA (PO 2014-1449) provided \$18,358.60 for preliminary engineering. On April 15, 2014, the Assembly approved AM No. 14-032, in the amount of \$145,086.05 for the relocation of MTA utilities increasing the total contract amount to \$163,444.65.

On August 14, 2014, a change order in the amount of \$30,632.67 was approved by the Purchasing Officer. This change order was needed to ensure a safety concern for traffic which required installing a buried cable instead of the existing overhead. This change order increased the contract amount to \$194,077.32.

Additional cost overruns were due to unforeseen complications that couldn't have been predicted prior to the estimate provided by MTA for the original contract. Extreme terrain caused increased scope of work and labor efforts.

If approved, this change order will increase the total contract amount to \$388,061.87.

RECOMMENDATION OF ADMINISTRATION: Recommend approval of A CONTRACT AMENDMENT for PURCHASE ORDER 2014-1449 in the amount of \$193,984.55 to MATANUSKA TELEPHONE ASSOCIATION for SOUTH BIG LAKE ROAD REALIGNMENT, Project No. 30043.

**MATANUSKA-SUSITNA BOROUGH
FISCAL NOTE**

Agenda Date: April 7, 2015

SUBJECT: Approval of a contract amendment for Purchase Order 2014-1449 in the amount of \$193,984.55 to Matanuska Telephone Association for the South Big Lake Road Realignment, Project No. 30043.

ORIGINATOR:

FISCAL ACTION (TO BE COMPLETED BY FINANCE)	FISCAL IMPACT <input checked="" type="radio"/> YES <input type="radio"/> NO
AMOUNT REQUESTED \$193,984.55	FUNDING SOURCE State Leg Grant
FROM ACCOUNT # 410.000.000.4xx.xx	PROJECT # 30043, 9100, 9106
TO ACCOUNT :	PROJECT #
VERIFIED BY: <i>Barbara Baengeth</i>	CERTIFIED BY:
DATE: 3/25/15	DATE:

EXPENDITURES/REVENUES: (Thousands of Dollars)

OPERATING	FY2014	FY2015	FY2016	FY2017	FY2018	FY2019
Personnel Services						
Travel						
Contractual						
Supplies						
Equipment						
Land/Structures						
Grants, Claims						
Miscellaneous						
TOTAL OPERATING						

CAPITAL		193.9				
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REVENUE						
---------	--	--	--	--	--	--

FUNDING: (Thousands of Dollars)

General Fund						
State/Federal Funds		193.9				
Other						
TOTAL		193.9				

POSITIONS:

Full-Time						
Part-Time						
Temporary						

ANALYSIS: (Attach a separate page if necessary)

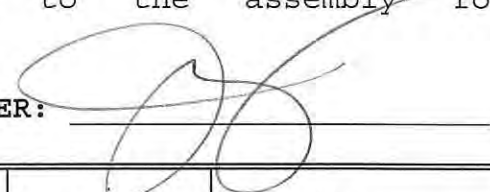
PREPARED BY: *Cheryll Hendall for TEC* PHONE: _____
 DEPARTMENT: _____ DATE: *3/20/15*
 APPROVED BY: _____ DATE: _____

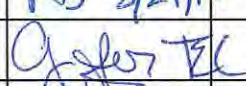



SUBJECT: Approval of a contract amendment for Purchase Order 2014-1722 in the amount of \$99,462 to Matanuska Telephone Association for the Caswell Lakes Road Upgrade construction, Project No. 35408.

AGENDA OF: April 7, 2015

ASSEMBLY ACTION:

MANAGER RECOMMENDATION: Present to the assembly for consideration.

APPROVED BY JOHN MOOSEY, BOROUGH MANAGER: 

Route To:	Department/Individual	Initials	Remarks
	Originator	B.W.	
	Capital Projects Director	MS 3/24/15	
	Finance Director		
	Borough Attorney		
	Borough Clerk		

ATTACHMENT(S): Fiscal Note: Yes No

SUMMARY STATEMENT: Assembly approval of contract amendments is required by MSB 3.08.170(C)(2) for contracts with an original award value greater than \$100,000 up to \$500,000; a contract amendment or change order, or cumulative contract amendments or change orders, that will cause the total contract amount, as amended, to exceed 125 percent of the original contract award, or to increase the original contract by \$100,000, whichever is less.

On September 17, 2013 the Matanuska-Susitna Borough issued a contract to construct a Caswell Lakes Road Upgrades project, Project No. 35408.

The original contract with Matanuska Telephone Association (MTA) (PO 2014-1772) provided \$5,000 for design review of the location

of utilities within the project.

In order to facilitate this roadway construction, existing telephone utilities required relocation. MTA agreed to relocate their utilities for the project in accordance with the provisions of Utility Agreement No. 35408-2014-01.

On August 5, 2014, the Assembly approved the Matanuska-Susitna Borough to enter into a utility agreement with MTA in the amount of \$229,406.00 for utility relocation construction for the Caswell Lakes Road Upgrades construction contract.

On May 20, 2014, the Assembly approved AM No. 14-056, in the amount of \$229,406 for the relocation of MTA utilities.

A temporary utility line was required during the installation of a fish passage culvert. After the completion of the culvert, the final relocation work commenced. Freezing ground conditions in late spring and the prime contractors' schedule caused an increase to the time required for the utility to complete the relocation before fall freeze up. Assembly approval is needed to amend the utility agreement with MTA.

If approved, this change order will increase the total contract amount to \$333,868.

RECOMMENDATION OF ADMINISTRATION: Recommend approval of a **CONTRACT AMENDMENT** for **PURCHASE ORDER 2014-1722** in the amount of **\$99,462** to **MATANUSKA TELEPHONE ASSOCIATION** for **CASWELL LAKES ROAD UPGRADE** construction, Project No. 35408.

MATANUSKA-SUSITNA BOROUGH
FISCAL NOTE

Agenda Date: April 7, 2015

SUBJECT: Approval of a contract amendment for Purchase Order 2014-1722 in the amount of \$99,462 to Matanuska Telephone Association for the Caswell Lakes Road Upgrade construction, Project No. 35408.

ORIGINATOR:

FISCAL ACTION (TO BE COMPLETED BY FINANCE)	FISCAL IMPACT <u>(YES)</u> NO
AMOUNT REQUESTED <u>\$99,462 *</u>	FUNDING SOURCE <u>State Legislative Grant</u>
FROM ACCOUNT # <u>430.000.000.4XX.XX</u>	PROJECT # <u>35408</u>
TO ACCOUNT :	PROJECT #
VERIFIED BY: <u>Barbara Juregut</u>	CERTIFIED BY:
DATE: <u>3/25/15</u>	DATE:

EXPENDITURES/REVENUES: (Thousands of Dollars)

OPERATING	FY2014	FY2015	FY2016	FY2017	FY2018	FY2019
Personnel Services						
Travel						
Contractual						
Supplies						
Equipment						
Land/Structures						
Grants, Claims						
Miscellaneous						
TOTAL OPERATING						

CAPITAL		<u>99.4 #</u>				
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REVENUE						
---------	--	--	--	--	--	--

FUNDING: (Thousands of Dollars)

General Fund	FY2014	FY2015	FY2016	FY2017	FY2018	FY2019
State/Federal Funds		<u>99.4 #</u>				
Other						
TOTAL		<u>99.4 #</u>				

POSITIONS:

Full-Time	FY2014	FY2015	FY2016	FY2017	FY2018	FY2019
Part-Time						
Temporary						

ANALYSIS: (Attach a separate page if necessary) * The funds are contingent upon the approval of AM 15-085, which will transfer funds into this project.

PREPARED BY: _____ DATE: 3/26/15

DEPARTMENT: Chesapeake for TEC DATE: _____

APPROVED BY: _____ DATE: _____

AM No. 15-036


SUBJECT: APPLICATION TO PURCHASE THE DEVELOPMENT RIGHTS ON AGRICULTURAL RIGHTS ONLY PROPERTY PURCHASED BY COLASKA, INC. (MSB001878)

AGENDA OF: September 2, 2014

ASSEMBLY ACTION:

MANAGER RECOMMENDATION: Introduce and set for public hearing.

APPROVED BY JOHN MOOSEY, BOROUGH MANAGER:

Route To:	Department/Individual	Initials	Remarks
	Originator - G. Smith	GS	
	Community Development Director	CD	
	Finance Director	TC	by TL
	Borough Attorney	NS	
	Borough Clerk	JM	8/26/14 

ATTACHMENT (S): Fiscal Note: NO YES
 Vicinity and parcel map (1 p)
 Soil Report (43 pp)
 Ordinance Serial No. 14-129 (3 pp)

SUMMARY STATEMENT:

Land and Resource Management Division has identified the following options regarding the Colaska application to purchase development rights on Ag rights only property.

1. Denial of the request as it is not consistent with the intent of the borough's agricultural land sale programs, policies, and previous Assembly decisions over the past 40+ years.
2. Approve the request and require payment to the Borough for the sale of development rights, appraisal costs, and recording fees.

RECOMMENDATIONS :

The Land and Resource Management Division respectfully make the findings that:

1. The application request is not consistent with the goals and objectives of borough agricultural land sale code and policies over the past four decades; and
2. The application is not consistent with the specific potential exemptions under Title 13 for public welfare or a current use compatible with future agricultural use; and
3. Recommends the request be denied.

INTRODUCTION :

The Community Development Department, Land and Resource Management Division respectfully requests consideration by the Matanuska-Susitna Borough (MSB) Assembly regarding the application from Colaska to purchase the development rights of 213.05 acres of property from an Ag rights only property and obtain title to the development rights as retained by MSB.

BACKGROUND :

The Borough, since the 1970s, has established a policy of preserving agricultural lands for future generations through its restricted farm sale programs. Most parcels sold included land that could not be "farmed" but were usable for grazing, birch tapping, beekeeping, and many other uses that qualify as agricultural use. It is clear that higher land values and higher tax revenues are not the motivation in borough agricultural land sales as policy under Title 13 sold only the Agricultural rights at approximately 10% of the fair market value with deed restrictions and covenants, conditions, and restrictions in perpetuity. Current policy, under Title 23, continues to make land available for agricultural purposes with covenants, conditions, and restrictions for agricultural use in perpetuity.

ANALYSIS AND DISCUSSION :

Title to real property is held subject to matters of record, which usually include reservations and exceptions in federal and state patents and easements plus liens and encumbrances, if any. Review of matters of record for this property include federal and state title restrictions and agricultural policy for the Matanuska Susitna Borough between 1970 and today.

This property was originally a lease purchase sale under Title 13 with 240 acres to be sold Ag rights and 140 acres of that to be placed in production. The appraisal at that time appraised 600 acres rather than the actual 568 acres included in the transaction; however, a per acre price was provided on the

appraisal of \$1200/acre. Pursuant to AM 84-039 the property was sold 328 acres at \$1200 an acre (appraisal price per acre for fee simple property) and 240 acres at \$150 per acre for Ag rights only. A Farm Plan was developed through Natural Resource Conservation Service, approved by the Borough, and instituted as can be evidenced from inspection reports and aerial photographs as recent as May 14, 2010.

Through several assignments between companies in the 1980s and 1990s and involvement by attorneys from Outside and in Alaska, with apparently little understanding of the split estate of Ag rights and development rights, the property was eventually placed into two "lots" with Section 6 containing 354.95 acres classified industrial and Section 5 containing 213.05 acres classified agricultural.

The Natural Resource Conservation Service soil report Soil type 174, Nancy silt loam, is a Class III soil, considered farmland of local importance. Soil type 171, Nancy silt loam is a Class III soil, farmland of local importance. Using NRCS information, soil types 171, 172, 174, and 163, which cover the majority of the parcel, are "poor" as a gravel source. However, the report states the site has good materials for roadfill.

To determine a value of the development rights, in today's market, an appraisal seemed to be a valid starting point. In general, an appraisal obtained in 1983 would not be considered valid today. Appraisals have a differing shelf life, dependent on the use: An estate appraisal (or "date of death" appraisal) used to settle a person's estate is valid indefinitely. It is a historical opinion of value. In general terms, most appraisals are considered invalid after three to four months from the effective date if used for lending purposes. Appraisals in a highly volatile market can change very rapidly, making even a one or two month old appraisal obsolete.

An application to purchase development rights would seem to fit in the category requiring an appraisal less than one year old. An appraisal was ordered and returned a fee simple value of \$1500 per acre; however, the appraiser valued the Ag rights at \$1000 per acre and the development rights at \$500 an acre providing an appraised value of the development rights of \$107,000 for the 213.05 acres.

Borough staff discussed with the appraiser that staff felt values were, at best, reversed compared to the appraisal at sale and other appraisals reviewed in regard to Ag rights and Development rights split property appraisals. Staff does understand that Title 13 can be confusing to buyers, sellers, appraisers, and the public in general. The asserted reversal is

supported by using the current fee simple value of \$1500 per acre minus the documented price paid in 1983 of \$150 per acre for Ag rights leaving a value today of \$1350 per acre for development rights. Fee simple value in 1983 was \$1200 an acre with the sale of the Ag rights for \$150 an acre. This would be equivalent to a development rights purchase price today of \$287,617.50.

A third possible method to value the development rights would be to examine the 2010 willing buyer (Colaska) and willing seller (Dyno Nobel) exchange. Colaska attorney inquired of the Borough in 2010 and was advised at that time that the only rights Dyno Nobel could convey for the 213.05 acre parcel were those purchased, i.e. the Ag rights. According to records available, Colaska paid \$4,380,000 for the 568 acres or \$7711 per acre. Subtracting the \$150 an acre paid for the Ag rights, development rights for the 213.05 acres, pursuant to this arm's-length actual sale, would be \$7,561.00 an acre or \$1,610,871.05; which would likely be much closer to the value of the roadbed materials Colaska wants to excavate as opposed to continuing to use the property for agricultural purposes.

Following the purchase in 2010 Colaska applied to the Borough to remove the Ag rights only restriction. Under Title 13, Ag rights are not only a restriction pursuant to the CCRs but are actually a split ownership with the purchaser being conveyed Ag rights and the Borough retaining Development rights. Processing of this application was delayed by interim discussion including other parcels owned by Colaska and MSB.

Agricultural rights only property in the Borough has come into the limelight again in the last several months; however, it has been an ongoing discussion since the 1980s. Questions and comments have been posed to the Assembly in the last two months questioning the Ag rights only sales and allowed subdivision, the potential for a 5-acre home site in fee simple for the purposes of providing agricultural rights owners a mechanism to finance farm improvements, the possibility of purchasing fee simple title from MSB at the conclusion of the Deed of Trust, among others.

This property was sold under Title 13. MSB 13.25.070(B)(1) Agricultural Land Classification:

Borough land in parcels 40 acres or larger which consist of 40% or more Soil Conservation Service capability class II and III shall be classified agricultural except as provided in Subsection C. Title 13.25.070(C)(1)(b) Lands subject to subsection B may be classified for purposes other than agriculture if the Assembly finds the use for another

purpose is essential in the public welfare of the Borough and 13.25.070(C)(1)(d) The use will not render the land unsuitable for future agricultural development; forest management shall be considered such a use.

Monitoring and enforcing covenants, conditions, and restrictions can be an imposing task with limited Borough staff. Properties sold as Ag rights only often come to the attention of Borough staff at a later time due to a complaint from the public or request from a subsequent purchaser who was not aware of the restriction at the time of their purchase or a purchaser who simply chose to ignore their Ag rights only ownership and the CCRs.

An application of similar nature, a request to release the Agricultural CCRs, was made in 2007 with regard to two parcels subdivided from an original 275-acre farm unit originally sold in 1973.

The two purchasers did not want to use the property for agriculture and applied to the Borough for release stating the property was heavily wooded, had moderate limitations due to slope, and that the Borough would benefit by diversifying land use and increasing potentials for higher land value. The application was denied by unanimous Assembly vote with the failure to pass Ordinance 07-069 associated with the request. Other similar applications might be available but research time is prohibitive.

Agriculture continues to be an important business in the Matanuska-Susitna Borough with recognized food vulnerability faced by Alaska residents who rely on importation of food from the Lower 48 and disruptions to that supply from natural events or labor issues as well as the challenges faced in agricultural endeavors in Northern latitudes due to land capability, soil properties and qualities, frost-free days, annual precipitation and air temperature, to name a few.

In 2011, the United States Department of Agriculture (USDA) reported that Alaska residents spend \$2 billion dollars annually on food and it is estimated that less than 5% of the food consumed in the state is produced locally, which leaves the state population vulnerable and completely dependent on the next plane or barge of imported food. In an October 26, 2012 article in the *Alaska Dispatch*, the director of Alaska Farm Service Agency, USDA, Danny Consenstein notes that increased local food production would lead to a healthier, more stable and economically sound state with \$200 million dollars bouncing around local communities if just 10% of food dollars stayed here.

Assembly approval of sale of the development rights on this property would set a new precedent and could result in a flood of applications to purchase development rights and/or remove CCRs that maintain agricultural use of property, leaving Borough residents with an even more vulnerable food supply if selling development rights became the new policy over maintaining Borough ownership of development rights for Title 13 sales and Covenants, Conditions, and Restrictions that require Ag use on Title 23 sales.

MATANUSKA-SUSITNA BOROUGH
FISCAL NOTE

Agenda Date: September 2, 2014

ORIGINATOR: Community Development

SUBJECT: AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY TO APPROVE COLASKA, INC. APPLICATION TO PURCHASE THE DEVELOPMENT RIGHTS ON 213.05 ACRES OF AGRICULTURAL RIGHTS ONLY PROPERTY PURCHASED BY COLASKA, INC. FOR GRAVEL AND FILL EXTRACTION. (MSB001878)

FISCAL ACTION (TO BE COMPLETED BY FINANCE)	FISCAL IMPACT? <u>YES</u> NO
AMOUNT REQUESTED \$ <u>1,619,871.05*</u>	FUNDING SOURCE <u>Sale of development rights</u>
FROM ACCOUNT #	PROJECT #
TO ACCOUNT # <u>203,000,000,366.450</u>	PROJECT #
VERIFIED BY: <u>Barbara Baingatan</u>	CERTIFIED BY:
DATE: <u>8/20/14</u>	DATE:

EXPENDITURES/REVENUES: (Thousands of Dollars)

OPERATING	FY2015	FY2016	FY2017	FY2018	FY2019	FY2020
Personnel Services						
Travel						
Contractual						
Supplies						
Equipment						
Land/Structures						
Grants, Claims						
Miscellaneous						
TOTAL OPERATING						
CAPITAL						
REVENUE	<u>1,619*</u>					

FUNDING: (Thousands of Dollars)

General Fund						
Federal Funds						
Other	<u>1,619*</u>					
TOTAL	<u>1,619*</u>					

POSITIONS:

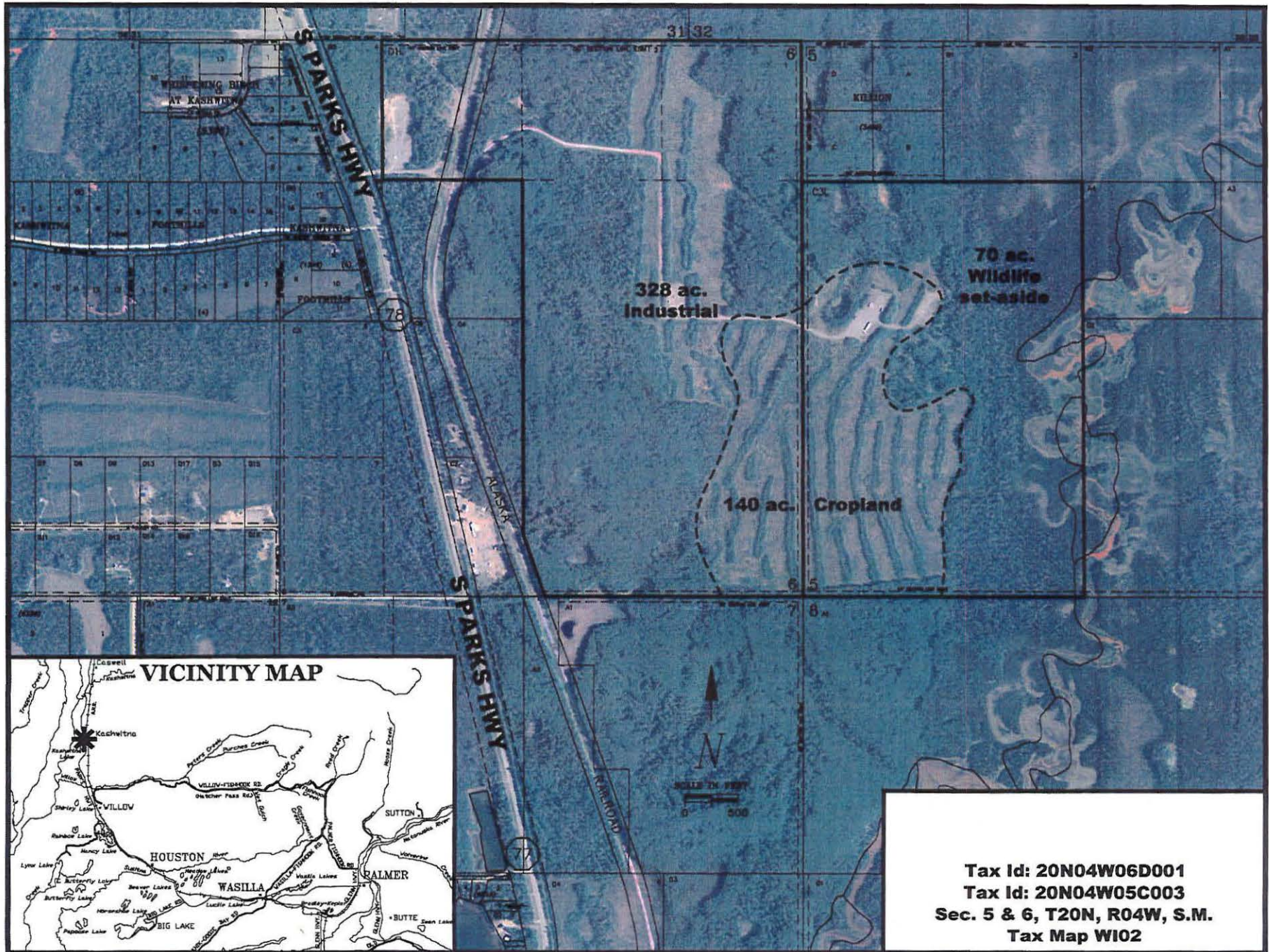
Full-Time						
Part-Time						
Temporary						

ANALYSIS: (Attach a separate page if necessary)

PREPARED BY: _____
 DEPARTMENT: _____
 APPROVED BY: James E. Clayton

Phone: _____
 Date: _____
 Date: 8/20/14

*This amount is based upon a 2010 sale the potential actual revenue from this sale is not known yet. It could be more could be less.



Im14-183
BR14-129

Community Development/LMD May 14, 2010



A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for Matanuska-Susitna Valley Area, Alaska

MSB001878



Im 14-183
OR14-129

June 27, 2013

Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://soils.usda.gov/sqi/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<http://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist (http://soils.usda.gov/contact/state_offices/).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Soil Data Mart Web site or the NRCS Web Soil Survey. The Soil Data Mart is the data storage site for the official soil survey information.

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, genetic information, political beliefs, reprisal, or because all or a part of an individual's income is derived from any public assistance program. (Not all prohibited bases apply to all programs.) Persons with disabilities who require alternative means

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How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil scientists classified and named the soils in the survey area, they compared the

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individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

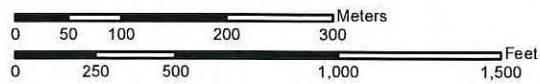
Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report
Soil Map (MSB001878)







































Map Scale: 1:6,760 if printed on A size (8.5" x 11") sheet.



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MAP LEGEND

Area of Interest (AOI)		 Very Stony Spot
 Area of Interest (AOI)		 Wet Spot
Soils		 Other
 Soil Map Units		Special Line Features
Special Point Features		 Gully
 Blowout		 Short Steep Slope
 Borrow Pit		 Other
 Clay Spot		Political Features
 Closed Depression		 Cities
 Gravel Pit		Water Features
 Gravelly Spot		 Streams and Canals
 Landfill		Transportation
 Lava Flow		 Rails
 Marsh or swamp		 Interstate Highways
 Mine or Quarry		 US Routes
 Miscellaneous Water		 Major Roads
 Perennial Water		 Local Roads
 Rock Outcrop		
 Saline Spot		
 Sandy Spot		
 Severely Eroded Spot		
 Sinkhole		
 Slide or Slip		
 Sodic Spot		
 Spoil Area		
 Stony Spot		

MAP INFORMATION

Map Scale: 1:6,760 if printed on A size (8.5" x 11") sheet.

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for accurate map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL: <http://websoilsurvey.nrcs.usda.gov>
 Coordinate System: UTM Zone 5N NAD83

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Matanuska-Susitna Valley Area, Alaska
 Survey Area Data: Version 10, Feb 3, 2011

Date(s) aerial images were photographed: 2004

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

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Map Unit Legend (MSB001878)

Matanuska-Susitna Valley Area, Alaska (AK600)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
116	Cryaquepts, depressional, 0 to 7 percent slopes	56.6	26.1%
163	Killey and Moose River soils, 0 to 2 percent slopes	15.3	7.1%
171	Nancy silt loam, 0 to 3 percent slopes	0.7	0.3%
172	Nancy silt loam, sloping and moderately steep	19.7	9.1%
174	Nancy silt loam, undulating	124.7	57.5%
Totals for Area of Interest		217.0	100.0%

Map Unit Descriptions (MSB001878)

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments

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on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Matanuska-Susitna Valley Area, Alaska

116—Cryaquepts, depressional, 0 to 7 percent slopes

Map Unit Setting

Elevation: 50 to 1,000 feet

Mean annual precipitation: 15 to 30 inches

Mean annual air temperature: 34 to 36 degrees F

Frost-free period: 70 to 110 days

Map Unit Composition

Cryaquepts, depressional, and similar soils: 90 percent

Minor components: 10 percent

Description of Cryaquepts, Depressional

Setting

Landform: Depressions on hills, depressions on till plains, depressions on outwash plains

Down-slope shape: Linear

Across-slope shape: Concave

Parent material: Silty volcanic ash and/or silty loess over gravelly glacial drift and/or loamy outwash

Properties and qualities

Slope: 0 to 7 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Very poorly drained

Capacity of the most limiting layer to transmit water (Ksat): Very low to high (0.00 to 2.00 in/hr)

Depth to water table: About 0 to 18 inches

Frequency of flooding: None

Frequency of ponding: None

Available water capacity: Very low (about 2.4 inches)

Interpretive groups

Farmland classification: Not prime farmland

Land capability (nonirrigated): 7w

Hydrologic Soil Group: D

Ecological site: Picea mariana/Ledum/Rubus chamaemorus (F224XY003AK)

Other vegetative classification: Depressions (F170XY003AK)

Typical profile

0 to 7 inches: Slightly decomposed plant material

7 to 9 inches: Mucky gravelly silt loam

9 to 60 inches: Variable

Minor Components

Well drained soils

Percent of map unit: 5 percent

Landform: Outwash plains

Down-slope shape: Linear

Across-slope shape: Linear

Steeper soils

Percent of map unit: 5 percent
Landform: Depressions
Down-slope shape: Linear
Across-slope shape: Concave

163—Killey and Moose River soils, 0 to 2 percent slopes

Map Unit Setting

Elevation: 0 to 700 feet
Mean annual precipitation: 20 to 25 inches
Mean annual air temperature: 34 to 36 degrees F
Frost-free period: 80 to 100 days

Map Unit Composition

Moose river and similar soils: 45 percent
Killey and similar soils: 45 percent
Minor components: 10 percent

Description of Moose River

Setting

Landform: Depressions on flood plains, channels on flood plains
Down-slope shape: Linear, concave
Across-slope shape: Linear, concave
Parent material: Loamy alluvium over sandy and gravelly alluvium

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: 41 to 60 inches to strongly contrasting textural stratification
Drainage class: Very poorly drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.60 to 2.00 in/hr)
Depth to water table: About 0 inches
Frequency of flooding: Occasional
Frequency of ponding: None
Available water capacity: High (about 11.6 inches)

Interpretive groups

Farmland classification: Not prime farmland
Land capability (nonirrigated): 5w
Hydrologic Soil Group: D
Ecological site: Alluvial bottoms, very wet Moose River (R224XY101AK)
Other vegetative classification: Various wetland plant communities (9003), Alluvial bottoms, very wet (R170XY101AK)

Typical profile

0 to 2 inches: Slightly decomposed plant material
2 to 5 inches: Fine sandy loam

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5 to 60 inches: Stratified fine sand to silt loam
60 to 60 inches: Stratified gravelly coarse sand to sand

Description of Killey

Setting

Landform: Flood plains
Down-slope shape: Linear
Across-slope shape: Concave
Parent material: Loamy alluvium over sandy and gravelly alluvium

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Very poorly drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high
(0.60 to 2.00 in/hr)
Depth to water table: About 0 to 18 inches
Frequency of flooding: Occasional
Frequency of ponding: None
Available water capacity: Moderate (about 8.2 inches)

Interpretive groups

Farmland classification: Not prime farmland
Land capability (nonirrigated): 5w
Hydrologic Soil Group: D
Ecological site: Betula papyrifera/Salix bebbiana-Vaccinium vitis-idaea/Cornus canadensis (F224XY016AK)
Other vegetative classification: Alluvial bottoms, wet (F170XA017AK)

Typical profile

0 to 2 inches: Slightly decomposed plant material
2 to 5 inches: Silt loam
5 to 38 inches: Stratified fine sand to silt loam
38 to 60 inches: Very gravelly sand

Minor Components

Well drained soils on terraces

Percent of map unit: 3 percent
Landform: Terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear

Kidazqeni soils

Percent of map unit: 3 percent
Landform: Flood plains
Down-slope shape: Linear
Across-slope shape: Concave
Ecological site: Betula papyrifera-Picea glauca/Alnus-Oplopanax horridus
(F224XY005AK)
Other vegetative classification: Flood plain deposits, moderately wet
(F170XY005AK)

Steeper soils

Percent of map unit: 2 percent
Landform: Flood plains

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Down-slope shape: Linear
Across-slope shape: Concave

Frequently flooded soils

Percent of map unit: 2 percent
Landform: Flood plains
Down-slope shape: Linear
Across-slope shape: Concave

171—Nancy silt loam, 0 to 3 percent slopes

Map Unit Setting

Elevation: 100 to 400 feet
Mean annual precipitation: 20 to 25 inches
Mean annual air temperature: 34 to 36 degrees F
Frost-free period: 80 to 100 days

Map Unit Composition

Nancy and similar soils: 90 percent
Minor components: 10 percent

Description of Nancy

Setting

Landform: Outwash plains
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Silty volcanic ash and/or silty loess over sandy and gravelly outwash

Properties and qualities

Slope: 0 to 3 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high
(0.60 to 2.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water capacity: Moderate (about 8.1 inches)

Interpretive groups

Farmland classification: Farmland of local importance
Land capability (nonirrigated): 3e
Hydrologic Soil Group: B
Ecological site: Betula papyrifera-Picea glauca/Oplopanax horridus-Menziesia
ferruginea (F224XY007AK)
Other vegetative classification: Glaciofluvial deposits, 20-35 inch pz.
(F170XA007AK)

Custom Soil Resource Report

Typical profile

0 to 1 inches: Slightly decomposed plant material
1 to 4 inches: Silt loam
4 to 25 inches: Silt loam
25 to 60 inches: Sand and gravel

Minor Components

Steeper soils

Percent of map unit: 3 percent
Landform: Outwash plains
Down-slope shape: Linear
Across-slope shape: Linear

Cryaquept soils in depressions

Percent of map unit: 3 percent
Landform: Depressions
Down-slope shape: Concave
Across-slope shape: Concave
Ecological site: Picea mariana/Ledum/Rubus chamaemorus (F224XY003AK)
Other vegetative classification: Depressions (F170XY003AK)

Kichatna soils

Percent of map unit: 2 percent
Landform: Outwash plains
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: Picea glauca-Betula papyrifera/Ledum-Vaccinium vitis-idaea/
Pleurozium schreberi (F224XY009AK)
Other vegetative classification: Glaciofluvial deposits, thin surface (F170XC009AK)

Histosol soils in depressions

Percent of map unit: 1 percent
Landform: Depressions
Down-slope shape: Concave
Across-slope shape: Concave
Ecological site: Organic terrain Histosols (R224XY803AK)
Other vegetative classification: Organic terrain (R170XY803AK)

Delyndia soils

Percent of map unit: 1 percent
Landform: Outwash plains
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: Picea-Betula papyrifera/Ledum-Vaccinium vitis-idaea/Cornus
canadensis (F224XY006AK)
Other vegetative classification: Glaciofluvial deposits, 15-25 inch pz.
(F170XY006AK)

172—Nancy silt loam, sloping and moderately steep

Map Unit Setting

Elevation: 100 to 600 feet

Mean annual precipitation: 20 to 25 inches

Mean annual air temperature: 34 to 36 degrees F

Frost-free period: 80 to 100 days

Map Unit Composition

Nancy, sloping, and similar soils: 60 percent

Nancy, moderately steep, and similar soils: 30 percent

Minor components: 10 percent

Description of Nancy, Sloping

Setting

Landform: Hills, ridges

Landform position (two-dimensional): Backslope

Landform position (three-dimensional): Side slope

Down-slope shape: Convex

Across-slope shape: Linear

Parent material: Silty volcanic ash and/or silty loess over sandy and gravelly outwash

Properties and qualities

Slope: 2 to 12 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Well drained

Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high
(0.60 to 2.00 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Available water capacity: Moderate (about 8.1 inches)

Interpretive groups

Farmland classification: Not prime farmland

Land capability (nonirrigated): 4e

Hydrologic Soil Group: B

Ecological site: *Betula papyrifera*-*Picea glauca*/*Oplopanax horridus*-*Menziesia ferruginea* (F224XY007AK)

Other vegetative classification: Glaciofluvial deposits, 20-35 inch pz.
(F170XA007AK)

Typical profile

0 to 1 inches: Slightly decomposed plant material

1 to 4 inches: Silt loam

4 to 25 inches: Silt loam

25 to 60 inches: Sand and gravel

Custom Soil Resource Report

Description of Nancy, Moderately Steep

Setting

Landform: Hills, ridges

Landform position (two-dimensional): Backslope

Landform position (three-dimensional): Side slope

Down-slope shape: Convex

Across-slope shape: Linear

Parent material: Silty volcanic ash and/or silty loess over sandy and gravelly outwash

Properties and qualities

Slope: 12 to 35 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Well drained

Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high
(0.60 to 2.00 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Available water capacity: Moderate (about 8.1 inches)

Interpretive groups

Farmland classification: Not prime farmland

Land capability (nonirrigated): 6e

Hydrologic Soil Group: B

Ecological site: *Betula papyrifera*-*Picea glauca*/*Oplopanax horridus*-*Menziesia ferruginea* (F224XY007AK)

Other vegetative classification: Glaciofluvial deposits, 20-35 inch pz.
(F170XA007AK)

Typical profile

0 to 1 inches: Slightly decomposed plant material

1 to 4 inches: Silt loam

4 to 25 inches: Silt loam

25 to 60 inches: Sand and gravel

Minor Components

Steeper soils

Percent of map unit: 3 percent

Landform: Hills, ridges

Landform position (two-dimensional): Backslope

Landform position (three-dimensional): Side slope

Down-slope shape: Convex

Across-slope shape: Linear

Kichatna soils

Percent of map unit: 2 percent

Landform: Hills

Down-slope shape: Linear

Across-slope shape: Linear

Ecological site: *Picea glauca*-*Betula papyrifera*/*Ledum*-*Vaccinium vitis-idaea*/
Pleurozium schreberi (F224XY009AK)

Other vegetative classification: Glaciofluvial deposits, thin surface (F170XC009AK)

Cryaquept soils in depressions

Percent of map unit: 2 percent

Custom Soil Resource Report

Landform: Depressions
Down-slope shape: Concave
Across-slope shape: Concave
Ecological site: Picea mariana/Ledum/Rubus chamaemorus (F224XY003AK)
Other vegetative classification: Depressions (F170XY003AK)

Histosol soils in depressions

Percent of map unit: 2 percent
Landform: Depressions
Down-slope shape: Concave
Across-slope shape: Concave
Ecological site: Organic terrain Histosols (R224XY803AK)
Other vegetative classification: Organic terrain (R170XY803AK)

Delyndia soils

Percent of map unit: 1 percent
Landform: Hills
Down-slope shape: Linear
Across-slope shape: Convex
Ecological site: Picea-Betula papyrifera/Ledum-Vaccinium vitis-idaea/Cornus canadensis (F224XY006AK)
Other vegetative classification: Glaciofluvial deposits, 15-25 inch pz. (F170XY006AK)

174—Nancy silt loam, undulating

Map Unit Setting

Elevation: 100 to 600 feet
Mean annual precipitation: 20 to 25 inches
Mean annual air temperature: 34 to 36 degrees F
Frost-free period: 80 to 100 days

Map Unit Composition

Nancy and similar soils: 90 percent
Minor components: 10 percent

Description of Nancy

Setting

Landform: Outwash plains
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Silty volcanic ash and/or silty loess over sandy and gravelly outwash

Properties and qualities

Slope: 0 to 10 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.60 to 2.00 in/hr)

Custom Soil Resource Report

Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water capacity: Moderate (about 8.1 inches)

Interpretive groups

Farmland classification: Farmland of local importance
Land capability (nonirrigated): 3e
Hydrologic Soil Group: B
Ecological site: *Betula papyrifera*-*Picea glauca*/*Oplopanax horridus*-*Menziesia ferruginea* (F224XY007AK)
Other vegetative classification: Glaciofluvial deposits, 20-35 inch pz. (F170XA007AK)

Typical profile

0 to 1 inches: Slightly decomposed plant material
1 to 4 inches: Silt loam
4 to 25 inches: Silt loam
25 to 60 inches: Sand and gravel

Minor Components

Steeper soils

Percent of map unit: 3 percent
Landform: Outwash plains
Down-slope shape: Linear
Across-slope shape: Linear

Kichatna soils

Percent of map unit: 2 percent
Landform: Outwash plains
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: *Picea glauca*-*Betula papyrifera*/*Ledum*-*Vaccinium vitis-idaea*/*Pleurozium schreberi* (F224XY009AK)
Other vegetative classification: Glaciofluvial deposits, thin surface (F170XC009AK)

Cryaquept soils in depressions

Percent of map unit: 2 percent
Landform: Depressions
Down-slope shape: Concave
Across-slope shape: Concave
Ecological site: *Picea mariana*/*Ledum*/*Rubus chamaemorus* (F224XY003AK)
Other vegetative classification: Depressions (F170XY003AK)

Histosol soils in depressions

Percent of map unit: 2 percent
Landform: Depressions
Down-slope shape: Concave
Across-slope shape: Concave
Ecological site: Organic terrain Histosols (R224XY803AK)
Other vegetative classification: Organic terrain (R170XY803AK)

Delyndia soils

Percent of map unit: 1 percent
Landform: Outwash plains
Down-slope shape: Linear
Across-slope shape: Linear

Custom Soil Resource Report

Ecological site: Picea-Betula papyrifera/Ledum-Vaccinium vitis-idaea/Cornus canadensis (F224XY006AK)

Other vegetative classification: Glaciofluvial deposits, 15-25 inch pz.
(F170XY006AK)

Soil Information for All Uses

Suitabilities and Limitations for Use

The Suitabilities and Limitations for Use section includes various soil interpretations displayed as thematic maps with a summary table for the soil map units in the selected area of interest. A single value or rating for each map unit is generated by aggregating the interpretive ratings of individual map unit components. This aggregation process is defined for each interpretation.

Construction Materials

Construction materials interpretations are tools designed to provide guidance to users in selecting a site for potential source of various materials. Individual soils or groups of soils may be selected as a potential source because they are close at hand, are the only source available, or they meets some or all of the physical or chemical properties required for the intended application. Example interpretations include roadfill, sand and gravel, topsoil and reclamation material.

Gravel Source (MSB001878)

Gravel consists of natural aggregates (2 to 75 millimeters in diameter) suitable for commercial use with a minimum of processing. It is used in many kinds of construction. Specifications for each use vary widely. Only the probability of finding material in suitable quantity is evaluated. The suitability of the material for specific purposes is not evaluated, nor are factors that affect excavation of the material.

The properties used to evaluate the soil as a source of gravel are gradation of grain sizes (as indicated by the Unified classification of the soil), the thickness of suitable material, and the content of rock fragments. If the bottom layer of the soil contains gravel, the soil is considered a likely source regardless of thickness. The assumption is that the gravel layer below the depth of observation exceeds the minimum thickness. The ratings are for the whole soil, from the surface to a depth of about 6 feet. Coarse fragments of soft bedrock, such as shale and siltstone, are not considered to be gravel.

The soils are rated "good," "fair," or "poor" as potential sources of gravel. A rating of "good" or "fair" means that the source material is likely to be in or below the soil. The bottom layer and the thickest layer of the soils are assigned numerical ratings. These ratings indicate the likelihood that the layer is a source of gravel. The number 0.00

Custom Soil Resource Report

indicates that the layer is a poor source. The number 1.00 indicates that the layer is a good source. A number between 0.00 and 1.00 indicates the degree to which the layer is a likely source.

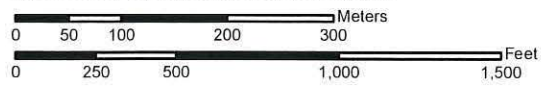
The map unit components listed for each map unit in the accompanying Summary by Map Unit table in Web Soil Survey or the Aggregation Report in Soil Data Viewer are determined by the aggregation method chosen. An aggregated rating class is shown for each map unit. The components listed for each map unit are only those that have the same rating class as listed for the map unit. The percent composition of each component in a particular map unit is presented to help the user better understand the percentage of each map unit that has the rating presented.

Other components with different ratings may be present in each map unit. The ratings for all components, regardless of the map unit aggregated rating, can be viewed by generating the equivalent report from the Soil Reports tab in Web Soil Survey or from the Soil Data Mart site. Onsite investigation may be needed to validate these interpretations and to confirm the identity of the soil on a given site.

Custom Soil Resource Report
Map—Gravel Source (MSB001878)




Map Scale: 1:6,760 if printed on A size (8.5" x 11") sheet.




IM14-183
OR14-129

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils


 Soil Map Units

Soil Ratings


 Poor

 Fair


 Good

 Not rated or not available

Political Features


 Cities


Water Features


 Streams and Canals

Transportation

 Rails

 Interstate Highways

 US Routes

 Major Roads

 Local Roads

MAP INFORMATION

Map Scale: 1:6,760 if printed on A size (8.5" × 11") sheet.

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for accurate map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL: <http://websoilsurvey.nrcs.usda.gov>
Coordinate System: UTM Zone 5N NAD83

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Matanuska-Susitna Valley Area, Alaska
Survey Area Data: Version 10, Feb 3, 2011

Date(s) aerial images were photographed: 2004

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

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Custom Soil Resource Report

Tables—Gravel Source (MSB001878)

Gravel Source— Summary by Map Unit — Matanuska-Susitna Valley Area, Alaska (AK600)						
Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
116	Cryaquepts, depressional, 0 to 7 percent slopes	Not rated	Cryaquepts, depressional (90%)		56.6	26.1%
			Steeper soils (5%)			
163	Killey and Moose River soils, 0 to 2 percent slopes	Poor	Killey (45%)	Bottom layer (0.00)	15.3	7.1%
				Thickest layer (0.00)		
				Organic matter content (0.00)		
			Moose River (45%)	Bottom layer (0.00)		
				Thickest layer (0.00)		
			Well drained soils on terraces (3%)	Bottom layer (0.00)		
				Thickest layer (0.00)		
			Kidazqeni soils (3%)	Bottom layer (0.00)		
				Thickest layer (0.00)		
			Steeper soils (2%)	Bottom layer (0.00)		
				Thickest layer (0.00)		
			Frequently flooded soils (2%)	Bottom layer (0.00)		
Thickest layer (0.00)						
171	Nancy silt loam, 0 to 3 percent slopes	Poor	Nancy (90%)	Bottom layer (0.00)	0.7	0.3%
				Thickest layer (0.00)		
			Steeper soils (3%)	Bottom layer (0.00)		
				Thickest layer (0.00)		
			Delyndia soils (1%)	Bottom layer (0.00)		
				Thickest layer (0.00)		

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Custom Soil Resource Report

Gravel Source— Summary by Map Unit — Matanuska-Susitna Valley Area, Alaska (AK600)						
Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
172	Nancy silt loam, sloping and moderately steep	Poor	Nancy, sloping (60%)	Bottom layer (0.00)	19.7	9.1%
				Thickest layer (0.00)		
			Nancy, moderately steep (30%)	Bottom layer (0.00)		
				Thickest layer (0.00)		
			Steeper soils (3%)	Bottom layer (0.00)		
				Thickest layer (0.00)		
			Delyndia soils (1%)	Bottom layer (0.00)		
				Thickest layer (0.00)		
174	Nancy silt loam, undulating	Poor	Nancy (90%)	Bottom layer (0.00)	124.7	57.5%
				Thickest layer (0.00)		
			Steeper soils (3%)	Bottom layer (0.00)		
				Thickest layer (0.00)		
			Delyndia soils (1%)	Bottom layer (0.00)		
				Thickest layer (0.00)		
Totals for Area of Interest					217.0	100.0%

Gravel Source— Summary by Rating Value		
Rating	Acres in AOI	Percent of AOI
Poor	160.3	73.9%
Null or Not Rated	56.6	26.1%
Totals for Area of Interest	217.0	100.0%

Rating Options—Gravel Source (MSB001878)

Aggregation Method: Dominant Condition
 Component Percent Cutoff: None Specified
 Tie-break Rule: Lower

Im14-183
 OR14-129

Roadfill Source (MSB001878)

Roadfill is soil material that is excavated in one place and used in road embankments in another place. The soils are rated as a source of roadfill for low embankments, generally less than 6 feet high and less exacting in design than higher embankments. The ratings are for the whole soil, from the surface to a depth of about 5 feet. It is assumed that soil layers will be mixed when the soil material is excavated and spread.

The soils are rated "good," "fair," or "poor" as potential sources of roadfill. The ratings are based on the amount of suitable material and on soil properties that affect the ease of excavation and the performance of the material after it is in place. The thickness of the suitable material is a major consideration. The ease of excavation is affected by large stones, depth to a water table, and slope. How well the soil performs in place after it has been compacted and drained is determined by its strength (as inferred from the AASHTO classification of the soil) and linear extensibility (shrink-swell potential). Normal compaction, minor processing, and other standard construction practices are assumed.

Numerical ratings between 0.00 and 0.99 are given after the specified features. These numbers indicate the degree to which the features limit the soils as sources of roadfill. The lower the number, the greater the limitation.

The map unit components listed for each map unit in the accompanying Summary by Map Unit table in Web Soil Survey or the Aggregation Report in Soil Data Viewer are determined by the aggregation method chosen. An aggregated rating class is shown for each map unit. The components listed for each map unit are only those that have the same rating class as listed for the map unit. The percent composition of each component in a particular map unit is presented to help the user better understand the percentage of each map unit that has the rating presented.



Other components with different ratings may be present in each map unit. The ratings for all components, regardless of the map unit aggregated rating, can be viewed by generating the equivalent report from the Soil Reports tab in Web Soil Survey or from the Soil Data Mart site. Onsite investigation may be needed to validate these interpretations and to confirm the identity of the soil on a given site.

Custom Soil Resource Report
Map—Roadfill Source (MSB001878)



Im14-183
OR14-129

MAP LEGEND

- Area of Interest (AOI)**
 -  Area of Interest (AOI)
- Soils**
 -  Soil Map Units
- Soil Ratings**
 -  Poor
 -  Fair
 -  Good
 -  Not rated or not available
- Political Features**
 -  Cities
- Water Features**
 -  Streams and Canals
- Transportation**
 -  Rails
 -  Interstate Highways
 -  US Routes
 -  Major Roads
 -  Local Roads

MAP INFORMATION

Map Scale: 1:6,760 if printed on A size (8.5" × 11") sheet.

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for accurate map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL: <http://websoilsurvey.nrcs.usda.gov>
 Coordinate System: UTM Zone 5N NAD83

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Matanuska-Susitna Valley Area, Alaska
 Survey Area Data: Version 10, Feb 3, 2011

Date(s) aerial images were photographed: 2004

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

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OR 14-129

Custom Soil Resource Report

Tables—Roadfill Source (MSB001878)

Roadfill Source— Summary by Map Unit — Matanuska-Susitna Valley Area, Alaska (AK600)						
Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
116	Cryaquepts, depressional, 0 to 7 percent slopes	Poor	Cryaquepts, depressional (90%)	Wetness depth (0.00)	56.6	26.1%
			Steeper soils (5%)	Wetness depth (0.00)		
163	Killey and Moose River soils, 0 to 2 percent slopes	Poor	Killey (45%)	Wetness depth (0.00)	15.3	7.1%
			Moose River (45%)	Wetness depth (0.00)		
			Steeper soils (2%)	Wetness depth (0.00)		
171	Nancy silt loam, 0 to 3 percent slopes	Good	Nancy (90%)		0.7	0.3%
			Steeper soils (3%)			
			Kichatna soils (2%)			
			Delyndia soils (1%)			
172	Nancy silt loam, sloping and moderately steep	Good	Nancy, sloping (60%)		19.7	9.1%
			Delyndia soils (1%)			
174	Nancy silt loam, undulating	Good	Nancy (90%)		124.7	57.5%
			Kichatna soils (2%)			
			Delyndia soils (1%)			
Totals for Area of Interest					217.0	100.0%

Roadfill Source— Summary by Rating Value		
Rating	Acres in AOI	Percent of AOI
Good	145.0	66.9%
Poor	71.9	33.1%
Totals for Area of Interest	217.0	100.0%

Rating Options—Roadfill Source (MSB001878)

Aggregation Method: Dominant Condition
Component Percent Cutoff: None Specified
Tie-break Rule: Lower

Sand Source (MSB001878)

Sand is a natural aggregate (0.05 millimeter to 2 millimeters in diameter) suitable for commercial use with a minimum of processing. It is used in many kinds of construction.

Im14-183
OR14-129

Custom Soil Resource Report

Specifications for each use vary widely. Only the probability of finding material in suitable quantity is evaluated. The suitability of the material for specific purposes is not evaluated, nor are factors that affect excavation of the material.

The properties used to evaluate the soil as a source of sand are gradation of grain sizes (as indicated by the Unified classification of the soil), the thickness of suitable material, and the content of rock fragments. If the bottom layer of the soil contains sand, the soil is considered a likely source regardless of thickness. The assumption is that the sand layer below the depth of observation exceeds the minimum thickness. The ratings are for the whole soil, from the surface to a depth of about 6 feet.

The soils are rated "good," "fair," or "poor" as potential sources of sand. A rating of "good" or "fair" means that sand is likely to be in or below the soil. The bottom layer and the thickest layer of the soil are assigned numerical ratings. These ratings indicate the likelihood that the layer is a source of sand. The number 0.00 indicates that the layer is a "poor source." The number 1.00 indicates that the layer is a "good source." A number between 0.00 and 1.00 indicates the degree to which the layer is a likely source.

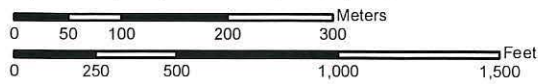
The map unit components listed for each map unit in the accompanying Summary by Map Unit table in Web Soil Survey or the Aggregation Report in Soil Data Viewer are determined by the aggregation method chosen. An aggregated rating class is shown for each map unit. The components listed for each map unit are only those that have the same rating class as listed for the map unit. The percent composition of each component in a particular map unit is presented to help the user better understand the percentage of each map unit that has the rating presented.

Other components with different ratings may be present in each map unit. The ratings for all components, regardless of the map unit aggregated rating, can be viewed by generating the equivalent report from the Soil Reports tab in Web Soil Survey or from the Soil Data Mart site. Onsite investigation may be needed to validate these interpretations and to confirm the identity of the soil on a given site.

Custom Soil Resource Report
Map—Sand Source (MSB001878)







Map Scale: 1:6,760 if printed on A size (8.5" x 11") sheet.



IM 14-183
OR 14-129

MAP LEGEND

- Area of Interest (AOI)**
 -  Area of Interest (AOI)
- Soils**
 -  Soil Map Units
- Soil Ratings**
 -  Poor
 -  Fair
 -  Good
 -  Not rated or not available
- Political Features**
 -  Cities
- Water Features**
 -  Streams and Canals
- Transportation**
 -  Rails
 -  Interstate Highways
 -  US Routes
 -  Major Roads
 -  Local Roads

MAP INFORMATION

Map Scale: 1:6,760 if printed on A size (8.5" x 11") sheet.

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for accurate map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL: <http://websoilsurvey.nrcs.usda.gov>
Coordinate System: UTM Zone 5N NAD83

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Matanuska-Susitna Valley Area, Alaska
Survey Area Data: Version 10, Feb 3, 2011

Date(s) aerial images were photographed: 2004

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

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Custom Soil Resource Report

Tables—Sand Source (MSB001878)

Sand Source— Summary by Map Unit — Matanuska-Susitna Valley Area, Alaska (AK600)						
Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
116	Cryaquepts, depressional, 0 to 7 percent slopes	Not rated	Cryaquepts, depressional (90%)		56.6	26.1%
			Steeper soils (5%)			
163	Killey and Moose River soils, 0 to 2 percent slopes	Poor	Killey (45%)	Thickest layer (0.00)	15.3	7.1%
				Organic matter content (0.00)		
				Bottom layer (0.67)		
			Moose River (45%)	Bottom layer (0.00)		
Thickest layer (0.00)						
171	Nancy silt loam, 0 to 3 percent slopes	Fair	Nancy (90%)	Thickest layer (0.00)	0.7	0.3%
				Bottom layer (0.34)		
			Steeper soils (3%)	Thickest layer (0.00)		
				Bottom layer (0.34)		
			Kichatna soils (2%)	Thickest layer (0.00)		
				Bottom layer (0.10)		
			Delyndia soils (1%)	Thickest layer (0.00)		
				Bottom layer (0.67)		

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Custom Soil Resource Report

Sand Source— Summary by Map Unit — Matanuska-Susitna Valley Area, Alaska (AK600)											
Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI					
172	Nancy silt loam, sloping and moderately steep	Fair	Nancy, sloping (60%)	Thickest layer (0.00)	19.7	9.1%					
				Bottom layer (0.34)							
			Nancy, moderately steep (30%)	Thickest layer (0.00)							
				Bottom layer (0.34)							
			Steeper soils (3%)	Thickest layer (0.00)							
				Bottom layer (0.34)							
			Kichatna soils (2%)	Thickest layer (0.00)							
				Bottom layer (0.10)							
			Delyndia soils (1%)	Thickest layer (0.00)							
				Bottom layer (0.67)							
			174	Nancy silt loam, undulating			Fair	Nancy (90%)	Thickest layer (0.00)	124.7	57.5%
									Bottom layer (0.34)		
Steeper soils (3%)	Thickest layer (0.00)										
	Bottom layer (0.34)										
Kichatna soils (2%)	Thickest layer (0.00)										
	Bottom layer (0.10)										
Delyndia soils (1%)	Thickest layer (0.00)										
	Bottom layer (0.67)										
Totals for Area of Interest					217.0	100.0%					

Sand Source— Summary by Rating Value		
Rating	Acres in AOI	Percent of AOI
Fair	145.0	66.9%
Poor	15.3	7.1%
Null or Not Rated	56.6	26.1%
Totals for Area of Interest	217.0	100.0%

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Rating Options—Sand Source (MSB001878)

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Lower

Soil Properties and Qualities

The Soil Properties and Qualities section includes various soil properties and qualities displayed as thematic maps with a summary table for the soil map units in the selected area of interest. A single value or rating for each map unit is generated by aggregating the interpretive ratings of individual map unit components. This aggregation process is defined for each property or quality.

Soil Qualities and Features

Soil qualities are behavior and performance attributes that are not directly measured, but are inferred from observations of dynamic conditions and from soil properties. Example soil qualities include natural drainage, and frost action. Soil features are attributes that are not directly part of the soil. Example soil features include slope and depth to restrictive layer. These features can greatly impact the use and management of the soil.

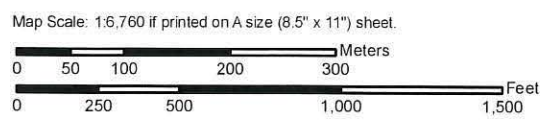
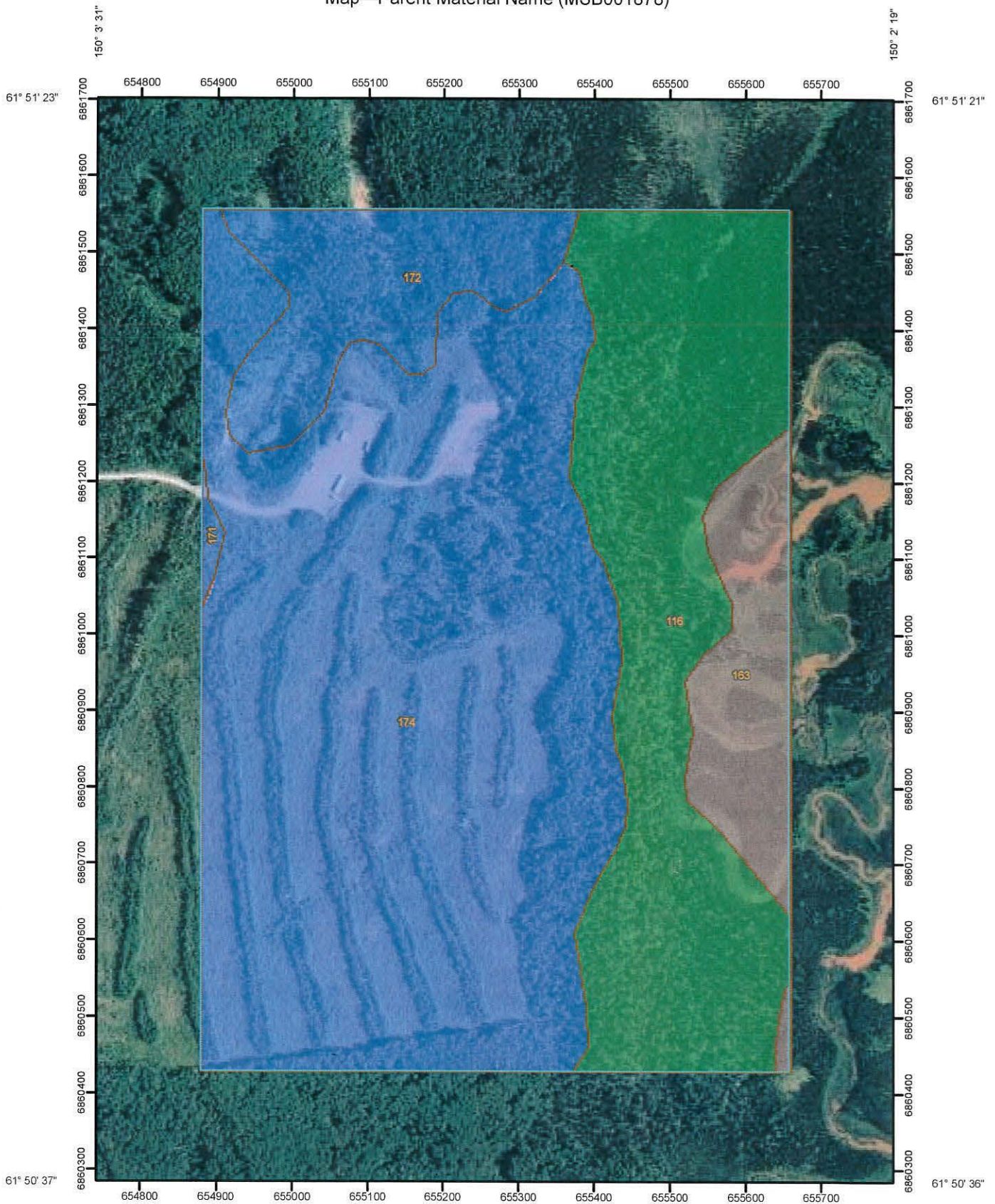
Parent Material Name (MSB001878)

Parent material name is a term for the general physical, chemical, and mineralogical composition of the unconsolidated material, mineral or organic, in which the soil forms. Mode of deposition and/or weathering may be implied by the name.

The soil surveyor uses parent material to develop a model used for soil mapping. Soil scientists and specialists in other disciplines use parent material to help interpret soil boundaries and project performance of the material below the soil. Many soil properties relate to parent material. Among these properties are proportions of sand, silt, and clay; chemical content; bulk density; structure; and the kinds and amounts of rock fragments. These properties affect interpretations and may be criteria used to separate soil series. Soil properties and landscape information may imply the kind of parent material.

For each soil in the database, one or more parent materials may be identified. One is marked as the representative or most commonly occurring. The representative parent material name is presented here.


Custom Soil Resource Report
Map—Parent Material Name (MSB001878)




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MAP LEGEND


Area of Interest (AOI)


 Area of Interest (AOI)


Soils


 Soil Map Units

Soil Ratings

 loamy alluvium over sandy and gravelly alluvium

 silty volcanic ash and/or silty loess over gravelly glacial drift and/or loamy outwash


 silty volcanic ash and/or silty loess over sandy and gravelly outwash

 Not rated or not available


Political Features

 Cities

Water Features


 Streams and Canals


Transportation

 Rails

 Interstate Highways

 US Routes

 Major Roads

 Local Roads

MAP INFORMATION

Map Scale: 1:6,760 if printed on A size (8.5" x 11") sheet.

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for accurate map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL: <http://websoilsurvey.nrcs.usda.gov>
 Coordinate System: UTM Zone 5N NAD83

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Matanuska-Susitna Valley Area, Alaska
 Survey Area Data: Version 10, Feb 3, 2011

Date(s) aerial images were photographed: 2004

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

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 DR14-129

Custom Soil Resource Report

Table—Parent Material Name (MSB001878)

Parent Material Name— Summary by Map Unit — Matanuska-Susitna Valley Area, Alaska (AK600)				
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
116	Cryaquepts, depressional, 0 to 7 percent slopes	silty volcanic ash and/or silty loess over gravelly glacial drift and/or loamy outwash	56.6	26.1%
163	Killey and Moose River soils, 0 to 2 percent slopes	loamy alluvium over sandy and gravelly alluvium	15.3	7.1%
171	Nancy silt loam, 0 to 3 percent slopes	silty volcanic ash and/or silty loess over sandy and gravelly outwash	0.7	0.3%
172	Nancy silt loam, sloping and moderately steep	silty volcanic ash and/or silty loess over sandy and gravelly outwash	19.7	9.1%
174	Nancy silt loam, undulating	silty volcanic ash and/or silty loess over sandy and gravelly outwash	124.7	57.5%
Totals for Area of Interest			217.0	100.0%

Rating Options—Parent Material Name (MSB001878)

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Lower

Im14-183
OR 14-129

References

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Cowardin, L.M., V. Carter, F.C. Golet, and E.T. LaRoe. 1979. Classification of wetlands and deep-water habitats of the United States. U.S. Fish and Wildlife Service FWS/OBS-79/31.

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Hurt, G.W., and L.M. Vasilas, editors. Version 6.0, 2006. Field indicators of hydric soils in the United States.

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Soil Survey Staff. 1999. Soil taxonomy: A basic system of soil classification for making and interpreting soil surveys. 2nd edition. Natural Resources Conservation Service, U.S. Department of Agriculture Handbook 436. <http://soils.usda.gov/>

Soil Survey Staff. 2006. Keys to soil taxonomy. 10th edition. U.S. Department of Agriculture, Natural Resources Conservation Service. <http://soils.usda.gov/>

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United States Army Corps of Engineers, Environmental Laboratory. 1987. Corps of Engineers wetlands delineation manual. Waterways Experiment Station Technical Report Y-87-1.

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United States Department of Agriculture, Natural Resources Conservation Service. National range and pasture handbook. <http://www.glti.nrcs.usda.gov/>

United States Department of Agriculture, Natural Resources Conservation Service. National soil survey handbook, title 430-VI. <http://soils.usda.gov/>

United States Department of Agriculture, Natural Resources Conservation Service. 2006. Land resource regions and major land resource areas of the United States, the Caribbean, and the Pacific Basin. U.S. Department of Agriculture Handbook 296. <http://soils.usda.gov/>

Custom Soil Resource Report

United States Department of Agriculture, Soil Conservation Service. 1961. Land capability classification. U.S. Department of Agriculture Handbook 210.

Amendment Pending

NON-CODE ORDINANCE

By: Borough Manager
Introduced:
Public Hearing:
Action:

**MATANUSKA-SUSITNA BOROUGH
ORDINANCE SERIAL NO. 14-129**

AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY TO APPROVE COLASKA, INC. APPLICATION TO PURCHASE THE DEVELOPMENT RIGHTS ON 213.05 ACRES OF AGRICULTURAL RIGHTS ONLY PROPERTY PURCHASED BY COLASKA, INC. FOR GRAVEL AND FILL EXTRACTION AND APPROPRIATE THE PROCEEDS INTO AN ACCOUNT TO PURCHASE AGRICULTURAL LAND. (MSB001878)

Pending
Amend-
ment

WHEREAS, the Matanuska-Susitna Borough Assembly has reviewed the staff informational memorandum and the NRCS soil resource report for this property; and

WHEREAS, the applicant is the current agricultural rights owner of the farm unit sold at lower price of \$150 per acre due to development rights being retained by the Borough and agricultural use required; and

WHEREAS, Title 13 provided that the farm unit owner could request approval from the assembly to make changes to the structure of the farm economic unit; and

BE IT ENACTED:

Section 1. Classification. This is a non-code ordinance.

Section 2. Authorization. The Matanuska-Susitna Borough Assembly approves the application to purchase the development rights on agricultural rights only property purchased by Colaska, Inc., with the applicant to be responsible for all associated costs including:

1. Payment to the Borough for development rights on the 213.05 Ag rights only acreage in an amount of \$1,610,871.05, based on the price per acre of an arms-length sale between Colaska and DynoNobel of \$7,711 per

acre paid in 2010, subtracting the \$150 per acre Ag rights payment to arrive at a development rights per acre amount of \$7,561.00; and

2. Pay all costs for the appraisal obtained by the Borough in the amount of \$9,000; and
3. Obtain and provide to the Borough a current title report; and
4. Pay all recording costs associated with the above actions.
5. All proceeds in the amount of \$7,561 per acre and the total amount of \$1,610,871.05 for the 213.05 acre parcel be used solely by the Borough to purchase like or better land designated agricultural land to promote agriculture.

Pending
Amend-
ment

Section 4. Effective date. Ordinance Serial No. 14-129 shall take effect upon adoption by the Matanuska-Susitna Borough Assembly.

ADOPTED by the Matanuska-Susitna Borough Assembly this - day of -, 2014.

LARRY DEVILBISS, Borough Mayor

ATTEST:

LONNIE R. McKECHNIE, CMC, Borough Clerk

(SEAL)


SUBJECT: Ordinance authorizing issuance and sale of bonds and confirming assessment roll for Field of View Park Subdivision Community Water Local Improvement District No. 476.

AGENDA OF: April 7, 2015.

ASSEMBLY ACTION:

MANAGER RECOMMENDATION: Introduce and set for public hearing on April 21, 2015.

APPROVED BY JOHN M. MOOSEY, BOROUGH MANAGER: 

Route To:	Department/Individual	Initials	Remarks
	Originator: Marcia vonEhr	<i>me cf</i>	3-17-15
1	Finance Director	<i>me</i>	3/23/15
2	Borough Attorney	Reviewed by <i>NS</i>	Bond Counsel
3	Borough Clerk	<i>JR</i>	

ATTACHMENT(S) : Ordinance Serial No. 15-040 (5 pp),
 Exhibit "A", (9 pp)
 Ordinance Serial No. 15-041 (16 pp)
 Map (1 p)
 Fiscal Note: Yes No

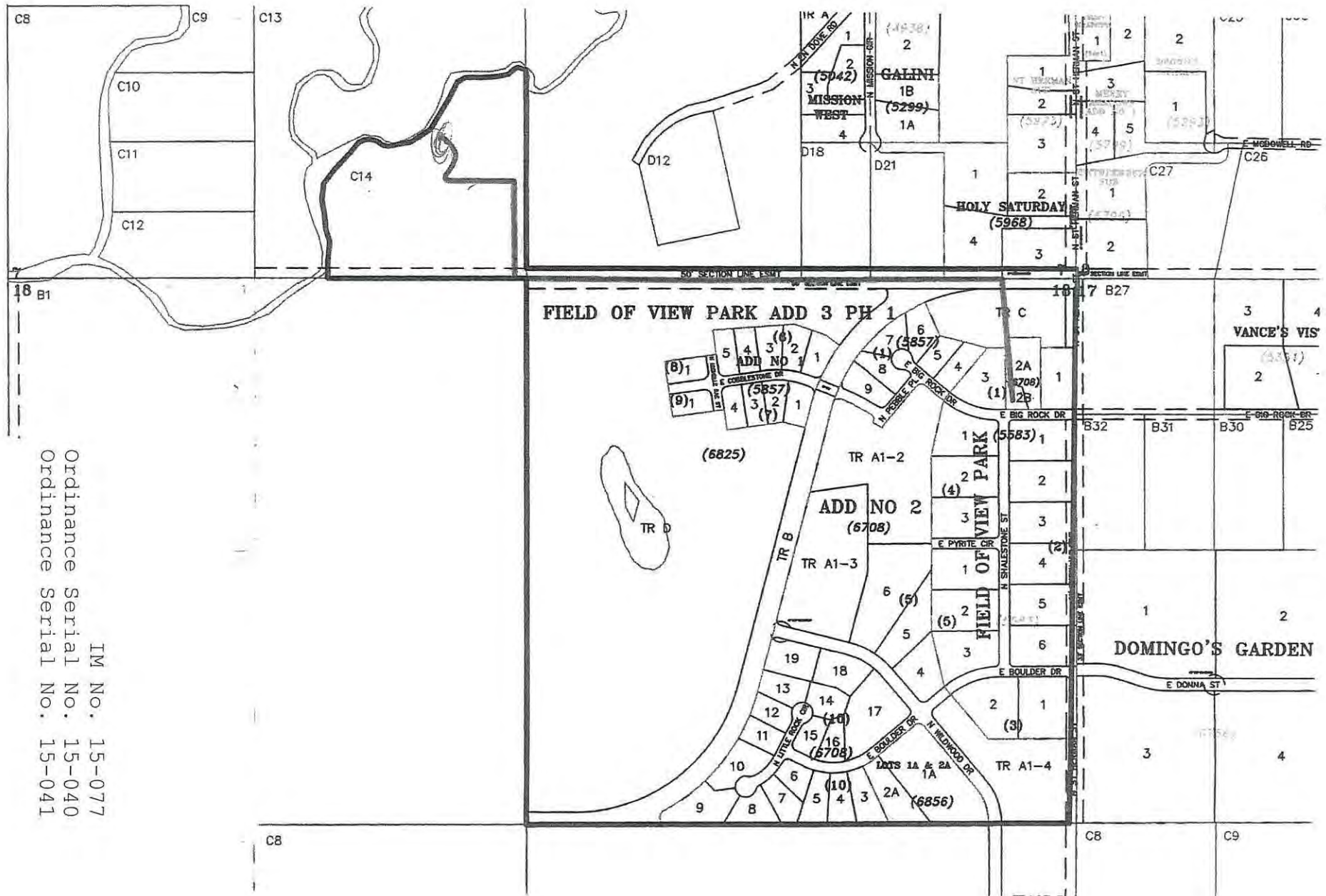
SUMMARY STATEMENT:

On July 16, 2013 the Assembly adopted Ordinance Serial No.13-072 creating Field of View Park Subdivision Community Water Local Improvement District. The construction has been completed by the contractor and this ordinance is now before the Assembly to finance the improvements.

Ordinance Serial No. 15-040 confirms the assessment roll and Ordinance Serial No. 15-041 authorizes the issuance and sale of bonds for Field of View Park Subdivision Local Improvement District No. 476 as required by MSB 3.28.080 and MSB 3.28.120. Both ordinances are necessary to complete the process for this local improvement district.

The total cost is to be equally assessed against the properties within the improvement district, including those properties not meeting MSB 3.28.080(B) criteria.

The Field of View Park Subdivision Community Water Local Improvement District is located in Assembly District #6.



IM No. 15-077
 Ordinance Serial No. 15-040
 Ordinance Serial No. 15-041

Non-Code Ordinance

By: Borough Manager
Introduced:
Public Hearing:
Action:

**MATANUSKA-SUSITNA BOROUGH
ORDINANCE SERIAL NO. 15-040**

AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY CONFIRMING THE ASSESSMENT ROLL FOR THE FIELD OF VIEW PARK SUBDIVISION COMMUNITY WATER LOCAL IMPROVEMENT DISTRICT NO. 476 AND ESTABLISHING THE METHOD OF TERMINATING ASSESSMENTS AND MAKING REFUNDS TO PROPERTY OWNERS.

WHEREAS, the assembly, by Ordinance Serial No. 13-072 established the Field of View Park Subdivision Community Water Local Improvement District No. 476 (the "LID"); and

WHEREAS, the actual costs of the improvement, including construction cost and the amounts required for administrative costs, bond counsel fees, reserves and related costs are \$5,261.27 per lot; and

WHEREAS, the LID special assessment roll has been prepared and the total costs of the improvement are spread equally among all the properties within the LID as shown on the attached assessment roll marked Exhibit A; and

WHEREAS, the assembly held a hearing on the assessment roll at which time all the written objections to the assessment roll were considered and all persons present who objected in writing were given the opportunity to be heard; and

WHEREAS, notice of the assessment and hearing was mailed to each owner of record more than 15 days before the hearing; and

WHEREAS, the assembly found no errors or inequalities in the assessment roll; and

WHEREAS, the assembly finds that the assessment roll should be confirmed.

NOW, THEREFORE, BE IT ENACTED by the assembly of the Matanuska-Susitna Borough:

* Section 1. Classification. This ordinance is a non-code ordinance.

* Section 2. Confirmation of roll. Each property within the Field of View Park Subdivision Community Water Local Improvement District No. 476 as shown on the attached assessment roll marked Exhibit A, is hereby assessed \$5,261.27 and such assessment roll is hereby confirmed. Notwithstanding MSB 3.28.080(B), an assessment levied under this ordinance may exceed 25 percent of the assessed value for real property taxation of the property assessed.

* Section 3. Notice of assessment. Within 30 days after the date of the adoption of this ordinance, the finance director shall mail to the record owner of each property assessed a statement with the property description, the assessment amount, the method of payment, the rate of interest on the unpaid balance of the

assessment, the time of delinquency, and penalties on delinquent payments. Within five days after the statements are mailed, the finance director shall publish a notice in a newspaper of general circulation of the mailing of the statements.

* Section 4. Payment of assessment. The entire assessment may be prepaid without interest or penalty within 30 days of the date of mailing of the assessment statement. Thereafter the assessment may be prepaid in whole or in part with interest to the payment date. Interest on the unpaid amount of the assessment shall accrue at a rate per annum equal to the rate of interest on the bonds issued to finance the improvement. Assessments that are not prepaid shall be paid in 20 semiannual installments on March 1, and September 1 of each year, commencing September 1, 2015. Installments shall consist of equal amounts of principal, plus accrued interest. Payments of principal and interest on the assessments confirmed by this ordinance shall be deposited in the sinking fund established pursuant to section (19) of Ordinance Serial No. 15-041 of the borough.

* Section 5. Delinquencies. Upon the delinquency of an installment there shall be due and payable in addition to the delinquent installment a penalty on the delinquent installment equal to the penalty for second half real property taxes in effect on the date of delinquency. Notice of the delinquency shall be

mailed to the owner of record. The notice shall describe the delinquency and state that the balance of the assessment, plus penalty and accrued interest, will be due and payable if the delinquent installment, plus penalty and accrued interest, is not paid. If any payment has been delinquent for more than 60 days as of January 1, the assessed property will be placed on the borough's foreclosure list. At that time, the entire principal balance of the assessment plus accrued interest and penalty on the principal balance, and applicable foreclosure costs, shall be due and payable.

* Section 6. Termination of assessments and refund of prorata share of assessment prepayments.

A. Upon the discharge of the bonds, all unpaid, non-delinquent assessment installments are cancelled. The finance director shall refund to the owner of record at the time of discharge of each property whose assessment was prepaid, an amount equal to the difference in the total assessment paid on account of the property and the amount paid on account of properties for which no prepayments were made.

B. For any properties upon which foreclosure proceedings to recover delinquent assessment installments have been commenced prior to the cancellation of remaining assessment installments, the amount due shall be recomputed as provided in subsection (A),

except there will be no refund.

* Section 7. Effective date. Ordinance Serial No. 15-040 shall take effect upon adoption by the Matanuska-Susitna Borough Assembly.

ADOPTED by the Matanuska-Susitna Borough Assembly this - day of -, 2015.

LARRY DEVILBISS, Borough Mayor

ATTEST:

LONNIE R. McKECHNIE, CMC, Borough Clerk

(SEAL)

Matanuska-Susitna Borough

Real Property Selection List by Account Number

March 12, 2015

LID476 FIELD OF VIEW PARK SUB

<u>Tax Account/Owner Name and Addr</u>	<u>Zone</u>	<u>Map#:</u> / <u>Subdivision</u>	<u>Land</u> <u>Appraisal</u>	<u>Building</u> <u>Appraisal</u>	<u>Total</u> <u>Appraisal</u>	<u>Acre</u>
118N01E07C014 FISCHER LINCOLN W & DEBORAH D PO BOX 873135 WASILLA AK 99687-3135	0016 WA	2	\$65,600.00	\$1,400.00	\$67,000.00	17.48
55583B01L001 SORTORE ARTHUR E & MARY P 4781 E BIG ROCK DR WASILLA, AK 99654	0016 WA	2 FIELD OF VIEW PK	\$30,000.00	\$198,700.00	\$228,700.00	1.17
55583B01L003 WEHRHEIM WILLIAM T & JANE M 4681 E BIG ROCK DR WASILLA, AK 99654	0016 WA	2 FIELD OF VIEW PK	\$30,000.00	\$161,400.00	\$191,400.00	1.24
55583B02L001 BUCHANAN RHETT D & REBECCA 7073 N SHALESTONE ST WASILLA, AK 99654	0016 WA	2 FIELD OF VIEW PK	\$33,500.00	\$174,000.00	\$207,500.00	1.49
55583B02L002 BUCHANAN RHETT D & REBECCA O 7073 N SHALESTONE ST WASILLA AK 99654	0016 WA	2 FIELD OF VIEW PK	\$33,500.00	\$0.00	\$33,500.00	1.49
55583B02L003 LEUTZINGER ANDREA PO BOX 876104 WASILLA AK 99687-6104	0016 WA	2 FIELD OF VIEW PK	\$33,500.00	\$0.00	\$33,500.00	1.49
55583B02L004 RAPSON WILLIAM 6935 N SHALESTONE ST WASILLA AK 99654-9079	0016 WA	2 FIELD OF VIEW PK	\$33,500.00	\$195,400.00	\$228,900.00	1.49
55583B02L005 MACKEY TODD A & SONJA S 6893 N SHALESTONE ST WASILLA, AK 99654	0016 WA	2 FIELD OF VIEW PK	\$33,500.00	\$227,000.00	\$260,500.00	1.49

IM No. 15-077
Ordinance No. 15-040
Ordinance No. 15-041

Matanuska-Susitna Borough

Real Property Selection List by Account Number

March 12, 2015

LID476 FIELD OF VIEW PARK SUB

<u>Tax Account/Owner Name and Addr</u>	<u>Zone</u>	<u>Map#:</u> / <u>Subdivision</u>	<u>Land</u> <u>Appraisa</u>	<u>Building</u> <u>Appraisal</u>	<u>Total</u> <u>Appraisal</u>	<u>Acre</u>
55583B02L006 NEWLAND AARON R & KYLA E 6791 N SHALESTONE ST WASILLA, AK 99654	0016 WA	2 FIELD OF VIEW PK	\$33,500.00	\$298,100.00	\$331,600.00	1.49
55583B03L001 MAYER BRADLEY ANDREW MAYER RACHEL LYNN 4742 E BOULDER DR WASILLA AK 99654-0431	0016 WA	2 FIELD OF VIEW PK	\$40,000.00	\$221,900.00	\$261,900.00	1.72
55583B03L002 BURGESS MICHAEL & LOUISE 22733 WHITE LILY CIR MORENO VALLEY, CA 92557	0016 WA	2 FIELD OF VIEW PK	\$40,000.00	\$0.00	\$40,000.00	1.64
55583B04L001 FISCHER BRANDON S UPDEGRAFF ELLAMARIE G 3800 S KRISUN DR WASILLA, AK 99654	0016 WA	2 FIELD OF VIEW PK	\$33,500.00	\$143,400.00	\$176,900.00	1.43
55583B04L002 MARTINSON LVG TR MARTINSON DAVID ALLEN TRE MARTIN; 23243 CREST VIEW WAY SAN ANTONIO TX 78261-2828	0016 WA	2 FIELD OF VIEW PK	\$33,500.00	\$0.00	\$33,500.00	1.49
55583B04L003 MARTINSON LVG TR MARTINSON DAVID ALLEN TRE MARTIN; 23243 CREST VIEW WAY SAN ANTONIO TX 78261-2828	0016 WA	2 FIELD OF VIEW PK	\$33,500.00	\$0.00	\$33,500.00	1.49
55583B05L001 SELYUTIN MYKOLA PO BOX 875769 WASILLA AK 99687-5769	0016 WA	2 FIELD OF VIEW PK	\$33,500.00	\$213,100.00	\$246,600.00	1.49

IM No. 15-077
Ordinance No. 15-040
Ordinance No. 15-041

Matanuska-Susitna Borough

Real Property Selection List by Account Number

March 12, 2015

LID476 FIELD OF VIEW PARK SUB

<u>Tax Account/Owner Name and Addr</u>	<u>Zone</u>	<u>Map#:</u> / <u>Subdivision</u>	<u>Land</u> <u>Appraisal</u>	<u>Building</u> <u>Appraisal</u>	<u>Total</u> <u>Appraisal</u>	<u>Acre</u>
55583B05L002 CHAN CHOONG KID & MELISSA 300 E KALLI CIR WASILLA, AK 99654	0016 WA	2 FIELD OF VIEW PK	\$33,500.00	\$0.00	\$33,500.00	1.49
55583B05L003 CHAN CHOONG KID & MELISSA 300 E KALLI CIR WASILLA, AK 99654	0016 WA	2 FIELD OF VIEW PK	\$33,500.00	\$352,700.00	\$386,200.00	1.49
55857B01L004 BRICKEY JONATHAN R 4637 E BIG ROCK DR WASILLA AK 99654-0425	0016 WA	2 FIELD OF VIEW PK ADD 1	\$25,000.00	\$176,200.00	\$201,200.00	0.62
55857B01L005 OSBORNE ROBT G & VANESA A 2040B AVIATION LOOP KODIAK AK 99615-6884	0016 WA	2 FIELD OF VIEW PK ADD 1	\$25,000.00	\$0.00	\$25,000.00	0.52
55857B01L006 WALLIS JOHN R PO BOX 872162 WASILLA AK 99687-2162	0016 WA	2 FIELD OF VIEW PK ADD 1	\$25,000.00	\$0.00	\$25,000.00	0.70
55857B01L007 WALLIS JOHN R PO BOX 872162 WASILLA AK 99687-2162	0016 WA	2 FIELD OF VIEW PK ADD 1	\$25,000.00	\$165,600.00	\$190,600.00	0.59
55857B01L008 WALKER ROBERT M & RACHEL K 4582 E BIG ROCK DR WASILLA AK 99654-0425	0016 WA	2 FIELD OF VIEW PK ADD 1	\$25,000.00	\$177,100.00	\$202,100.00	0.61
55857B01L009 CHAPMAN JENNIE E PO BOX 875154 WASILLA AK 99654-5154	0016 WA	2 FIELD OF VIEW PK ADD 1	\$25,000.00	\$178,900.00	\$203,900.00	0.66

IM No. 15-077
Ordinance No. 15-040
Ordinance No. 15-041

Matanuska-Susitna Borough

Real Property Selection List by Account Number

March 12, 2015

LID476 FIELD OF VIEW PARK SUB

<u>Tax Account/Owner Name and Addr Zone</u>	<u>Map#:</u> / <u>Subdivision</u>	<u>Land</u> <u>Appraisal</u>	<u>Building</u> <u>Appraisal</u>	<u>Total</u> <u>Appraisal</u>	<u>Acre</u>
55857B06L001 COOK WARREN & DESIREE # 2-432 3060 N LAZY EIGHT CT WASILLA AK 99654-4331	0016 WA 2 FIELD OF VIEW PK ADD 1	\$25,000.00	\$164,400.00	\$189,400.00	0.57
55857B06L002 SELWAY CORP PO BOX 1987 PALMER, AK 99645-1987	0016 WA 2 FIELD OF VIEW PK ADD 1	\$25,000.00	\$0.00	\$25,000.00	0.58
55857B06L003 THEODORE LARRY L PO BOX 875528 WASILLA AK 99687-5528	0016 WA 2 FIELD OF VIEW PK ADD 1	\$25,000.00	\$180,500.00	\$205,500.00	0.59
55857B06L004 SCOTT PETER E PO BOX 143154 ANCHORAGE AK 99514-3154	0016 WA 2 FIELD OF VIEW PK ADD 1	\$25,000.00	\$262,800.00	\$287,800.00	0.50
55857B06L005 BONADURER PAUL D & JESSICA A 6495 N MICHELLE RAE ST WASILLA AK 99654-7897	0016 WA 2 FIELD OF VIEW PK ADD 1	\$25,000.00	\$164,200.00	\$189,200.00	0.52
55857B07L001 DOBROVA ARBERIM 2909 SUMMER SUN CT ANCHORAGE AK 99507-1877	0016 WA 2 FIELD OF VIEW PK ADD 1	\$25,000.00	\$0.00	\$25,000.00	0.55
55857B07L002 PERDUE KELLY 4414 E COBBLESTONE DR WASILLA AK 99654-7893	0016 WA 2 FIELD OF VIEW PK ADD 1	\$25,000.00	\$164,200.00	\$189,200.00	0.48
55857B07L003 KOTEK COREY E & ROBERTA L 915 KATELYN CIR	0016 WA 2 FIELD OF VIEW PK ADD 1	\$25,000.00	\$180,500.00	\$205,500.00	0.48

IM No. 15-077
Ordinance No. 15-040
Ordinance No. 15-041

Matanuska-Susitna Borough

Real Property Selection List by Account Number

March 12, 2015

LID476 FIELD OF VIEW PARK SUB

<u>Tax Account/Owner Name and Addr Zone</u>	<u>Map#:</u> / <u>Subdivision</u>	<u>Land</u> <u>Appraisal</u>	<u>Building</u> <u>Appraisal</u>	<u>Total</u> <u>Appraisal</u>	<u>Acre</u>
MONTGOMERY MN 56069-4491					
55857B07L004 KYRISCH JAMES W & HANNAH 4368 E COBBLESTONE DR WASILLA AK 99654-7893	0016 WA 2 FIELD OF VIEW PK ADD 1	\$25,000.00	\$244,300.00	\$269,300.00	0.48
55857B08L001 DOBROVA FATON & LUMTURIJE 262 WILSON AVE STATEN ISLAND, NY 10308-1935	0016 WA 2 FIELD OF VIEW PK ADD 1	\$25,000.00	\$0.00	\$25,000.00	0.50
55857B09L001 VANCE CARL D 4320 E COBBLESTONE DR WASILLA AK 99654-7893	0016 WA 2 FIELD OF VIEW PK ADD 1	\$25,000.00	\$211,900.00	\$236,900.00	0.50
56708000T00A1-2 BOS MICHELLE R 6429 N PEBBLE PL WASILLA AK 99654-1088	0016 WA 2 FIELD OF VIEW PK ADD 2	\$84,800.00	\$206,900.00	\$291,700.00	7.01
56708000T00A1-3 NASS RAY 4621 E PYRITE CIR WASILLA AK 99654	0016 WA 2 FIELD OF VIEW PK ADD 2	\$77,800.00	\$0.00	\$77,800.00	5.56
56708000T00A1-4 BALLESTEROS ANDREW T & SARAH R PO BOX 770441 EAGLE RIVER AK 99577-0441	0016 WA 2 FIELD OF VIEW PK ADD 2	\$55,000.00	\$393,900.00	\$448,900.00	4.58
56708B01L002A TAYLOR CHRISTOPHER M&REBEKAH M 4755 E BIG ROCK DR WASILLA AK 99654-0453	0016 WA 2 FIELD OF VIEW PK ADD 2	\$30,000.00	\$170,100.00	\$200,100.00	1.10
56708B01L002B OASIS WATER LLC PO BOX 233368	0016 WA 2 FIELD OF VIEW PK ADD 2	\$1,500.00	\$0.00	\$1,500.00	0.27

IM No. 15-077
Ordinance No. 15-040
Ordinance No. 15-041

Matanuska-Susitna Borough

Real Property Selection List by Account Number

March 12, 2015

LID476 FIELD OF VIEW PARK SUB

<u>Tax Account/Owner Name and Addr Zone</u>	<u>Map#:</u> / <u>Subdivision</u>	<u>Land</u> <u>Appraisal</u>	<u>Building</u> <u>Appraisal</u>	<u>Total</u> <u>Appraisal</u>	<u>Acre</u>
ANCHORAGE AK 99523-3368 56708B05L004 VANCE LYDIA I	0016 WA 2 FIELD OF VIEW PK ADD 2	\$33,500.00	\$0.00	\$33,500.00	1.07
10041 THIMBLE BERRY DR ANCHORAGE AK 99515-2638					
56708B05L005 RIGDON BRADLEY J	0016 WA 2 FIELD OF VIEW PK ADD 2	\$33,500.00	\$192,800.00	\$226,300.00	1.27
6225 N WILDWOOD DR WASILLA, AK 99654					
56708B05L006 VANCE TIMOTHY M	0016 WA 2 FIELD OF VIEW PK ADD 2	\$54,000.00	\$61,000.00	\$115,000.00	2.84
6755 N SAINT HERMANS ST WASILLA AK 99654-9029					
56708B10L003 BETTIS RODNEY E & GEORGIANNA N	0016 WA 2 FIELD OF VIEW PK ADD 2	\$25,000.00	\$162,000.00	\$187,000.00	0.72
9400 N DORO DR PALMER AK 99645-8010					
56708B10L004 SHAPOVAL VADIM & NELYA	0016 WA 2 FIELD OF VIEW PK ADD 2	\$25,000.00	\$210,100.00	\$235,100.00	0.62
4475 E BOULDER DR WASILLA AK 99654					
56708B10L005 MASTEJ REV FAM TR	0016 WA 2 FIELD OF VIEW PK ADD 2	\$25,000.00	\$90,500.00	\$115,500.00	0.64
895 E HEATHER WAY WASILLA AK 99654-9132					
56708B10L006 MCKINNEY KAYLA TRAVAL	0016 WA 2 FIELD OF VIEW PK ADD 2	\$25,000.00	\$214,200.00	\$239,200.00	0.48
4439 E BOULDER DR WASILLA AK 99654					
56708B10L007 SPIVEY MICHAEL L JR	0016 WA 2 FIELD OF VIEW PK ADD 2	\$25,000.00	\$176,900.00	\$201,900.00	0.59
PMB 684					

IM No. 15-077
Ordinance No. 15-040
Ordinance No. 15-041

EXHIBIT 'A'

SPECIAL ASSESSMENT PER LOT \$5,261.27

Matanuska-Susitna Borough

Real Property Selection List by Account Number

March 12, 2015

LID476 FIELD OF VIEW PARK SUB

<u>Tax Account/Owner Name and Addr Zone</u>	<u>Map#:</u> / <u>Subdivision</u>	<u>Land</u> <u>Appraisal</u>	<u>Building</u> <u>Appraisal</u>	<u>Total</u> <u>Appraisal</u>	<u>Acre</u>
7362 W PARKS HWY WASILLA AK 99623-9300					
56708B10L008 SLOAN JACOB M & LEIGH	0016 WA 2 FIELD OF VIEW PK ADD 2	\$25,000.00	\$213,700.00	\$238,700.00	0.65
# A 129 BURTON ST ANCHORAGE AK 99504-1203					
56708B10L009 SALYER RICHARD A	0016 WA 2 FIELD OF VIEW PK ADD 2	\$30,000.00	\$146,000.00	\$176,000.00	1.10
6005 N LITTLE ROCK CIR WASILLA, AK 99654					
56708B10L010 SANDERS LEVI	0016 WA 2 FIELD OF VIEW PK ADD 2	\$30,000.00	\$194,700.00	\$224,700.00	0.93
6030 N LITTLE ROCK CIR WASILLA AK 99654-0427					
56708B10L011 BRENTOR AMANDA L	0016 WA 2 FIELD OF VIEW PK ADD 2	\$25,000.00	\$185,700.00	\$210,700.00	0.54
6070 E LITTLE ROCK CIR WASILLA AK 99654-0427					
56708B10L012 KLEMENTZ TODD R	0016 WA 2 FIELD OF VIEW PK ADD 2	\$25,000.00	\$125,700.00	\$150,700.00	0.53
PO BOX 873802 WASILLA AK 99687-3802					
56708B10L013 MCMULLEN DOUGLAS G & KIMBERLY A	0016 WA 2 FIELD OF VIEW PK ADD 2	\$25,000.00	\$223,600.00	\$248,600.00	0.67
6120 N LITTLE ROCK CIR WASILLA, AK 99654					
56708B10L014 BLAKELY TRAVIS & ELIZABETHROSE	0016 WA 2 FIELD OF VIEW PK ADD 2	\$25,000.00	\$137,500.00	\$162,500.00	0.62
6125 N LITTLE ROCK CIR WASILLA, AK 99654					

IM No. 15-077
Ordinance No. 15-040
Ordinance No. 15-041

Matanuska-Susitna Borough

Real Property Selection List by Account Number

March 12, 2015

LID476 FIELD OF VIEW PARK SUB

<u>Tax Account/Owner Name and Addr</u>	<u>Zone</u>	<u>Map#:</u> / <u>Subdivision</u>	<u>Land</u> <u>Appraisal</u>	<u>Building</u> <u>Appraisal</u>	<u>Total</u> <u>Appraisal</u>	<u>Acre</u>
56708B10L015 BOYD TRAVIS J & RACHELLE J 6101 N LITTLE ROCK CIR WASILLA AK 99654-0427	0016 WA	2 FIELD OF VIEW PK ADD 2	\$25,000.00	\$227,200.00	\$252,200.00	0.51
56708B10L016 SLOAN DANIEL R PO BOX 298683 WASILLA AK 99629-8683	0016 WA	2 FIELD OF VIEW PK ADD 2	\$25,000.00	\$0.00	\$33,000.00	0.50
56708B10L017 MARTUSHEV MARFA T STE 6 1051 E BOGARD RD WASILLA AK 99654-7174	0016 WA	2 FIELD OF VIEW PK ADD 2	\$40,000.00	\$256,100.00	\$296,100.00	1.90
56708B10L018 DZUGLINI BESNIK DOBROVA LUMTURIJE # 2 3900 MALASPINA CIR ANCHORAGE AK 99517-1535	0016 WA	2 FIELD OF VIEW PK ADD 2	\$30,000.00	\$0.00	\$30,000.00	0.95
56708B10L019 DOBROVA ARBERIM 2909 SUMMER SUN CT ANCHORAGE AK 99507-1877	0016 WA	2 FIELD OF VIEW PK ADD 2	\$30,000.00	\$0.00	\$30,000.00	0.92
56825000T00C VANCE GREGORY A 6568 N SAINT HERMANS ST WASILLA AK 99654-9045	0016 WA	2 FIELD OF VIEW PK ADD 3 PH 1	\$59,700.00	\$192,200.00	\$251,900.00	3.73
56825000T00D GAMUT UNLIMITED LLC 15217 DARBY RD EAGLE RIVER, AK 99577	0016 WA	2 FIELD OF VIEW PK ADD 3 PH 1	\$446,900.00	\$0.00	\$446,900.00	62.07

IM No. 15-077
Ordinance No. 15-040
Ordinance No. 15-041

EXHIBIT 'A'

SPECIAL ASSESSMENT PER LOT \$5,261.27

Matanuska-Susitna Borough

Real Property Selection List by Account Number

March 12, 2015

LID476 FIELD OF VIEW PARK SUB

<u>Tax Account/Owner Name and Addr</u>	<u>Zone</u>	<u>Map#:</u> / <u>Subdivision</u>	<u>Land</u> <u>Appraisal</u>	<u>Building</u> <u>Appraisal</u>	<u>Total</u> <u>Appraisal</u>	<u>Acre</u>
56856B10L001A ARRIAGA RAUL MARTINEZ AMELIA B 3307 BONIFACE PKY ANCHORAGE AK 99504-3701	0016 WA	2 FIELD OF VIEW PK ADD 2 RSB B/10 L/1	\$53,400.00	\$0.00	\$53,400.00	3.14
56856B10L002A ERICKSON RICHARD WAYNE PO BOX 325 PALMER AK 99645-0325	0016 WA	2 FIELD OF VIEW PK ADD 2 RSB B/10 L/1	\$30,000.00	\$166,000.00	\$196,000.00	1.06
Total Parcels in LID476:	63		\$2,452,700.00	\$8,404,500.00	\$10,865,200.00	157.09

IM No. 15-077
Ordinance No. 15-040
Ordinance No. 15-041

Non-Code Ordinance

By: Borough Manager
Introduced:
Public Hearing:
Action:

**MATANUSKA-SUSITNA BOROUGH
ORDINANCE SERIAL NO. 15-041**

AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY PROVIDING FOR THE ISSUANCE AND SALE OF NOT TO EXCEED \$332,000.00 PRINCIPAL AMOUNT OF SPECIAL ASSESSMENT BONDS FOR THE FIELD OF VIEW PARK SUBDIVISION COMMUNITY WATER LOCAL IMPROVEMENT DISTRICT NO. 476, AND FIXING DETAILS OF SAID BONDS.

WHEREAS, the Assembly of the Matanuska-Susitna Borough (the "borough") has determined and does hereby determine that it is necessary to proceed to plan, design, develop, construct, equip, acquire property for, or otherwise provide for a community water system in the Field of View Park Subdivision (the "project"); and

WHEREAS, a local improvement district known as the Field of View Park Subdivision Community Water Local Improvement District No. 476 (the "LID") has been formed for the project, special assessments will be levied on properties in the LID that are specially benefited by the project, and said special assessments, with interest thereon, will be sufficient (together with other amounts) and available to pay the principal of and interest on the hereinafter defined bonds; and

WHEREAS, it is deemed necessary and advisable and in the best interests of the borough and its inhabitants that not to exceed \$332,000.00 principal amount of special assessment bonds be issued at this time in a single series, as hereinafter fixed and determined, for the purpose of paying the cost (as hereinafter defined) of the project; and

WHEREAS, the proper officials of the borough have negotiated an agreement (the "agreement") with Wells Fargo Bank, N.A. (the

"purchaser") which provides, inter alia, for the issuance and sale by the borough and the purchase by the purchaser of the hereinafter defined bonds; and

WHEREAS, it is hereby found to be in the best interest of the borough that the agreement be approved and executed and that certain matters relating to such bonds and the use of the proceeds of such sale be established.

NOW, THEREFORE, BE IT ENACTED BY THE ASSEMBLY OF THE MATANUSKA-SUSITNA BOROUGH:

Section 1. Classification. This ordinance is a non-code ordinance.

Section 2. Purpose. The purpose of this ordinance is to authorize the issuance and sale of not to exceed \$332,000.00 of special assessment bonds to be sold in one series to provide funds to pay the capital costs of the project, to pay the costs of issuance of the bonds authorized herein and to fix certain details of said Bonds to be issued.

Section 3. Definitions. The following terms shall have the following meanings in this ordinance:

A. "Agreement" means the Agreement 12-185 dated June 8, 2012, from Wells Fargo Bank, N.A., and accepted by the borough for the sale of the bonds by the borough to the purchaser.

B. "Assembly" means the borough assembly, as the general legislative authority of the borough, as the same shall be duly and regularly constituted from time to time.

C. "Bond" or "Bonds" means any of the Matanuska-Susitna Borough Special Assessment Bonds, Field of View Park Subdivision Community Water Local Improvement District No. 476, 2015, the issuance and sale of which are authorized herein.

D. "Bond register" means the registration books maintained by the borough, which include the names and addresses of the

owners or nominees of the owners of the Bonds.

E. "Cost" or "Costs" means all costs of the project allowable in special assessments under AS 29.46.110.

F. "Ordinance" shall mean this Ordinance Serial No. 15-041 of the borough.

G. "Purchaser" means, Wells Fargo Bank, N.A., the purchaser of the bonds.

H. "LID" means Local Improvement District No. 476.

Section 4. Authority for ordinance. The borough has ascertained and hereby determines that each and every matter and thing as to which provision is made in this ordinance is necessary in order to carry out and effectuate the purposes of the borough in accordance with the Constitution and statutes of the state of Alaska, and the code of ordinances of the borough, and to issue the bonds.

Section 5. Obligation of bonds. The bonds are a special obligation of Field of View Park Subdivision Community Water Local Improvement District No. 476 of the borough and are payable solely from assessments levied against the properties which are specially benefited by the project within the Field of View Park Subdivision Community Water Local Improvement District No. 476 and funds pledged for the payment of the bonds under this ordinance. Said assessments shall constitute a sinking fund for the payment of principal of and interest on the bonds. Neither the faith and credit nor the taxing power of the borough are pledged to the payment of the principal of and interest on the Bonds.

Section 6. Authorization of bonds and purpose of issuance. For the purpose of providing part of the funds required to pay the cost of the project, and to provide for original issue discount, if any, and to pay all costs incidental thereto and to the issuance of the bonds, the borough hereby authorizes and

determines to issue and sell the bonds in one series in the aggregate principal amount of not to exceed \$332,000.00.

Section 7. Maturities, payment dates, designation and form of bonds. The bonds shall be designated Matanuska-Susitna Borough Special Assessment Bonds, Field of View Park Subdivision Community Water Local Improvement District No. 476, 2015, shall be dated the date of their delivery to the purchaser, and shall mature on April 1, 2025.

The bonds shall bear interest from their date at a rate determined in accordance with the Agreement, which shall not exceed 5.37 percent per annum. Installments of principal and interest on the bonds (the "installment payments") shall be payable semiannually on April 1 and October 1 of each year, commencing October 1, 2015. Each installment payment shall consist of an equal amount of principal, plus accrued interest.

The bonds shall be registered as to principal and interest as herein provided. The bonds shall each be of the denomination of one thousand dollars (\$1,000) or any integral multiple of \$1,000 of the same interest rate and maturity, approved by the borough, such approval to be evidenced by the execution of such bonds. The bonds shall be numbered separately in the manner and with such additional designation as the borough deems necessary for purposes of identification. The bonds shall be substantially in the form of such bond hereinafter set forth, with such appropriate variations, omissions, or insertions as are permitted or required by this ordinance, and may have endorsed thereon such legends or text as may be necessary or appropriate to conform to the rules and regulations of any governmental authority, or any usage or requirement of law with respect thereto. Each bond shall bear a number or letter, or a number and letter, distinguishing it from every other bond.

Section 8. Details of bonds. Each of the bonds shall be signed by the manual signature of the mayor and the official seal of the borough (or a facsimile thereof) shall be affixed, imprinted or otherwise reproduced on the bonds, and attested by the manual signature of the borough clerk. In case any officer whose signature shall appear on any bonds shall cease to be such officer before the delivery of such bonds, such signature shall nevertheless be valid and sufficient for all purposes the same as if he or she had remained in office until such delivery.

The principal, redemption price of, and the interest on the bonds shall be payable in any coin or currency of the United States of America, which at the respective dates of payment thereof, is legal tender for the payment of public and private debts.

Payment of the principal and interest on the bonds shall be made by check or draft mailed to the registered owner of record as of the 15th day of the month preceding each installment payment date at the address appearing on the bond register of the borough.

Section 9. Transfer and exchange of bonds and delivery of new bonds. Any bond may be transferred only upon the books kept for the registration and transfer of bonds by the borough, upon surrender thereof at the office of the borough, together with an assignment duly executed by the registered owner or the owner's attorney in such form as shall be satisfactory to the borough. Upon the transfer of any such bond, there shall be executed in the name of the transferee, and the borough shall authenticate and deliver, a new registered bond or bonds of the same maturity in any of the authorized denominations.

In all cases in which bonds may be transferred or exchanged under this ordinance, there shall be executed, and the borough shall authenticate and deliver, bonds in accordance with the

provisions of this ordinance. Any such transfer or exchange shall be without cost to the registered owner, except that the borough may make a charge for every such registration, transfer or exchange of bonds sufficient to reimburse it for any tax, fee, or other governmental charge required to be paid with respect to such registration, exchange or transfer, and such charge or charges shall be paid before any such new bond shall be delivered. The borough shall not be required to make any such registration, transfer or exchange of a bond during the fifteen (15) days next preceding an interest payment date on such bond.

Section 10. Ownership of bonds. As to any bond, the person in whose name the same shall be registered on the bond register shall be deemed and regarded as the absolute owner thereof for all purposes, and payment of or on account of the principal of such bond and the interest on such bond shall be made only to or upon the order of the registered owner thereof or the owner's legal representative, but such registration may be changed as hereinabove provided. All such payments shall be valid and effectual to satisfy and discharge the liability upon such bond, including the interest thereon, to the extent of the sum or sums so paid.

Section 11. Mutilated, destroyed, stolen, or lost bonds. In case any bond shall become mutilated or be destroyed, stolen or lost, the borough may cause to be executed, and shall deliver, a new bond of like interest rate, principal amount and maturity in exchange and substitution for and upon cancellation of such mutilated bond, or in lieu of and in substitution for such bond destroyed, stolen or lost, upon the owner thereof paying the reasonable expenses and charges of the borough in connection therewith and in the case of a bond destroyed, stolen or lost, filing by the owner with the borough evidence satisfactory to the

borough that such bond was destroyed, stolen or lost, and of the owner's ownership thereof, and furnishing the borough with indemnity satisfactory to it. Any new bond so delivered may bear a number differing from the number of the bond it replaces.

Section 12. Redemption of bonds. The bonds are subject to redemption at the option of the borough, in whole or in part, at any time. Any redemption of bonds shall be at a redemption price of the principal amount of the bonds to be redeemed, plus accrued interest.

Section 13. Notice of redemption. When the borough determines to redeem any bonds, it shall give notice of such redemption in the manner then provided by law, which notice shall state the redemption date and identify the bonds to be redeemed by reference to their numbers and further state that on such redemption date there shall become due and payable upon each such bond the principal amount thereof plus the applicable premium, if any (the "redemption price"), together with interest accrued to the redemption date, and that from and after such date interest thereon shall cease to accrue. Such notice shall be given at least 30 days but not more than 45 days prior to the redemption date by first class mail, postage prepaid, to the registered owner of any Bond to be redeemed at the address of the registered owner appearing on the bond register.

Section 14. Payment of redeemed bonds. Notice of redemption having been given in the manner provided in this ordinance, the bonds so called for redemption shall become due and payable on the redemption date stated in said notice at the applicable redemption price on said date plus interest accrued and unpaid to the redemption date upon presentation and surrender thereof at the office of the borough. If, on the redemption date, moneys for the redemption of all the bonds to be redeemed, together with interest

accrued and unpaid to the redemption date, shall be held on behalf of the borough at the office of the borough so as to be available therefore on said date and if notice of redemption shall have been given as aforesaid, then from and after the redemption date the bonds so called for redemption shall cease to bear interest.

Section 15. Form of bond. Each bond shall be in substantially the following form, with such variations, omissions and insertions as may be required or permitted by this ordinance:

UNITED STATES OF AMERICA

STATE OF ALASKA

MATANUSKA-SUSITNA BOROUGH

Special Assessment Bond

Field of View Park Subdivision Community Water

Local Improvement District No. 476

2015

NO.

\$

INTEREST RATE

Registered Owner

Principal Amount

DOLLARS

The Matanuska-Susitna Borough (the "borough"), a municipal corporation of the state of Alaska, for value received, acknowledges itself indebted and hereby promises to pay (but only out of the sources hereinafter mentioned) to the registered owner identified above, or registered assigns, the principal amount shown above, and to pay (but only out of the sources hereinafter mentioned) interest on the unpaid principal sum from the date hereof at the interest rate per annum shown above. Installments of principal and interest (the "installment payments") shall be payable semiannually on April 1 and October 1 of each year commencing October 1, 2015, until

April 1, 2025, when the entire remaining principal balance hereof plus accrued interest shall be paid in full. Each installment payment shall consist of an equal amount of principal, plus accrued interest. The principal, interest and redemption price of this bond shall be payable in any coin or currency of the United States of America which at the time of payment is legal tender for the payment of public and private debts.

Payment of principal and interest shall be made by check or draft mailed to the registered owner of record as of the 15th day of the month preceding each installment payment date at the address appearing on the bond register of the borough.

This bond is one of the 2015 special assessment bonds, Field of View Park Subdivision Community Water Local Improvement District No. 476, of The Matanuska-Susitna Borough, Alaska, of like tenor and effect except as to serial numbers, aggregating not to exceed \$332,000.00 in principal amount, and constituting bonds authorized for the purpose of raising funds to pay the cost of natural gas improvements in the Field of View Park Subdivision Community Water Local Improvement District No. 476 of the borough, and is issued under Ordinance Serial No. 15-041 of the borough entitled:

AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY PROVIDING FOR THE ISSUANCE AND SALE OF NOT TO EXCEED \$332,000.00 PRINCIPAL AMOUNT OF SPECIAL ASSESSMENT BONDS FOR THE FIELD OF VIEW PARK SUBDIVISION COMMUNITY WATER LOCAL IMPROVEMENT DISTRICT NO. 476, AND FIXING DETAILS OF SAID BONDS.

(herein called the "ordinance") adopted on -, 2015.

The bonds are subject to redemption by or on behalf

of the borough prior to maturity and upon notice as set forth in the ordinance in whole or in part on any date at a redemption price of the principal amounts thereof, together with interest thereon to the redemption date.

This bond is transferable as provided in the ordinance (i) only upon the bond register of the borough kept for that purpose at the office of the borough, and (ii) upon surrender of this bond together with a written instrument of transfer duly executed by the registered owner or the attorney of the registered owner duly authorized in writing, and thereupon a new fully registered bond or bonds in the same aggregate principal amount and maturity shall be issued to the transferee in exchange therefore as provided in the ordinance and upon the payment of charges, if any, as therein prescribed. The borough may treat and consider the person in whose name this bond is registered as the absolute owner hereof for the purpose of receiving payment of, or on account of, the principal or redemption price, if any, hereof and interest due hereon and for all other purposes whatsoever.

This bond is payable solely from assessments levied against properties specially benefited within the borough local improvement district known as Field of View Park Subdivision Community Water Local Improvement District No. 476 and is a special obligation of said local improvement district. Said assessments constitute a sinking fund for the payment of principal of and interest on the bond and the properties specially benefited are pledged to secure the bond.

The registered owner of this bond shall not have

any claim thereunder against the borough except for payment from special assessments made for the improvements for which the bond was issued and except for payment from the funds pledged for that purpose under the ordinance. The remedy of the registered owner of this bond shall be confined to the enforcement of such assessments and to such funds. The borough shall not be liable to the registered owner of this bond for any loss to such funds occurring in the lawful operation thereof.

THIS BOND IS NOT A GENERAL OBLIGATION OF THE BOROUGH AND NEITHER THE FAITH AND CREDIT NOR THE TAXING POWER OF THE BOROUGH IS PLEDGED TO ITS PAYMENT.

IT IS HEREBY CERTIFIED AND RECITED that all conditions, acts, or things required by the constitution or statutes of the state of Alaska and the code of ordinances of the borough to exist, to have happened or have been performed precedent to or in the issuance of this bond, exist, have happened and have been performed, and that the series of bonds of which this is one, together with all other indebtedness of the borough, is within every debt and other limit prescribed by said constitution, statutes or code of ordinances.

IN WITNESS WHEREOF, THE MATANUSKA-SUSITNA BOROUGH, ALASKA, has caused this bond to be signed in its name and on its behalf by the signature of its mayor and its corporate seal to be hereunto affixed, imprinted or otherwise reproduced, and attested by the signature of its clerk, all as of the - day of -, 2015.

LARRY DEVILBISS, Borough Mayor

ATTEST:

LONNIE R. McKECHNIE, CMC, Borough Clerk

(SEAL)

Section 16. Establishment of guaranty fund. There is established the Field of View Park Subdivision Community Water Local Improvement District No. 476 special assessment bond guaranty fund (The "guaranty fund") to which the assembly shall annually appropriate a sum the assembly determines to be adequate, with other available funds, to cover a deficiency in meeting payments of principal and interest on the bonds if the reason for the deficiency is nonpayment of assessments when due. Money received from actions taken against property for nonpayment of assessments confirmed by Ordinance Serial No. 15-040 of the borough shall be credited to the guaranty fund. Amounts in the guaranty fund shall be used to pay principal and interest on the bonds when other funds are not available for that purpose.

Section 17. Disbursement of bond proceeds for project costs. That part of the bond proceeds required for costs of the project shall be deposited in the Field of View Park Subdivision Community Water Local Improvement District No. 476 construction account, which is hereby established within the Field of View Park Subdivision Community Water Line fund 840. There shall be paid from this account all amounts required for costs of the project.

Section 18. Establishment of reserve and refund account.

A. There is established the Field of View Park Subdivision Community Water Local Improvement District No. 476 reserve and refund account (the "reserve and refund account") within the Field of View Park Subdivision Community Water Line fund 840.

B. There shall be paid into the reserve and refund account:

1. That part of the bond proceeds not expended or required for the initial LID expenses such as construction of the community water system, bond counsel fees, and similar expenses, and all anticipated administrative costs; and

2. Any sinking fund and guaranty fund balances after discharge of the bond.

C. Until the bonds have been discharged, the funds within the reserve and refund account may be used only to pay the difference between the amount of principal and interest due on the bonds and the amount of special assessment payments including interest, received and available to pay that amount; provided, if the finance director determines that the amount of funds available in the reserve and refund account substantially exceeds that which is reasonably expected to be needed to meet assessment delinquencies, the finance director may, to the extent of such excess, make a prepayment on the bonds.

D. At such time as the finance director determines that the sum of the amounts in the reserve and refund account, the guaranty fund and the sinking fund equals or exceeds the amount required to (i) discharge the bonds, (ii) pay all refunds of assessments required upon discharge of the bonds, and (iii) pay any other amounts that may be owing on the bonds, the finance director shall cause such payment to be made and the bonds to be discharged.

Section 19. Establishment of sinking fund. There is established the Field of View Park Subdivision Community Water Local Improvement District No. 476 sinking fund (the "sinking fund"). Payments of principal and interest on assessments confirmed by Ordinance Serial No. 15-040 of the borough shall be deposited in the sinking fund. Amounts in the sinking fund shall be used to pay principal and interest on the bonds, and are hereby pledged for that purpose.

Section 20. Distribution of reserve and refund account funds.

A. Upon the discharge of the bonds, and the payment of all refunds of assessments required upon the discharge of the bonds, the funds remaining in the reserve and refund account shall be distributed as provided under this section.

B. When the balance of such fund divided by the number of parcels within the LID equals \$200 or more, the finance director shall refund to the owner of record as shown on the records of the borough assessor an amount equal to the fund balance divided by the number of lots within the LID. If any lot or tract within the LID is divided into two or more lots, the refund for such resubdivided lots shall be computed by counting the resubdivided lots as a single lot for purposes of determining the initial refund entitlement. The initial refund entitlement shall then be divided equally among the resubdivided lots.

Section 21. Bond sale and agreement. The sale to the purchaser of not to exceed \$332,000.00 principal amount of the bonds as provided in the agreement, is hereby authorized and approved.

Section 22. Delivery of the bonds. The proper officials of the borough are authorized and directed to execute all documents and to do everything necessary for the preparation and delivery of a transcript of proceedings pertaining to the bonds and the printing, authentication and delivery of the bonds in definitive form to the purchaser.

Section 23. Ratification. All actions taken by the mayor, manager and the finance director relative to the sale of the bonds are hereby in all respects ratified and confirmed. The appropriate officers of the borough are hereby authorized and directed to do all things necessary for the prompt execution, issuance and delivery of the bonds and for the proper application

and use of the bond proceeds.

Section 24. Authority of officers. The mayor, the acting mayor from time to time, the borough manager, the acting borough manager from time to time, the finance director, the acting finance director from time to time, the borough clerk and the acting borough clerk from time to time, are, and each of them hereby is, authorized and directed to do and perform all things and determine all matters not determined by this ordinance, to the end that the borough may carry out its obligations under the bonds and this ordinance.

Section 25. Pledge of funds. All assessments levied in the LID, interest thereon and foreclosure proceeds thereof, are hereby irrevocably pledged to the payment of the principal of and interest on the bonds. The pledge under this section remains in effect until all of the bonds have been discharged.

Section 26. Miscellaneous. No recourse shall be had for the payment of the principal of or the interest on the bonds or for any claim based thereon or on this ordinance against any member of the assembly or officer of the borough or any person executing the bonds. The bonds are not and shall not be in any way a debt or liability of the state of Alaska or of any political subdivision thereof and shall not create or constitute an indebtedness or obligation, either legal, moral or otherwise, of said state or of any political subdivision thereof.

Section 27. Severability. If any one or more of the covenants and agreements provided in this ordinance to be performed on the part of the borough shall be declared by any court of competent jurisdiction to be contrary to law, then such covenant or covenants, agreement or agreements shall be null and void and shall be deemed separable from the remaining covenants and agreements in this ordinance and shall in no way affect the

validity of the other provisions of this ordinance or of the bonds.

Section 28. Appropriation. There is appropriated for the purposes set out in this ordinance, all assessments and interest thereon from the assessments levied in the LID and assessment foreclosure proceeds. The appropriation under this section does not lapse until the final refund required under Section 20.B of this ordinance has been made.

Section 29. Effective date. Ordinance Serial No. 15-041 shall take effect upon adoption by the borough assembly.

ADOPTED by the Matanuska-Susitna Borough Assembly this - day of -, 2015.

LARRY DEVILBISS, Borough Mayor

ATTEST:

LONNIE R. McKECHNIE, CMC, Borough Clerk

(SEAL)


SUBJECT: Ordinance authorizing issuance and sale of bonds and confirming assessment roll for South Big Lake Road & West Susitna Pky Natural Gas Local Improvement District No. 508.

AGENDA OF: April 7, 2015.

ASSEMBLY ACTION:

MANAGER RECOMMENDATION: Introduce and set for public hearing on April 21, 2015.

APPROVED BY JOHN M. MOOSEY, BOROUGH MANAGER: 

Route To:	Department/Individual	Initials	Remarks
	Originator: Marcia vonEhr	<i>mve</i>	3-17-15
1	Finance Director	<i>gll</i>	3/23/15
2	Borough Attorney	Reviewed by <i>BSA</i>	Bond Counsel
3	Borough Clerk	<i>JW</i>	

ATTACHMENT (S) : Ordinance Serial No. 15-042 (5 pp),
 Exhibit "A", (24 pp)
 Ordinance Serial No. 15-043 (17 pp)
 Map (1 p)
 Fiscal Note: Yes No

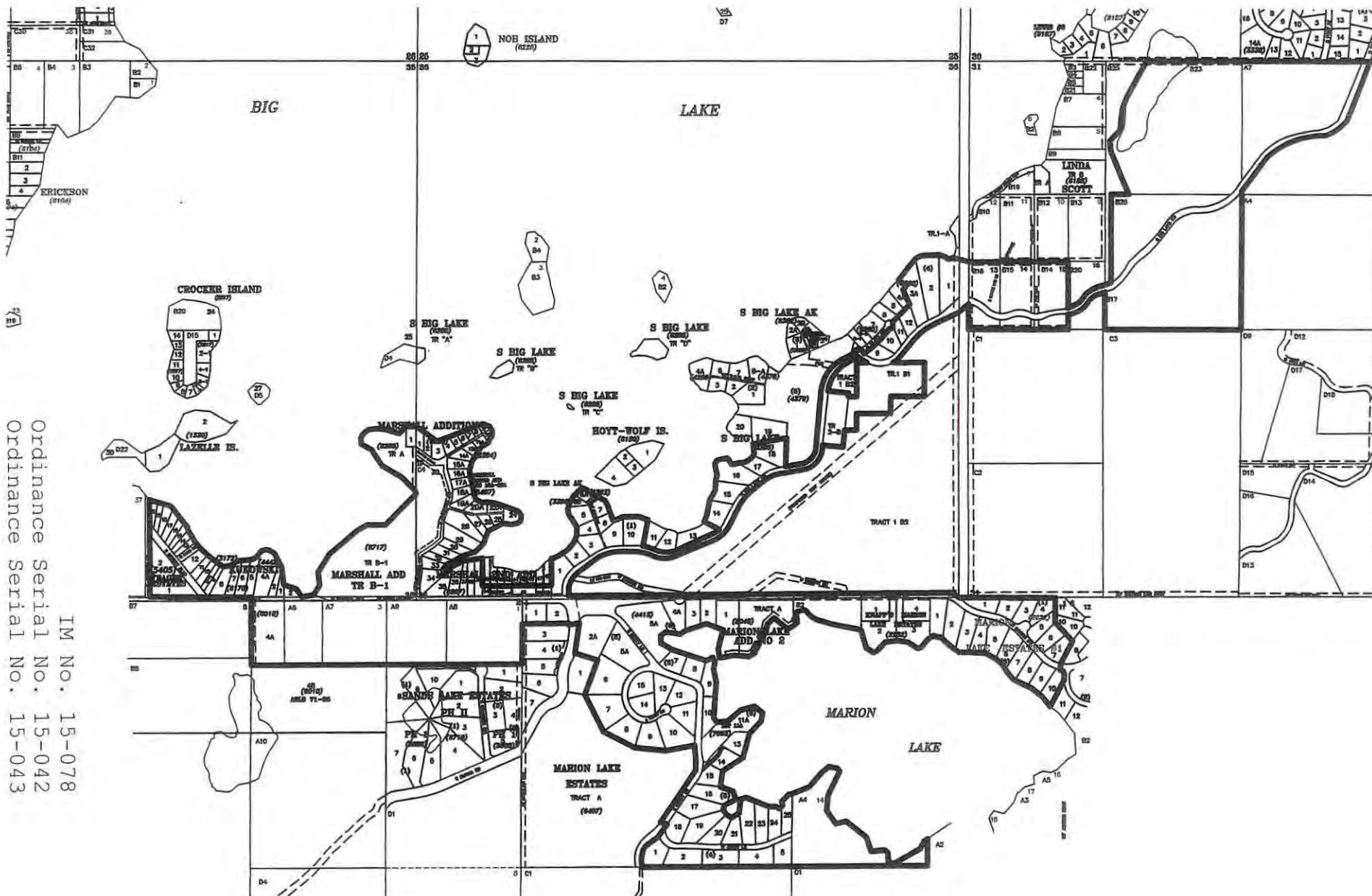
SUMMARY STATEMENT:

On August 5, 2014 the Assembly adopted Ordinance Serial No. 14-095 creating South Big Lake Road & West Susitna Pky Natural Gas Local Improvement District. The construction has been completed by Enstar Natural Gas and this ordinance is now before the Assembly to finance the improvements.

Ordinance Serial No. 15-042 confirms the assessment roll and Ordinance Serial No. 15-043 authorizes the issuance and sale of bonds for South Big Lake Road & West Susitna Pky Local Improvement District No. 508 as required by MSB 3.28.080 and MSB 3.28.120. Both ordinances are necessary to complete the process for this local improvement district.

The total cost is to be equally assessed against the properties within the improvement district, including those properties not meeting MSB 3.28.080(B) criteria.

The South Big Lake Road & West Susitna Pky Natural Gas Local Improvement District is located in Assembly District #5.



IM No. 15-078
 Ordinance Serial No. 15-042
 Ordinance Serial No. 15-043

Non-Code Ordinance

By: Borough Manager
Introduced:
Public Hearing:
Action:

**MATANUSKA-SUSITNA BOROUGH
ORDINANCE SERIAL NO. 15-042**

AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY CONFIRMING THE ASSESSMENT ROLL FOR THE SOUTH BIG LAKE ROAD & WEST SUSITNA PKY NATURAL GAS LOCAL IMPROVEMENT DISTRICT NO. 508 AND ESTABLISHING THE METHOD OF TERMINATING ASSESSMENTS AND MAKING REFUNDS TO PROPERTY OWNERS.

WHEREAS, the assembly, by Ordinance Serial No. 14-095 established the South Big Lake Road & West Susitna Pky Natural Gas Local Improvement District No. 508 (the "LID"); and

WHEREAS, the actual costs of the improvement, including construction cost and the amounts required for administrative costs, bond counsel fees, reserves and related costs are \$4,893.90 per lot; and

WHEREAS, the LID special assessment roll has been prepared and the total costs of the improvement are spread equally among all the properties within the LID as shown on the attached assessment roll marked Exhibit A; and

WHEREAS, the assembly held a hearing on the assessment roll at which time all the written objections to the assessment roll were considered and all persons present who objected in writing were given the opportunity to be heard; and

WHEREAS, notice of the assessment and hearing was mailed to each owner of record more than 15 days before the hearing; and

WHEREAS, the assembly found no errors or inequalities in the assessment roll; and

WHEREAS, the assembly finds that the assessment roll should be confirmed.

NOW, THEREFORE, BE IT ENACTED by the assembly of the Matanuska-Susitna Borough:

* Section 1. Classification. This ordinance is a non-code ordinance.

* Section 2. Confirmation of roll. Each property within the South Big Lake Road & West Susitna Pky Natural Gas Local Improvement District No. 508 as shown on the attached assessment roll marked Exhibit A, is hereby assessed \$4,893.90 and such assessment roll is hereby confirmed. Notwithstanding MSB 3.28.080(B), an assessment levied under this ordinance may exceed 25 percent of the assessed value for real property taxation of the property assessed.

* Section 3. Notice of assessment. Within 30 days after the date of the adoption of this ordinance, the finance director shall mail to the record owner of each property assessed a statement with the property description, the assessment amount, the method of payment, the rate of interest on the unpaid balance of the

assessment, the time of delinquency, and penalties on delinquent payments. Within five days after the statements are mailed, the finance director shall publish a notice in a newspaper of general circulation of the mailing of the statements.

* Section 4. Payment of assessment. The entire assessment may be prepaid without interest or penalty within 30 days of the date of mailing of the assessment statement. Thereafter the assessment may be prepaid in whole or in part with interest to the payment date. Interest on the unpaid amount of the assessment shall accrue at a rate per annum equal to the rate of interest on the bonds issued to finance the improvement. Assessments that are not prepaid shall be paid in 20 semiannual installments on March 1, and September 1 of each year, commencing September 1, 2015. Installments shall consist of equal amounts of principal, plus accrued interest. Payments of principal and interest on the assessments confirmed by this ordinance shall be deposited in the sinking fund established pursuant to section (19) of Ordinance Serial No. 15-043 of the borough.

* Section 5. Delinquencies. Upon the delinquency of an installment there shall be due and payable in addition to the delinquent installment a penalty on the delinquent installment equal to the penalty for second half real property taxes in effect on the date of delinquency. Notice of the delinquency shall be

mailed to the owner of record. The notice shall describe the delinquency and state that the balance of the assessment, plus penalty and accrued interest, will be due and payable if the delinquent installment, plus penalty and accrued interest, is not paid. If any payment has been delinquent for more than 60 days as of January 1, the assessed property will be placed on the borough's foreclosure list. At that time, the entire principal balance of the assessment plus accrued interest and penalty on the principal balance, and applicable foreclosure costs, shall be due and payable.

* Section 6. Termination of assessments and refund of prorata share of assessment prepayments.

A. Upon the discharge of the bonds, all unpaid, non-delinquent assessment installments are cancelled. The finance director shall refund to the owner of record at the time of discharge of each property whose assessment was prepaid, an amount equal to the difference in the total assessment paid on account of the property and the amount paid on account of properties for which no prepayments were made.

B. For any properties upon which foreclosure proceedings to recover delinquent assessment installments have been commenced prior to the cancellation of remaining assessment installments, the amount due shall be recomputed as provided in subsection (A),

except there will be no refund.

* Section 7. Effective date. Ordinance Serial No. 15-042 shall take effect upon adoption by the Matanuska-Susitna Borough Assembly.

ADOPTED by the Matanuska-Susitna Borough Assembly this - day of -, 2015.

LARRY DEVILBISS, Borough Mayor

ATTEST:

LONNIE R. McKECHNIE, CMC, Borough Clerk

(SEAL)

Matanuska-Susitna Borough

Real Property Selection List by Account Number

March 12, 2015

LID508 South Big Lake Road & West Susitna Pky

<u>Tax Account/Owner Name and Addr</u>	<u>Zone</u>	<u>Map#:</u> / <u>Subdivision</u>	<u>Land</u> <u>Appraisal</u>	<u>Building</u> <u>Appraisal</u>	<u>Total</u> <u>Appraisal</u>	<u>Acre</u>
216N04W01A004 HUTCHISON ROBT T PO BOX 520623 BIG LAKE, AK 99652-0623	0032	GB 3	\$91,900.00	\$0.00	\$91,900.00	12.03
216N04W01B002 MATANUSKA-SUSITNA BOROUGH 350 E DAHLIA AVE PALMER AK 99645-6488	0032	GB 3	\$81,600.00	\$0.00	\$81,600.00	3.51
216N04W02A006 HENDRICKS MICHAEL PO BOX 870068 WASILLA AK 99687-0068	0034	GB 3	\$28,300.00	\$10,500.00	\$38,800.00	4.72
216N04W02A007 PRYS DANIEL & BRANDI PO BOX 520307 BIG LAKE AK 99652-0307	0034	GB 3	\$43,300.00	\$13,100.00	\$56,400.00	7.87
216N04W02A008 DENNEY REVOCABLE TRUST PO BOX 672133 CHUGIAK, AK 99567-2133	0034	GB 3	\$42,500.00	\$0.00	\$42,500.00	9.44
216N04W02A009 HARTMAN DANIEL A & DONNA L 4630 N DOUBLOON DR WASILLA AK 99623	0034	GB 3	\$40,400.00	\$100,100.00	\$140,500.00	7.35
217N03W31A007 KETCHUM MT FAMILY TRUST KETCHUM MATTHEW P & TAMMERA L TR 590 S STAMPER DR WASILLA, AK 99654	0032	HO 13	\$111,500.00	\$0.00	\$111,500.00	37.16
217N03W31B014 GEIERLAND LLC PO BOX 520070	0032	HO 13	\$32,500.00	\$0.00	\$32,500.00	4.48

IM No. 15-078
Ordinance No. 15-042
Ordinance No. 15-043

Matanuska-Susitna Borough

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BIG LAKE AK 99652-0070					
217N03W31B015 WILSON LON G	0032 HO 13	\$25,300.00	\$0.00	\$25,300.00	4.52
4240 TAHOE DR ANCHORAGE, AK 99515					
217N03W31B016 WILSON LON G	0032 HO 13	\$31,700.00	\$0.00	\$31,700.00	4.53
4240 TAHOE DR ANCHORAGE, AK 99502					
217N03W31B017 BILLINGS A B & K H REV LIV TR	0032 HO 13	\$88,600.00	\$0.00	\$88,600.00	25.30
BILLINGS A B & BILLINGS K H TRES PO BOX 521427 BIG LAKE AK 99652-1427					
217N03W31B023 PHILLIPS D W SR LVG TR	0032 HO 13	\$100,500.00	\$108,900.00	\$209,400.00	34.80
PO BOX 520587 BIG LAKE, AK 99652-0587					
217N03W31B026 LLOYD JONAH E & LACIE A	0032 HO 13	\$58,800.00	\$0.00	\$58,800.00	11.76
PO BOX 521812 BIG LAKE AK 99652-1812					
217N04W36C004 KLOEP DAVID	0032 LS 16	\$40,800.00	\$0.00	\$40,800.00	4.53
KINCAID MICHELLE PO BOX 520687 BIG LAKE, AK 99652-0687					
52252000L001 STEER ANJANETTE KNAPP	0032 GB 3	\$15,500.00	\$0.00	\$15,500.00	1.36
5233 E BIDEFORD BLVD PALMER AK 99645-5913	KNAPP'S MARION LK EST				

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52252000L002 KNAPP LYNNDEEN PO BOX 520530 BIG LAKE, AK 99652-0530	0032 GB	3 KNAPP'S MARION LK EST	\$83,500.00	\$288,800.00	\$372,300.00	2.25
52252000L003 HUTCHISON JOHN N JR & MARIA C APT 300 5220 KELLOGG CREEK TRL OOLTEWAH TN 37363-4380	0032 GB	3 KNAPP'S MARION LK EST	\$79,000.00	\$240,200.00	\$319,200.00	2.03
52252000L004 KNAPP LORENA ANNE 4723 MILLS DR ANCHORAGE AK 99508-4732	0032 GB	3 KNAPP'S MARION LK EST	\$15,500.00	\$0.00	\$15,500.00	1.36
52394000L011A CLARK WILLIAM R & CHARLOTTE M 2120 SONDESTROM DR ANCHORAGE AK 99517	0032 LS	16 MARSHALL ADD RSB L/11-14	\$66,300.00	\$191,900.00	\$258,200.00	0.27
52394000L013A COWELL FULLER A TRE COWELL CHRISTMAS A TRE COWELL F 927 1ST AVE FAIRBANKS AK 99701-4350	0032 LS	16 MARSHALL ADD RSB L/11-14	\$67,900.00	\$26,900.00	\$94,800.00	0.29
52394000L014A CARMEN DENNIS & E P PO BOX 520477 BIG LAKE, AK 99652-0477	0032 LS	16 MARSHALL ADD RSB L/11-14	\$77,600.00	\$0.00	\$86,100.00	0.41
52622B01L001 HERSCHBACH CLARENCE A PO BOX 521084 BIG LAKE, AK 99652-0108	0032 GB	3 MARION LK EST ADD #1	\$11,000.00	\$0.00	\$11,000.00	0.92
52622B01L002 MEYER CRAIG & JENNIFER	0032 GB	3 MARION LK EST ADD #1	\$11,000.00	\$20,400.00	\$31,400.00	0.92

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MEYER ROBYN PO BOX 243644 ANCHORAGE, AK 99524-3644					
52622B01L003 HENSLEY PATRICIA ANNE	0032 GB 3 MARION LK EST ADD #1	\$11,000.00	\$0.00	\$11,000.00	0.93
# D 1442 W 25TH AVE ANCHORAGE, AK 99503					
52622B01L004 HENSLEY PATRICIA A	0032 GB 3 MARION LK EST ADD #1	\$11,000.00	\$0.00	\$11,000.00	0.92
# D 1442 W 25TH AVE ANCHORAGE, AK 99503					
52622B01L005 HERSCHBACH CLARENCE A	0032 GB 3 MARION LK EST ADD #1	\$11,000.00	\$0.00	\$11,000.00	0.92
PO BOX 521084 BIG LAKE, AK 99652-1084					
52622B01L006 HERSCHBACH CLARENCE A	0032 GB 3 MARION LK EST ADD #1	\$11,000.00	\$0.00	\$11,000.00	0.93
PO BOX 521084 BIG LAKE, AK 99652-1084					
52622B01L007 HERSCHBACH CLARENCE A	0032 GB 3 MARION LK EST ADD #1	\$11,000.00	\$0.00	\$11,000.00	0.92
PO BOX 521084 BIG LAKE, AK 99652-1084					
52622B03L001 KNIGHT RICHARD W	0032 GB 3 MARION LK EST ADD #1	\$35,600.00	\$146,300.00	\$181,900.00	1.31
PO BOX 521682 BIG LAKE AK 99652-1682					
52622B03L002 SUELLENTROP GERALD A & TINA M	0032 GB 3 MARION LK EST ADD #1	\$41,000.00	\$315,900.00	\$356,900.00	1.30
8505 SKYHILLS DR ANCHORAGE, AK 99502					

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52622B03L003 HERSCHBACH CLARENCE A PO BOX 521084 BIG LAKE, AK 99652-1084	0032 GB 3 MARION LK EST ADD #1	\$41,000.00	\$217,100.00	\$258,100.00	1.28
52622B03L004 HERSCHBACH CLARENCE A PO BOX 521084 BIG LAKE, AK 99652-1084	0032 GB 3 MARION LK EST ADD #1	\$39,000.00	\$0.00	\$39,000.00	1.04
52622B03L005 BROWN KRYSTAL F VENHAUS DEBORAH LEE PO BOX 520832 BIG LAKE AK 99652-0832	0032 GB 3 MARION LK EST ADD #1	\$41,000.00	\$160,700.00	\$201,700.00	1.32
52622B03L006 P & P PROPERTIES LLC SIMPSON CRISTALYN M 4200 SHOSHONI AVE ANCHORAGE, AK 99516	0032 GB 3 MARION LK EST ADD #1	\$39,000.00	\$39,900.00	\$78,900.00	1.18
52622B03L007 HALL WM O & LINDA D 8320 E 20TH AVE ANCHORAGE, AK 99504	0032 GB 3 MARION LK EST ADD #1	\$39,000.00	\$163,000.00	\$202,000.00	1.04
52622B03L008 ARMSTRONG THOS L 8319 CABRILLO LANDING CT KATY TX 77494	0032 GB 3 MARION LK EST ADD #1	\$39,000.00	\$0.00	\$39,000.00	0.96
52622B03L009 COZAD CHAS E& ELIZABETH A PO BOX 521142 BIG LAKE, AK 99652-1142	0032 GB 3 MARION LK EST ADD #1	\$39,000.00	\$0.00	\$39,000.00	0.94
52622B03L010 COZAD CHAS E& ELIZABETH A	0032 GB 3 MARION LK EST ADD #1	\$40,900.00	\$401,500.00	\$442,400.00	0.99

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PO BOX 521142 BIG LAKE, AK 99652-1142						
53172000L009 SEIDLER MARJORIE J TRE	0032 LS	16 KUKOWSKI RSB L/9	\$73,800.00	\$0.00	\$73,800.00	0.37
SEIDLER RICHARD H 1991 TR 8791 CAMERON ST ANCHORAGE, AK 99507						
53390B01L006B MATANUSKA-SUSITNA BOROUGH	0032 LS	16 SOUTH BG LK AK RSB B/1 L/6	\$35,500.00	\$87,800.00	\$123,300.00	0.25
350 E DAHLIA AVE PALMER AK 99645-6488						
54360B04L003A MAY JAMES R	0032 LS	16 SOUTH BG LK AK RSB B/4 L/3 & 4	\$140,300.00	\$10,300.00	\$150,600.00	2.10
MAY CAROLINE E DEC TR 9810 HOMESTEAD TRL ANCHORAGE, AK 99507						
54413B02L002A LOUNSBURY LOREN H	0032 GB	3 MARION LK EST RSB B/2 & B/3	\$16,600.00	\$0.00	\$16,600.00	2.77
# 305 1032 W 11TH AVE ANCHORAGE, AK 99501						
54413B02L005A FRITTS WILLIAM KIRK JR	0032 GB	3 MARION LK EST RSB B/2 & B/3	\$16,000.00	\$0.00	\$16,000.00	2.67
FRITTS MICHELLE ANNETTE PO BOX 520441 BIG LAKE AK 99652-0441						
54413B03L004A BIDASOLO RICHARD& REBECCA	0032 GB	3 MARION LK EST RSB B/2 & B/3	\$24,900.00	\$0.00	\$24,900.00	1.13
PO BOX 520929 BIG LAKE, AK 99652-0929						
54413B03L005A BIDASOLO RICHARD& REBECCA	0032 GB	3 MARION LK EST RSB B/2 & B/3	\$64,200.00	\$196,700.00	\$260,900.00	4.34
PO BOX 520929						

IM No. 15-078
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Matanuska-Susitna Borough

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March 12, 2015

LID508 South Big Lake Road & West Susitna Pky

<u>Tax Account/Owner Name and Addr Zone</u>	<u>Map#:</u> / <u>Subdivision</u>	<u>Land</u> <u>Appraisa</u>	<u>Building</u> <u>Appraisal</u>	<u>Total</u> <u>Appraisal</u>	<u>Acre</u>
BIG LAKE, AK 99652-0929 54442000L004A SEIDLER MATTHEW JOHN SEIDLER TAMMY LEE 2909 W 100TH AVE ANCHORAGE AK 99515-2219	0032 LS 16 KUKOWSKI RSB L/3 & 4	\$105,400.00	\$187,900.00	\$293,300.00	1.66
55045000L001 HUTTON REVOCABLE TRUST HUTTON JAMES H & CHARLENE D TRES PO BOX 520022 BIG LAKE AK 99652-0022	0032 GB 3 MARION LK EST ADD #2	\$75,400.00	\$357,600.00	\$433,000.00	2.57
55045000T00A MATANUSKA-SUSITNA BOROUGH 350 E DAHLIA AVE PALMER AK 99645-6488	0032 GB 3 MARION LK EST ADD #2	\$125,600.00	\$0.00	\$125,600.00	4.42
55407000L015A BURGER DOC PO BOX 520797 BIG LAKE, AK 99652-0797	0032 LS 16 MARSHALL 2ND ADD RSB L/15-23	\$81,300.00	\$168,700.00	\$250,000.00	0.49
55407000L016A SEAHOLM ARTHUR L & BONNIE PO BOX 520491 BIG LAKE, AK 99652-0491	0032 LS 16 MARSHALL 2ND ADD RSB L/15-23	\$77,700.00	\$0.00	\$77,700.00	0.42
55407000L017A SEAHOLM ARTHUR L & BONNIE PO BOX 520491 BIG LAKE, AK 99652-0491	0032 LS 16 MARSHALL 2ND ADD RSB L/15-23	\$77,800.00	\$181,600.00	\$259,400.00	0.42
55407000L018A DEEGAN GARY J 1321 W 72ND CIR ANCHORAGE AK 99518-2017	0032 LS 16 MARSHALL 2ND ADD RSB L/15-23	\$86,200.00	\$115,100.00	\$201,300.00	0.56

IM No. 15-078
Ordinance No. 15-042
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Matanuska-Susitna Borough

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<u>Tax Account/Owner Name and Addr</u>	<u>Zone</u>	<u>Map#:</u> / <u>Subdivision</u>	<u>Land</u> <u>Appraisal</u>	<u>Building</u> <u>Appraisal</u>	<u>Total</u> <u>Appraisal</u>	<u>Acre</u>
55407000L019A RATCHYE VICTORIA R TRE RATCHYE DAVID LEE TR % JENNIFER RATCHYE RINALDI PO BOX 521197 BIG LAKE AK 99652-1197	0032 LS	16 MARSHALL 2ND ADD RSB L/15-23	\$79,100.00	\$252,400.00	\$331,500.00	0.44
55407000L020A HARRIS DOROTHY I 2363 E INDIAN TOWN WAY ORO VALLEY AZ 85755-4730	0032 LS	16 MARSHALL 2ND ADD RSB L/15-23	\$83,100.00	\$199,900.00	\$283,000.00	0.51
55407000L022A LEVINE LARRY A 3301 PRINCETON WAY ANCHORAGE, AK 99508	0032 LS	16 MARSHALL 2ND ADD RSB L/15-23	\$72,100.00	\$249,300.00	\$321,400.00	0.36
56010000L004-A MEAD MALCOLM M PO BOX 874672 WASILLA, AK 99687-4672	0034 GB	3 ASLS 71-036	\$21,000.00	\$72,500.00	\$93,500.00	5.00
56170000L001 JULIEN KATIE C MCKEAN JOHN S JR 10393 STATE HWY 78 N BLUE RIDGE TX 75424-4302	0032 LS	16 KUKOWSKI	\$62,100.00	\$322,800.00	\$384,900.00	0.23
56170000L002 JULIEN KATIE C MCKEAN JOHN S JR 10393 STATE HWY 78 N BLUE RIDGE TX 75424-4302	0032 LS	16 KUKOWSKI	\$83,100.00	\$10,500.00	\$93,600.00	0.50
56170000L005 SEIDLER MATT & TAMMY 2330 E 88TH AVE ANCHORAGE, AK 99507	0032 LS	16 KUKOWSKI	\$101,100.00	\$162,400.00	\$263,500.00	0.85

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56170000L006 MCINTIRE JACQUELINE A MARSHALL JAMES B & STACY L 1968 CASEY CUSACK LOOP ANCHORAGE AK 99515-2813	0032 LS	16 KUKOWSKI	\$95,000.00	\$100,700.00	\$195,700.00	0.73
56170000L007 UNGERECHT MARVIN & KATHY 1309 HILLCREST DR ANCHORAGE AK 99503-1746	0032 LS	16 KUKOWSKI	\$92,900.00	\$32,900.00	\$125,800.00	0.70
56170000L008 UNGERECHT MARVIN G& KATHY UNGERECHT JACQUELINE J 1309 HILLCREST DR ANCHORAGE, AK 99503-1746	0032 LS	16 KUKOWSKI	\$99,400.00	\$66,700.00	\$166,100.00	0.82
56170000L009-1 SEIDLER MARJORIE J TRE SEIDLER RICHARD H TR 8791 CAMERON ST ANCHORAGE, AK 99507	0032 LS	16 KUKOWSKI	\$79,300.00	\$73,900.00	\$153,200.00	0.44
56170000L010 SEIDLER MARJORIE J 2002 TR TRE SEIDLER DON H 2228 E 86TH CT ANCHORAGE AK 99507-3502	0032 LS	16 KUKOWSKI	\$76,800.00	\$70,400.00	\$147,200.00	0.40
56170000L011 SEIDLER MARJORIE J 2002 TR SEIDLER MARJORIE J TRE 8791 CAMERON ST ANCHORAGE AK 99507-3534	0032 LS	16 KUKOWSKI	\$73,700.00	\$12,600.00	\$86,300.00	0.37
56170000L012 ANDERSON CHARLES & GEORGIA LVG TR TRE 1841 E 24TH AVE ANCHORAGE, AK 99508-4008	0032 LS	16 KUKOWSKI	\$80,500.00	\$177,700.00	\$258,200.00	0.67

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56170000L013 WESTOVER SCOTT PO BOX 112191 ANCHORAGE AK 99511-2191	0032 LS	16 KUKOWSKI	\$68,700.00	\$139,900.00	\$208,600.00	0.31
56170000L014 WESTOVER SCOTT PO BOX 112191 ANCHORAGE AK 99511-2191	0032 LS	16 KUKOWSKI	\$71,000.00	\$8,300.00	\$79,300.00	0.33
56170000L015 BLAND GREGORY PO BOX 190282 ANCHORAGE AK 99519-0282	0032 LS	16 KUKOWSKI	\$73,300.00	\$55,700.00	\$129,000.00	0.36
56170000L016 INGERSOLL JAS CHAS 5440 W PLACIDE CIR WASILLA AK 99623-0982	0032 LS	16 KUKOWSKI	\$77,300.00	\$14,500.00	\$91,800.00	0.41
56170000L017 PHILLIPS ERIC G & SHARON M PO BOX 232115 ANCHORAGE AK 99523-2115	0032 LS	16 KUKOWSKI	\$84,300.00	\$205,400.00	\$289,700.00	0.53
56170000L018 FESLER CURTIS W & A S 6645 MCGILL WAY ANCHORAGE, AK 99502-1954	0032 LS	16 KUKOWSKI	\$84,200.00	\$114,300.00	\$198,500.00	0.53
56170000L019 KANE ELLEN L LVG TR KANE ELLEN L TRE 2180 S YUKON CIR WASILLA AK 99654-0586	0032 LS	16 KUKOWSKI	\$74,400.00	\$0.00	\$74,400.00	0.37
56170000L020 KANE ELLEN L LVG TR KANE ELLEN L TRE	0032 LS	16 KUKOWSKI	\$79,200.00	\$12,400.00	\$91,600.00	0.44

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2180 S YUKON CIR WASILLA AK 99654-0586					
56205000L001 HESS TODD C	0032 LS 16 MARSHALL	\$77,500.00	\$236,400.00	\$313,900.00	0.42
PO BOX 210810 ANCHORAGE AK 99521-0810					
56205000L002 BASS N WAYNE& CHRISTINE C	0032 LS 16 MARSHALL	\$80,400.00	\$162,500.00	\$242,900.00	0.45
PO BOX 35204 SARASOTA, FL 34242-5204					
56205000T00A KINCAID MICHELLE	0032 LS 16 MARSHALL	\$174,800.00	\$406,100.00	\$580,900.00	3.89
KLOEP DAVID PO BOX 520687 BIG LAKE, AK 99652-0687					
56206000L001 JONES MARGARET	0032 LS 16 MARSHALL ADD	\$77,500.00	\$15,800.00	\$93,300.00	0.42
11801 MARY AVE ANCHORAGE, AK 99515-3332					
56206000L002 GALEKOVICH ROBERT JOHN	0032 LS 16 MARSHALL ADD	\$77,500.00	\$35,700.00	\$113,200.00	0.42
# B 8201 LITTLE DIPPER ANCHORAGE AK 99504					
56206000L003 HERMES KURT B & MELISSA R	0032 LS 16 MARSHALL ADD	\$74,300.00	\$0.00	\$74,300.00	0.60
2641 PUFFIN POINT CIR ANCHORAGE AK 99507-4902					
56206000L004 HERMES KURT B & MELISSA R	0032 LS 16 MARSHALL ADD	\$72,400.00	\$52,300.00	\$124,700.00	0.36
2641 PUFFIN POINT CIR ANCHORAGE AK 99507-4902					

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56206000L005 MAXWELL DAN #A 1100 W INTL AIRPORT RD ANCHORAGE, AK 99518-1007	0032 LS	16 MARSHALL ADD	\$64,400.00	\$179,900.00	\$244,300.00	0.25
56206000L006 MAXWELL TAL MAXWELL DAK 4801 SHELKOF ST ANCHORAGE, AK 99507	0032 LS	16 MARSHALL ADD	\$59,000.00	\$11,600.00	\$70,600.00	0.20
56206000L007 JEFFERIES DONNA PO BOX 871952 WASILLA, AK 99687-1952	0032 LS	16 MARSHALL ADD	\$57,400.00	\$203,600.00	\$261,000.00	0.18
56206000L008 SMITH TROY W 1514 W 14TH AVE ANCHORAGE, AK 99501	0032 LS	16 MARSHALL ADD	\$54,200.00	\$106,100.00	\$160,300.00	0.16
56206000L009 ORR ROBT JAS & LUCY M PO BOX 520484 BIG LAKE, AK 99652-0484	0032 LS	16 MARSHALL ADD	\$56,400.00	\$0.00	\$60,400.00	0.17
56206000L010 ORR ROBT JAS & LUCY M PO BOX 520484 BIG LAKE, AK 99652-0484	0032 LS	16 MARSHALL ADD	\$56,400.00	\$227,600.00	\$284,000.00	0.17
56207000L024 LEVINE LARRY A 3301 PRINCETON WAY ANCHORAGE, AK 99508	0032 LS	16 MARSHALL 2ND ADD	\$78,400.00	\$173,600.00	\$252,000.00	0.43
56207000L025 RETZLAFF DENNIS W	0032 LS	16 MARSHALL 2ND ADD	\$70,400.00	\$9,300.00	\$79,700.00	0.33

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3916 CHECKMATE DR ANCHORAGE, AK 99508						
56207000L026 STERGIOU ELIZABETH M	0032 LS	16 MARSHALL 2ND ADD	\$75,700.00	\$0.00	\$75,700.00	0.39
# 201 817 W SIXTH AVE ANCHORAGE, AK 99501						
56207000L027 DAM JEFFREY N & PATRICIA	0032 LS	16 MARSHALL 2ND ADD	\$5,500.00	\$0.00	\$5,500.00	0.52
PO BOX 201327 ANCHORAGE, AK 99520-1327						
56207000L028 DAM JEFFREY N & PATRICIA	0032 LS	16 MARSHALL 2ND ADD	\$8,400.00	\$0.00	\$8,400.00	1.39
PO BOX 201327 ANCHORAGE, AK 99520-1327						
56207000L029 DAM PATRICIA	0032 LS	16 MARSHALL 2ND ADD	\$7,800.00	\$0.00	\$7,800.00	1.02
PO BOX 201327 ANCHORAGE AK 99520-1327						
56207000L030 DAM PATRICIA	0032 LS	16 MARSHALL 2ND ADD	\$6,000.00	\$0.00	\$6,000.00	0.63
PO BOX 201327 ANCHORAGE AK 99520-1327						
56207000L031 DAM PATRICIA	0032 LS	16 MARSHALL 2ND ADD	\$6,000.00	\$0.00	\$6,000.00	0.67
PO BOX 201327 ANCHORAGE AK 99520-1327						
56207000L032 DAM PATRICIA	0032 LS	16 MARSHALL 2ND ADD	\$5,000.00	\$0.00	\$5,000.00	0.52
PO BOX 201327 ANCHORAGE AK 99520-1327						

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56207000L033 DAM PATRICIA PO BOX 201327 ANCHORAGE AK 99520-1327	0032 LS	16 MARSHALL 2ND ADD	\$6,000.00	\$0.00	\$6,000.00	0.54
56207000L034 DAM PATRICIA PO BOX 201327 ANCHORAGE AK 99520-1327	0032 LS	16 MARSHALL 2ND ADD	\$7,200.00	\$0.00	\$7,200.00	0.86
56207000L035 DAM PATRICIA PO BOX 201327 ANCHORAGE AK 99520-1327	0032 LS	16 MARSHALL 2ND ADD	\$7,200.00	\$0.00	\$7,200.00	0.84
56207000L036 DAM PATRICIA PO BOX 201327 ANCHORAGE AK 99520-1327	0032 LS	16 MARSHALL 2ND ADD	\$7,200.00	\$0.00	\$7,200.00	0.74
56207000L037 DAM PATRICIA PO BOX 201327 ANCHORAGE AK 99520-1327	0032 LS	16 MARSHALL 2ND ADD	\$6,000.00	\$0.00	\$6,000.00	0.48
56207000L038 DAM PATRICIA PO BOX 201327 ANCHORAGE AK 99520-1327	0032 LS	16 MARSHALL 2ND ADD	\$5,700.00	\$0.00	\$5,700.00	0.40
56207000L039 DAM PATRICIA PO BOX 201327 ANCHORAGE AK 99520-1327	0032 LS	16 MARSHALL 2ND ADD	\$5,700.00	\$0.00	\$5,700.00	0.42
56207000L049 MATANUSKA-SUSITNA BOROUGH 350 E DAHLIA AVE PALMER AK 99645-6488	0032 LS	16 MARSHALL 2ND ADD	\$3,500.00	\$0.00	\$3,500.00	0.17

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56207000L050 BLISS JAS B & NANETTE L 13300 COVE CIR ANCHORAGE, AK 99515	0032 LS	16 MARSHALL 2ND ADD	\$3,500.00	\$0.00	\$3,500.00	0.15
56207000L051 LOY JEANELLE E 3921 TRURO DR ANCHORAGE, AK 99507	0032 LS	16 MARSHALL 2ND ADD	\$4,800.00	\$0.00	\$4,800.00	0.43
56207000L052 THORSNESS JAS R & JULIA M 1161 W 77TH AVE ANCHORAGE, AK 99518-2406	0032 LS	16 MARSHALL 2ND ADD	\$4,300.00	\$0.00	\$4,300.00	0.29
56207000L053 MARSHALL EILEEN V ESTATE % PAM MARSHALL 87932 KELSIE WAY FLORENCE OR 97439-9182	0032 LS	16 MARSHALL 2ND ADD	\$3,500.00	\$0.00	\$3,500.00	0.17
56207000L054 DAM PATRICIA PO BOX 201327 ANCHORAGE AK 99520-1327	0032 LS	16 MARSHALL 2ND ADD	\$2,300.00	\$0.00	\$2,300.00	0.17
56285000T001-B1 ALASKA STATE OF DEPT OF NATURAL RESOURCES DIV OF STE 1050A 550 W 7TH AVE ANCHORAGE AK 99501-3579	0032 LS	16 SOUTH BG LK AK	\$90,900.00	\$0.00	\$90,900.00	7.00
56285000T002B ALASKA STATE OF DEPT OF NATURAL RESOURCES DIVISI STE 1050A 550 W 7TH AVE ANCHORAGE, AK 99501	0032 LS	16 SOUTH BG LK AK	\$17,200.00	\$32,100.00	\$49,300.00	2.45

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56285B01L001 BIRCH CHRISTOPHER J & PAMALA G 10005 MAIN TREE DR ANCHORAGE, AK 99507	0032 LS 16 SOUTH BG LK AK	\$118,500.00	\$78,500.00	\$197,000.00	1.35
56285B01L002 MILLER LOUIS III & B A 11050 HIDEAWAY LAKE CIR ANCHORAGE AK 99507-6157	0032 LS 16 SOUTH BG LK AK	\$96,400.00	\$0.00	\$96,400.00	0.80
56285B01L003 WOLGEMUTH TIM 1611 E CRESTWOOD DR PEORIA IL 61614-7825	0032 LS 16 SOUTH BG LK AK	\$101,400.00	\$0.00	\$111,900.00	0.89
56285B01L004 BURFORD DENNIS A & EVA D 4000 E 142ND AVE ANCHORAGE AK 99516-4005	0032 LS 16 SOUTH BG LK AK	\$81,500.00	\$78,400.00	\$159,900.00	0.49
56285B01L005 VARNELL WM R JR & PATRICIA 4803 SPENARD RD ANCHORAGE, AK 99517	0032 LS 16 SOUTH BG LK AK	\$92,000.00	\$0.00	\$92,000.00	0.67
56285B01L007 MATANUSKA-SUSITNA BOROUGH 350 E DAHLIA AVE PALMER AK 99645-6488	0032 LS 16 SOUTH BG LK AK	\$57,300.00	\$37,400.00	\$94,700.00	0.52
56285B01L008 REUTER CHAS E & PAMELA G LVG TR REUTER CHAS EDWIN & PAMELA GAE T 3900 MARCY CT ANCHORAGE AK 99502-2837	0032 LS 16 SOUTH BG LK AK	\$79,300.00	\$111,100.00	\$190,400.00	0.44
56285B01L009 SUMNER DANIEL R REV TR SUMNER PAULA D REV TR	0032 LS 16 SOUTH BG LK AK	\$109,200.00	\$233,600.00	\$342,800.00	1.07

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PO BOX 521164 BIG LAKE AK 99652-1164						
56285B01L010 CAMPBELL WM E	0032	LS 16 SOUTH BG LK AK	\$118,600.00	\$380,100.00	\$498,700.00	1.35
MOE MARY A PO BOX 520066 BIG LAKE, AK 99652-0066						
56285B01L014 DONATELLO JEAN M	0032	LS 16 SOUTH BG LK AK	\$107,300.00	\$0.00	\$107,300.00	1.04
701 W 11TH AVE E ANCHORAGE, AK 99501						
56285B01L015 DONATELLO JEAN M	0032	LS 16 SOUTH BG LK AK	\$111,600.00	\$40,600.00	\$152,200.00	1.18
701 W 11TH AVE ANCHORAGE AK 99501-4332						
56285B01L016 SHERMAN MARY J	0032	LS 16 SOUTH BG LK AK	\$117,400.00	\$19,500.00	\$136,900.00	1.26
59-409 ALAPIO RD HALEIWA HI 96712-8658						
56285B01L017 HAGGITH DAVID C	0032	LS 16 SOUTH BG LK AK	\$97,000.00	\$0.00	\$97,000.00	0.80
PO BOX 241251 ANCHORAGE, AK 99524-1251						
56285B01L018 JAMES LYNDA RAE	0032	LS 16 SOUTH BG LK AK	\$76,100.00	\$150,300.00	\$226,400.00	1.50
1634 W 13TH AVE ANCHORAGE, AK 99501						
56285B04L001 TRAILER DAVID EDW & KAY E	0032	LS 16 SOUTH BG LK AK	\$135,400.00	\$117,800.00	\$253,200.00	1.91
3800 ROBIN ST ANCHORAGE, AK 99504						

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56285B04L002 DIETZ MICHAEL D& MICHELLE PO BOX 521184 BIG LAKE, AK 99652-1184	0032 LS	16 SOUTH BG LK AK	\$140,100.00	\$501,200.00	\$641,300.00	2.19
56285B04L007 FOURNIER WALTER K # 4 4211 FLORINA ST ANCHORAGE, AK 99508	0032 LS	16 SOUTH BG LK AK	\$89,200.00	\$4,000.00	\$93,200.00	0.77
56285B04L008-1 LAWENDOWSKI JOSEPH RONALD HOTRUM TONJA LYNN 24343 THUNDERBRID DR CHUGIAK AK 99567-5127	0032 LS	16 SOUTH BG LK AK	\$72,300.00	\$236,900.00	\$309,200.00	0.35
56285B04L008-2 JOHNSON JOSH WILLIAM TR JOHNSON CHARLES NOEL TR 1345 K ST ANCHORAGE AK 99501	0032 LS	16 SOUTH BG LK AK	\$72,300.00	\$44,200.00	\$116,500.00	0.35
56285B04L009 SNELL AMELIA E TR TRE % LAW OFFICE STUART E BROWN ; 12535 15TH AVE NE SEATTLE WA 98125-3978	0032 LS	16 SOUTH BG LK AK	\$12,000.00	\$0.00	\$12,000.00	0.74
56285B04L010 BALCHEN MADELEINE L STE B PMB 311 2521 E MOUNTAIN VILLAGE DR WASILLA AK 99654-7336	0032 LS	16 SOUTH BG LK AK	\$10,000.00	\$94,800.00	\$104,800.00	0.66
56285B04L011 BALCHEN MADELEINE L STE B PMB 311 2521 E MOUNTAIN VILLAGE DR	0032 LS	16 SOUTH BG LK AK	\$10,000.00	\$0.00	\$10,000.00	0.49

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WASILLA AK 99654-7336 56285B04L012 BALCHEN MADELEINE L STE B PMB 311 2521 E MOUNTAIN VILLAGE DR WASILLA AK 99654-7336	0032 LS	16 SOUTH BG LK AK	\$3,600.00	\$0.00	\$3,600.00	0.74
56363B01L006A-1 TAYLOR GRETCHEN L ROBERTSON DAVID E 6609 CHEVIGNY DR ANCHORAGE, AK 99502	0032 LS	16 SOUTH BG LK AK B/1 L/6A	\$68,100.00	\$19,300.00	\$87,400.00	0.29
56363B01L006A-2 LALONDE BRUCE A & TINA N 2215 ARBOR CIR ANCHORAGE AK 99517-1342	0032 LS	16 SOUTH BG LK AK B/1 L/6A	\$55,800.00	\$9,500.00	\$65,300.00	0.17
56407B01L001 MORENO RONNIE PO BOX 873445 WASILLA AK 99687-3445	0032 GB	3 MARION LK EST	\$14,000.00	\$0.00	\$14,000.00	1.10
56407B01L002 MORENO RONNIE 21145 W BLARNEY STONE DR WASILLA AK 99623-4701	0032 GB	3 MARION LK EST	\$14,000.00	\$0.00	\$14,000.00	0.92
56407B02L006 FRITTS WM K JR & MICHELLE PO BOX 520441 BIG LAKE, AK 99652-0441	0032 GB	3 MARION LK EST	\$13,800.00	\$253,300.00	\$267,100.00	2.55
56407B02L007 REED THOS L PO BOX 520354 BIG LAKE, AK 99652-0354	0032 GB	3 MARION LK EST	\$20,000.00	\$0.00	\$20,000.00	2.07

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56407B02L008 SCOUGAL ROMA L PO BOX 520561 BIG LAKE, AK 99652-0561	0032 GB	3 MARION LK EST	\$18,000.00	\$0.00	\$18,000.00	1.45
56407B02L009 SCOUGAL ROMA L PO BOX 520561 BIG LAKE, AK 99652-0561	0032 GB	3 MARION LK EST	\$15,500.00	\$0.00	\$15,500.00	1.35
56407B02L010 SCOUGAL ROMA L PO BOX 520561 BIG LAKE, AK 99652-0561	0032 GB	3 MARION LK EST	\$20,000.00	\$0.00	\$20,000.00	1.88
56407B02L011 MCCONE MALCOLM F&KATHLEEN 3500 N SAM'S DR WASILLA, AK 99654	0032 GB	3 MARION LK EST	\$15,500.00	\$0.00	\$15,500.00	1.28
56407B02L012 SEIBOLD BRYAN S & RONNIE PO BOX 521037 BIG LAKE, AK 99652-1037	0032 GB	3 MARION LK EST	\$14,000.00	\$111,200.00	\$125,200.00	1.20
56407B02L013 REED THOMAS L PO BOX 520354 BIG LAKE AK 99652-0354	0032 GB	3 MARION LK EST	\$14,000.00	\$0.00	\$14,000.00	1.11
56407B02L014 REED THOMAS L PO BOX 520354 BIG LAKE AK 99652-0354	0032 GB	3 MARION LK EST	\$14,000.00	\$0.00	\$14,000.00	1.11
56407B02L015 REED THOMAS L PO BOX 520354 BIG LAKE AK 99652-0354	0032 GB	3 MARION LK EST	\$14,000.00	\$0.00	\$14,000.00	1.16

IM No. 15-078
Ordinance No. 15-042
Ordinance No. 15-043

Matanuska-Susitna Borough

Real Property Selection List by Account Number

March 12, 2015

LID508 South Big Lake Road & West Susitna Pky

<u>Tax Account/Owner Name and Addr</u>	<u>Zone</u>	<u>Map#:</u> / <u>Subdivision</u>	<u>Land</u> <u>Appraisal</u>	<u>Building</u> <u>Appraisal</u>	<u>Total</u> <u>Appraisal</u>	<u>Acre</u>
56407B03L002 OSWALD JOHN L 12001 AUDUBON DR ANCHORAGE, AK 99516-2421	0032 GB	3 MARION LK EST	\$37,400.00	\$1,500.00	\$38,900.00	0.92
56407B03L003 OSWALD JOHN & MADGE 12001 AUDUBON DR ANCHORAGE, AK 99516	0032 GB	3 MARION LK EST	\$39,800.00	\$0.00	\$39,800.00	0.92
56407B03L007 BIDASOLO RICHARD R & R L PO BOX 520929 BIG LAKE, AK 99652-0929	0032 GB	3 MARION LK EST	\$3,500.00	\$0.00	\$3,500.00	0.93
56407B03L008 SEIBOLD BRYAN S & RONNIE PO BOX 521037 BIG LAKE, AK 99652-1037	0032 GB	3 MARION LK EST	\$4,200.00	\$0.00	\$4,200.00	0.93
56407B03L009 BIDASOLO RICHARD R & R L PO BOX 520929 BIG LAKE, AK 99652-0929	0032 GB	3 MARION LK EST	\$3,500.00	\$0.00	\$3,500.00	0.98
56407B03L010 MCCONE MALCOLM F&KATHLEEN 3500 N SAM'S DR WASILLA, AK 99654	0032 GB	3 MARION LK EST	\$2,700.00	\$0.00	\$2,700.00	0.93
56407B03L013 CHANDLER CARROL H & EVA-MARIE H 17 PARKER RD AVON CT 06001-3190	0032 GB	3 MARION LK EST	\$53,400.00	\$226,800.00	\$280,200.00	0.92
56407B03L014 BLASINGAME JAMES B SCHLANSKER WM C & M A PO BOX 241926	0032 GB	3 MARION LK EST	\$42,900.00	\$4,500.00	\$47,400.00	0.99

IM No. 15-078
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Matanuska-Susitna Borough

Real Property Selection List by Account Number

March 12, 2015

LID508 South Big Lake Road & West Susitna Pky

<u>Tax Account/Owner Name and Addr</u>	<u>Zone</u>	<u>Map#:</u> / <u>Subdivision</u>	<u>Land</u> <u>Appraisa</u>	<u>Building</u> <u>Appraisal</u>	<u>Total</u> <u>Appraisal</u>	<u>Acre</u>
ANCHORAGE AK 99524-1926						
56407B03L015 BLASINGAME JAS B	0032	GB 3 MARION LK EST	\$58,000.00	\$0.00	\$58,000.00	0.96
SCHLANSKER WM C&MADELYN A PO BOX 241926 ANCHORAGE AK 99524-1926						
56407B03L016 REED THOS L	0032	GB 3 MARION LK EST	\$61,500.00	\$289,500.00	\$351,000.00	1.30
PO BOX 520354 BIG LAKE, AK 99652-0354						
56407B03L017 REED THOS L	0032	GB 3 MARION LK EST	\$15,300.00	\$0.00	\$15,300.00	1.52
PO BOX 520354 BIG LAKE, AK 99652-0354						
56407B03L018 ARDIZZONE CHAS D & DENISE	0032	GB 3 MARION LK EST	\$11,900.00	\$202,600.00	\$214,500.00	1.18
19623 HIGHLAND RIDGE DR EAGLE RIVER, AK 99577						
56407B03L019 COOPERMAN GREGORY D	0032	GB 3 MARION LK EST	\$15,300.00	\$0.00	\$15,300.00	1.56
PO BOX 1044 TALKEETNA, AK 99676-1044						
56407B03L020 COOPERMAN GREGORY D	0032	GB 3 MARION LK EST	\$11,900.00	\$0.00	\$11,900.00	1.04
PO BOX 1044 TALKEETNA, AK 99676-1044						
56407B03L021 COOPERMAN GREGORY D	0032	GB 3 MARION LK EST	\$11,900.00	\$0.00	\$16,900.00	0.93
PO BOX 1044 TALKEETNA, AK 99676-1044						
56407B03L022 CHANDLER CARROL H & EVA-MARIE H	0032	GB 3 MARION LK EST	\$49,400.00	\$0.00	\$49,400.00	1.39

IM No. 15-078
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Matanuska-Susitna Borough

Real Property Selection List by Account Number

March 12, 2015

LID508 South Big Lake Road & West Susitna Pky

<u>Tax Account/Owner Name and Addr</u>	<u>Zone</u>	<u>Map#:</u> / <u>Subdivision</u>	<u>Land</u> <u>Appraisa</u>	<u>Building</u> <u>Appraisal</u>	<u>Total</u> <u>Appraisal</u>	<u>Acre</u>
17 PARKER RD AVON CT 06001-3190						
56407B03L023 GILMER DEBORAH EST	0032	GB 3 MARION LK EST	\$50,700.00	\$0.00	\$50,700.00	1.16
C/O EVAN BENNION PER REP 107 HOUSTON CT FORT LEONARD WOOD MO 65473-1324						
56407B03L024 BOOTS LYNN & MICHAEL	0032	GB 3 MARION LK EST	\$54,200.00	\$0.00	\$57,700.00	0.92
2120 BELMONT DR ANCHORAGE AK 99517-1374						
56407B03L025 BOOTS LYNN & MICHAEL	0032	GB 3 MARION LK EST	\$61,200.00	\$96,500.00	\$157,700.00	0.92
2120 BELMONT DR ANCHORAGE AK 99517-1374						
56407B04L001 FLOYD JAS & TAMI	0032	GB 3 MARION LK EST	\$14,000.00	\$15,200.00	\$29,200.00	1.04
PO BOX 520818 BIG LAKE, AK 99652-0818						
56407B04L002 HANSON BETSY ANN	0032	GB 3 MARION LK EST	\$14,000.00	\$0.00	\$14,000.00	1.02
127 E POTTER DR ANCHORAGE, AK 99518						
56407B04L003 HUTCHISON ROBERT	0032	GB 3 MARION LK EST	\$14,000.00	\$0.00	\$14,000.00	0.93
PO BOX 520623 BIG LAKE AK 99652-0623						
56407B04L004 HUTCHINSON ROBT	0032	GB 3 MARION LK EST	\$6,000.00	\$0.00	\$6,000.00	0.97
PO BOX 520623 BIG LAKE, AK 99652-0623						

IM No. 15-078
Ordinance No. 15-042
Ordinance No. 15-043

Matanuska-Susitna Borough

Real Property Selection List by Account Number

March 12, 2015

LID508 South Big Lake Road & West Susitna Pky

<u>Tax Account/Owner Name and Addr</u>	<u>Zone</u>	<u>Map#:</u> / <u>Subdivision</u>	<u>Land</u> <u>Appraisal</u>	<u>Building</u> <u>Appraisal</u>	<u>Total</u> <u>Appraisal</u>	<u>Acre</u>
56407B04L005 HUTCHINSON ROBT PO BOX 520623 BIG LAKE, AK 99652-0623	0032 GB	3 MARION LK EST	\$6,000.00	\$0.00	\$6,000.00	0.92
56717000T00B-1 KLOEP DAVID KINCAID MICHELLE PO BOX 520687 BIG LAKE, AK 99652-0687	0032 LS	16 MARSHALL ADD RSB T/B	\$491,900.00	\$0.00	\$491,900.00	13.99
57053B03L011A GAMBLE PATRICK K & SYLVIA 431 GOLD DUST DR FAIRBANKS AK 99709	0032 GB	3 MARION LK EST RSB B/3 L/11&12	\$119,300.00	\$200,600.00	\$319,900.00	2.84
57257000L001A PROSSER ROBERT & CAROL TR/TRES 12031 GINAMI ST ANCHORAGE AK 99516-2550	0032 LS	16 YEAGER EST ADD #1	\$14,000.00	\$0.00	\$14,000.00	1.38
57257000L002A MARMAN DAN'L J & MARGARET PO BOX 520078 BIG LAKE AK 99652-0078	0032 LS	16 YEAGER EST ADD #1	\$13,000.00	\$157,400.00	\$170,400.00	1.04
57257000L003A MARMAN DAN'L J & MARGARET PO BOX 520078 BIG LAKE AK 99652-0078	0032 LS	16 YEAGER EST ADD #1	\$13,000.00	\$11,600.00	\$24,600.00	0.92
Total Parcels in LID508:	177		\$9,340,300.00	\$11,686,600.00	\$21,058,400.00	350.61

IM No. 15-078
Ordinance No. 15-042
Ordinance No. 15-043

Non-Code Ordinance

By: Borough Manager

Introduced:

Public Hearing:

Action:

**MATANUSKA-SUSITNA BOROUGH
ORDINANCE SERIAL NO. 15-043**

AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY PROVIDING FOR THE ISSUANCE AND SALE OF NOT TO EXCEED \$867,000.00 PRINCIPAL AMOUNT OF SPECIAL ASSESSMENT BONDS FOR THE SOUTH BIG LAKE ROAD & WEST SUSITNA PKY NATURAL GAS LOCAL IMPROVEMENT DISTRICT NO. 508, AND FIXING DETAILS OF SAID BONDS.

WHEREAS, the Assembly of the Matanuska-Susitna Borough (the "borough") has determined and does hereby determine that it is necessary to proceed to plan, design, develop, construct, equip, acquire property for, or otherwise provide for a natural gas pipeline in the South Big Lake Road & West Susitna Pky (the "project"); and

WHEREAS, a local improvement district known as the South Big Lake Road & West Susitna Pky Natural Gas Local Improvement District No. 508 (the "LID") has been formed for the project, special assessments will be levied on properties in the LID that are specially benefited by the project, and said special assessments, with interest thereon, will be sufficient (together with other amounts) and available to pay the principal of and interest on the hereinafter defined bonds; and

WHEREAS, it is deemed necessary and advisable and in the best interests of the borough and its inhabitants that not to exceed \$867,000.00 principal amount of special assessment bonds be issued at this time in a single series, as hereinafter fixed and determined, for the purpose of paying the cost (as hereinafter defined) of the project; and

WHEREAS, the proper officials of the borough have negotiated

an agreement (the "agreement") with Wells Fargo Bank, N.A. (the "purchaser") which provides, inter alia, for the issuance and sale by the borough and the purchase by the purchaser of the hereinafter defined bonds; and

WHEREAS, it is hereby found to be in the best interest of the borough that the agreement be approved and executed and that certain matters relating to such bonds and the use of the proceeds of such sale be established.

NOW, THEREFORE, BE IT ENACTED BY THE ASSEMBLY OF THE MATANUSKA-SUSITNA BOROUGH:

Section 1. Classification. This ordinance is a non-code ordinance.

Section 2. Purpose. The purpose of this ordinance is to authorize the issuance and sale of not to exceed \$867,000.00 of special assessment bonds to be sold in one series to provide funds to pay the capital costs of the project, to pay the costs of issuance of the bonds authorized herein and to fix certain details of said Bonds to be issued.

Section 3. Definitions. The following terms shall have the following meanings in this ordinance:

A. "Agreement" means the Agreement 12-185 dated June 8, 2012, from Wells Fargo Bank, N.A., and accepted by the borough for the sale of the bonds by the borough to the purchaser.

B. "Assembly" means the borough assembly, as the general legislative authority of the borough, as the same shall be duly and regularly constituted from time to time.

C. "Bond" or "Bonds" means any of the Matanuska-Susitna Borough Special Assessment Bonds, South Big Lake Road & West Susitna Pky Natural Gas Local Improvement District No. 508, 2015, the issuance and sale of which are authorized herein.

D. "Bond register" means the registration books maintained

by the borough, which include the names and addresses of the owners or nominees of the owners of the Bonds.

E. "Cost" or "Costs" means all costs of the project allowable in special assessments under AS 29.46.110.

F. "Ordinance" shall mean this Ordinance Serial No. 15-043 of the borough.

G. "Purchaser" means, Wells Fargo Bank, N.A., the purchaser of the bonds.

H. "LID" means Local Improvement District No. 508.

Section 4. Authority for ordinance. The borough has ascertained and hereby determines that each and every matter and thing as to which provision is made in this ordinance is necessary in order to carry out and effectuate the purposes of the borough in accordance with the Constitution and statutes of the state of Alaska, and the code of ordinances of the borough, and to issue the bonds.

Section 5. Obligation of bonds. The bonds are a special obligation of South Big Lake Road & West Susitna Pky Natural Gas Local Improvement District No. 508 of the borough and are payable solely from assessments levied against the properties which are specially benefited by the project within the South Big Lake Road & West Susitna Pky Natural Gas Local Improvement District No. 508 and funds pledged for the payment of the bonds under this ordinance. Said assessments shall constitute a sinking fund for the payment of principal of and interest on the bonds. Neither the faith and credit nor the taxing power of the borough are pledged to the payment of the principal of and interest on the Bonds.

Section 6. Authorization of bonds and purpose of issuance. For the purpose of providing part of the funds required to pay the cost of the project, and to provide for original issue discount,

if any, and to pay all costs incidental thereto and to the issuance of the bonds, the borough hereby authorizes and determines to issue and sell the bonds in one series in the aggregate principal amount of not to exceed \$867,000.00.

Section 7. Maturities, payment dates, designation and form of bonds. The bonds shall be designated Matanuska-Susitna Borough Special Assessment Bonds, South Big Lake Road & West Susitna Pky Natural Gas Local Improvement District No. 508, 2015, shall be dated the date of their delivery to the purchaser, and shall mature on April 1, 2025.

The bonds shall bear interest from their date at a rate determined in accordance with the Agreement, which shall not exceed 5.37 percent per annum. Installments of principal and interest on the bonds (the "installment payments") shall be payable semiannually on April 1 and October 1 of each year, commencing October 1, 2015. Each installment payment shall consist of an equal amount of principal, plus accrued interest.

The bonds shall be registered as to principal and interest as herein provided. The bonds shall each be of the denomination of one thousand dollars (\$1,000) or any integral multiple of \$1,000 of the same interest rate and maturity, approved by the borough, such approval to be evidenced by the execution of such bonds. The bonds shall be numbered separately in the manner and with such additional designation as the borough deems necessary for purposes of identification. The bonds shall be substantially in the form of such bond hereinafter set forth, with such appropriate variations, omissions, or insertions as are permitted or required by this ordinance, and may have endorsed thereon such legends or text as may be necessary or appropriate to conform to the rules and regulations of any governmental authority, or any usage or requirement of law with respect thereto. Each bond shall bear a

number or letter, or a number and letter, distinguishing it from every other bond.

Section 8. Details of bonds. Each of the bonds shall be signed by the manual signature of the mayor and the official seal of the borough (or a facsimile thereof) shall be affixed, imprinted or otherwise reproduced on the bonds, and attested by the manual signature of the borough clerk. In case any officer whose signature shall appear on any bonds shall cease to be such officer before the delivery of such bonds, such signature shall nevertheless be valid and sufficient for all purposes the same as if he or she had remained in office until such delivery.

The principal, redemption price of, and the interest on the bonds shall be payable in any coin or currency of the United States of America, which at the respective dates of payment thereof, is legal tender for the payment of public and private debts.

Payment of the principal and interest on the bonds shall be made by check or draft mailed to the registered owner of record as of the 15th day of the month preceding each installment payment date at the address appearing on the bond register of the borough.

Section 9. Transfer and exchange of bonds and delivery of new bonds. Any bond may be transferred only upon the books kept for the registration and transfer of bonds by the borough, upon surrender thereof at the office of the borough, together with an assignment duly executed by the registered owner or the owner's attorney in such form as shall be satisfactory to the borough. Upon the transfer of any such bond, there shall be executed in the name of the transferee, and the borough shall authenticate and deliver, a new registered bond or bonds of the same maturity in any of the authorized denominations.

In all cases in which bonds may be transferred or exchanged

under this ordinance, there shall be executed, and the borough shall authenticate and deliver, bonds in accordance with the provisions of this ordinance. Any such transfer or exchange shall be without cost to the registered owner, except that the borough may make a charge for every such registration, transfer or exchange of bonds sufficient to reimburse it for any tax, fee, or other governmental charge required to be paid with respect to such registration, exchange or transfer, and such charge or charges shall be paid before any such new bond shall be delivered. The borough shall not be required to make any such registration, transfer or exchange of a bond during the fifteen (15) days next preceding an interest payment date on such bond.

Section 10. Ownership of bonds. As to any bond, the person in whose name the same shall be registered on the bond register shall be deemed and regarded as the absolute owner thereof for all purposes, and payment of or on account of the principal of such bond and the interest on such bond shall be made only to or upon the order of the registered owner thereof or the owner's legal representative, but such registration may be changed as hereinabove provided. All such payments shall be valid and effectual to satisfy and discharge the liability upon such bond, including the interest thereon, to the extent of the sum or sums so paid.

Section 11. Mutilated, destroyed, stolen, or lost bonds. In case any bond shall become mutilated or be destroyed, stolen or lost, the borough may cause to be executed, and shall deliver, a new bond of like interest rate, principal amount and maturity in exchange and substitution for and upon cancellation of such mutilated bond, or in lieu of and in substitution for such bond destroyed, stolen or lost, upon the owner thereof paying the reasonable expenses and charges of the borough in connection

therewith and in the case of a bond destroyed, stolen or lost, filing by the owner with the borough evidence satisfactory to the borough that such bond was destroyed, stolen or lost, and of the owner's ownership thereof, and furnishing the borough with indemnity satisfactory to it. Any new bond so delivered may bear a number differing from the number of the bond it replaces.

Section 12. Redemption of bonds. The bonds are subject to redemption at the option of the borough, in whole or in part, at any time. Any redemption of bonds shall be at a redemption price of the principal amount of the bonds to be redeemed, plus accrued interest.

Section 13. Notice of redemption. When the borough determines to redeem any bonds, it shall give notice of such redemption in the manner then provided by law, which notice shall state the redemption date and identify the bonds to be redeemed by reference to their numbers and further state that on such redemption date there shall become due and payable upon each such bond the principal amount thereof plus the applicable premium, if any (the "redemption price"), together with interest accrued to the redemption date, and that from and after such date interest thereon shall cease to accrue. Such notice shall be given at least 30 days but not more than 45 days prior to the redemption date by first class mail, postage prepaid, to the registered owner of any Bond to be redeemed at the address of the registered owner appearing on the bond register.

Section 14. Payment of redeemed bonds. Notice of redemption having been given in the manner provided in this ordinance, the bonds so called for redemption shall become due and payable on the redemption date stated in said notice at the applicable redemption price on said date plus interest accrued and unpaid to the redemption date upon presentation and surrender thereof at the

office of the borough. If, on the redemption date, moneys for the redemption of all the bonds to be redeemed, together with interest accrued and unpaid to the redemption date, shall be held on behalf of the borough at the office of the borough so as to be available therefore on said date and if notice of redemption shall have been given as aforesaid, then from and after the redemption date the bonds so called for redemption shall cease to bear interest.

Section 15. Form of bond. Each bond shall be in substantially the following form, with such variations, omissions and insertions as may be required or permitted by this ordinance:

UNITED STATES OF AMERICA
STATE OF ALASKA
MATANUSKA-SUSITNA BOROUGH
Special Assessment Bond
South Big Lake Road & West Susitna Pky
Natural Gas Local Improvement District No. 508
2015

NO. §
INTEREST RATE
Registered Owner
Principal Amount DOLLARS

The Matanuska-Susitna Borough (the "borough"), a municipal corporation of the state of Alaska, for value received, acknowledges itself indebted and hereby promises to pay (but only out of the sources hereinafter mentioned) to the registered owner identified above, or registered assigns, the principal amount shown above, and to pay (but only out of the sources hereinafter mentioned) interest on the unpaid principal sum from the date hereof at the interest rate per annum shown above. Installments of principal and interest (the "installment

payments") shall be payable semiannually on April 1 and October 1 of each year commencing October 1, 2015, until April 1, 2025, when the entire remaining principal balance hereof plus accrued interest shall be paid in full. Each installment payment shall consist of an equal amount of principal, plus accrued interest. The principal, interest and redemption price of this bond shall be payable in any coin or currency of the United States of America which at the time of payment is legal tender for the payment of public and private debts.

Payment of principal and interest shall be made by check or draft mailed to the registered owner of record as of the 15th day of the month preceding each installment payment date at the address appearing on the bond register of the borough.

This bond is one of the 2015 special assessment bonds, South Big Lake Road & West Susitna Pky Natural Gas Local Improvement District No. 508, of The Matanuska-Susitna Borough, Alaska, of like tenor and effect except as to serial numbers, aggregating not to exceed \$867,000.00 in principal amount, and constituting bonds authorized for the purpose of raising funds to pay the cost of natural gas improvements in the South Big Lake Road & West Susitna Pky Natural Gas Local Improvement District No. 508 of the borough, and is issued under Ordinance Serial No. 15-043 of the borough entitled:

AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY PROVIDING FOR THE ISSUANCE AND SALE OF NOT TO EXCEED \$867,000.00 PRINCIPAL AMOUNT OF SPECIAL ASSESSMENT BONDS FOR THE SOUTH BIG LAKE ROAD & WEST SUSITNA PKY NATURAL GAS LOCAL IMPROVEMENT DISTRICT NO. 508, AND FIXING DETAILS OF SAID BONDS.

(herein called the "ordinance") adopted on -, 2015.

The bonds are subject to redemption by or on behalf of the borough prior to maturity and upon notice as set forth in the ordinance in whole or in part on any date at a redemption price of the principal amounts thereof, together with interest thereon to the redemption date.

This bond is transferable as provided in the ordinance (i) only upon the bond register of the borough kept for that purpose at the office of the borough, and (ii) upon surrender of this bond together with a written instrument of transfer duly executed by the registered owner or the attorney of the registered owner duly authorized in writing, and thereupon a new fully registered bond or bonds in the same aggregate principal amount and maturity shall be issued to the transferee in exchange therefore as provided in the ordinance and upon the payment of charges, if any, as therein prescribed. The borough may treat and consider the person in whose name this bond is registered as the absolute owner hereof for the purpose of receiving payment of, or on account of, the principal or redemption price, if any, hereof and interest due hereon and for all other purposes whatsoever.

This bond is payable solely from assessments levied against properties specially benefited within the borough local improvement district known as South Big Lake Road & West Susitna Pky Natural Gas Local Improvement District No. 508 and is a special obligation of said local improvement district. Said assessments constitute a sinking fund for the payment of principal

of and interest on the bond and the properties specially benefited are pledged to secure the bond.

The registered owner of this bond shall not have any claim thereunder against the borough except for payment from special assessments made for the improvements for which the bond was issued and except for payment from the funds pledged for that purpose under the ordinance. The remedy of the registered owner of this bond shall be confined to the enforcement of such assessments and to such funds. The borough shall not be liable to the registered owner of this bond for any loss to such funds occurring in the lawful operation thereof.

THIS BOND IS NOT A GENERAL OBLIGATION OF THE BOROUGH AND NEITHER THE FAITH AND CREDIT NOR THE TAXING POWER OF THE BOROUGH IS PLEDGED TO ITS PAYMENT.

IT IS HEREBY CERTIFIED AND RECITED that all conditions, acts, or things required by the constitution or statutes of the state of Alaska and the code of ordinances of the borough to exist, to have happened or have been performed precedent to or in the issuance of this bond, exist, have happened and have been performed, and that the series of bonds of which this is one, together with all other indebtedness of the borough, is within every debt and other limit prescribed by said constitution, statutes or code of ordinances.

IN WITNESS WHEREOF, THE MATANUSKA-SUSITNA BOROUGH, ALASKA, has caused this bond to be signed in its name and on its behalf by the signature of its mayor and its corporate seal to be hereunto affixed, imprinted or otherwise reproduced, and attested by the signature of

its clerk, all as of the - day of -, 2015.

LARRY DEVILBISS, Borough Mayor

ATTEST:

LONNIE R. McKECHNIE, CMC, Borough Clerk

(SEAL)

Section 16. Establishment of guaranty fund. There is established the South Big Lake Road & West Susitna Pky Natural Gas Local Improvement District No. 508 special assessment bond guaranty fund (The "guaranty fund") to which the assembly shall annually appropriate a sum the assembly determines to be adequate, with other available funds, to cover a deficiency in meeting payments of principal and interest on the bonds if the reason for the deficiency is nonpayment of assessments when due. Money received from actions taken against property for nonpayment of assessments confirmed by Ordinance Serial No. 15-042 of the borough shall be credited to the guaranty fund. Amounts in the guaranty fund shall be used to pay principal and interest on the bonds when other funds are not available for that purpose.

Section 17. Disbursement of bond proceeds for project costs. That part of the bond proceeds required for costs of the project shall be deposited in the South Big Lake Road & West Susitna Pky Natural Gas Local Improvement District No. 508 construction account, which is hereby established within the South Big Lake Road & West Susitna Pky Natural Gas Line fund 825. There shall be paid from this account all amounts required for costs of the project.

Section 18. Establishment of reserve and refund account.

A. There is established the South Big Lake Road & West

Susitna Pky Natural Gas Local Improvement District No. 508 reserve and refund account (the "reserve and refund account") within the South Big Lake Road & West Susitna Pky Natural Gas Line fund 825.

B. There shall be paid into the reserve and refund account:

1. That part of the bond proceeds not expended or required for the initial LID expenses such as construction of the gas line, bond counsel fees, and similar expenses, and all anticipated administrative costs; and

2. All monies received from Enstar Natural Gas Company ("ENSTAR") that are refund entitlements arising out of new customers connecting to the gas line installed within the LID; and

3. The final refund due under the Enstar line extension tariff; and

4. Any sinking fund and guaranty fund balances after discharge of the bond.

C. At the end of each fiscal year, interest on the average reserve and refund account balance during the fiscal year at the rate determined by the finance director to be the average interest earned on borough investments during the fiscal year shall be transferred from the general fund to the reserve and refund account.

D. Until the bonds have been discharged, the funds within the reserve and refund account may be used only to pay the difference between the amount of principal and interest due on the bonds and the amount of special assessment payments including interest, received and available to pay that amount; provided, if the finance director determines that the amount of funds available in the reserve and refund account substantially exceeds that which is reasonably expected to be needed to meet assessment delinquencies, the finance director may, to the extent of such excess, make a prepayment on the bonds.

E. At such time as the finance director determines that the sum of the amounts in the reserve and refund account, the guaranty fund and the sinking fund equals or exceeds the amount required to (i) discharge the bonds, (ii) pay all refunds of assessments required upon discharge of the bonds, and (iii) pay any other amounts that may be owing on the bonds, the finance director shall cause such payment to be made and the bonds to be discharged.

Section 19. Establishment of sinking fund. There is established the South Big Lake Road & West Susitna Pky Natural Gas Local Improvement District No. 508 sinking fund (the "sinking fund"). Payments of principal and interest on assessments confirmed by Ordinance Serial No. 15-042 of the borough shall be deposited in the sinking fund. Amounts in the sinking fund shall be used to pay principal and interest on the bonds, and are hereby pledged for that purpose. At the end of each fiscal year, interest on the average sinking fund balance during the fiscal year at the rate determined by the finance director to be the average interest earned on borough investments during the fiscal year shall be transferred from the general fund to the sinking fund.

Section 20. Distribution of reserve and refund account funds.

A. Upon the discharge of the bonds, and the payment of all refunds of assessments required upon the discharge of the bonds, the funds remaining in the reserve and refund account shall be distributed as provided under this section.

B. When the balance of such fund divided by the number of parcels within the LID equals \$200 or more, the finance director shall refund to the owner of record as shown on the records of the borough assessor an amount equal to the fund balance divided by the number of lots within the LID; provided, after the borough receives the final refund from ENSTAR, the finance director shall

distribute the balance of the reserve and refund account by sending to each owner of record as shown on the most recent records of the borough assessor an amount equal to the fund balance divided by the number of lots within the LID. If any lot or tract within the LID is divided into two or more lots, the refund for such resubdivided lots shall be computed by counting the resubdivided lots as a single lot for purposes of determining the initial refund entitlement. The initial refund entitlement shall then be divided equally among the resubdivided lots.

Section 21. Bond sale and agreement. The sale to the purchaser of not to exceed \$867,000.00 principal amount of the bonds as provided in the agreement, is hereby authorized and approved.

Section 22. Delivery of the bonds. The proper officials of the borough are authorized and directed to execute all documents and to do everything necessary for the preparation and delivery of a transcript of proceedings pertaining to the bonds and the printing, authentication and delivery of the bonds in definitive form to the purchaser.

Section 23. Ratification. All actions taken by the mayor, manager and the finance director relative to the sale of the bonds are hereby in all respects ratified and confirmed. The appropriate officers of the borough are hereby authorized and directed to do all things necessary for the prompt execution, issuance and delivery of the bonds and for the proper application and use of the bond proceeds.

Section 24. Authority of officers. The mayor, the acting mayor from time to time, the borough manager, the acting borough manager from time to time, the finance director, the acting finance director from time to time, the borough clerk and the acting borough clerk from time to time, are, and each of them

hereby is, authorized and directed to do and perform all things and determine all matters not determined by this ordinance, to the end that the borough may carry out its obligations under the bonds and this ordinance.

Section 25. Pledge of funds. All refunds from ENSTAR attributable to the project, and all assessments levied in the LID, interest thereon and foreclosure proceeds thereof, are hereby irrevocably pledged to the payment of the principal of and interest on the bonds. The pledge under this section remains in effect until all of the bonds have been discharged.

Section 26. Miscellaneous. No recourse shall be had for the payment of the principal of or the interest on the bonds or for any claim based thereon or on this ordinance against any member of the assembly or officer of the borough or any person executing the bonds. The bonds are not and shall not be in any way a debt or liability of the state of Alaska or of any political subdivision thereof and shall not create or constitute an indebtedness or obligation, either legal, moral or otherwise, of said state or of any political subdivision thereof.

Section 27. Severability. If any one or more of the covenants and agreements provided in this ordinance to be performed on the part of the borough shall be declared by any court of competent jurisdiction to be contrary to law, then such covenant or covenants, agreement or agreements shall be null and void and shall be deemed separable from the remaining covenants and agreements in this ordinance and shall in no way affect the validity of the other provisions of this ordinance or of the bonds.

Section 28. Appropriation. There is appropriated for the purposes set out in this ordinance, all assessments and interest thereon from the assessments levied in the LID and assessment

foreclosure proceeds. The appropriation under this section does not lapse until the final refund required under Section 20.B of this ordinance has been made.

Section 29. Effective date. Ordinance Serial No. 15-043 shall take effect upon adoption by the borough assembly.

ADOPTED by the Matanuska-Susitna Borough Assembly this - day of -, 2015.

LARRY DEVILBISS, Borough Mayor

ATTEST:

LONNIE R. McKECHNIE, CMC, Borough Clerk

(SEAL)



SUBJECT: Ordinance authorizing issuance and sale of bonds and confirming assessment roll for East Carney Road Natural Gas Local Improvement District No. 534.

AGENDA OF: April 7, 2015.

ASSEMBLY ACTION:

MANAGER RECOMMENDATION: Introduce and set for public hearing on April 21, 2015.

APPROVED BY JOHN M. MOOSEY, BOROUGH MANAGER: 

Route To:	Department/Individual	Initials	Remarks
	Originator: Marcia vonEhr	MUE cy	3-17-15
1	Finance Director	zul	3/23/15
2	Borough Attorney	Reviewed by NS →	Bond Counsel
3	Borough Clerk		

ATTACHMENT (S) : Ordinance Serial No. 15-044 (5 pp),
 Exhibit "A", (2 pp)
 Ordinance Serial No. 15-045 (17 pp)
 Map (1 p)
 Fiscal Note: Yes No

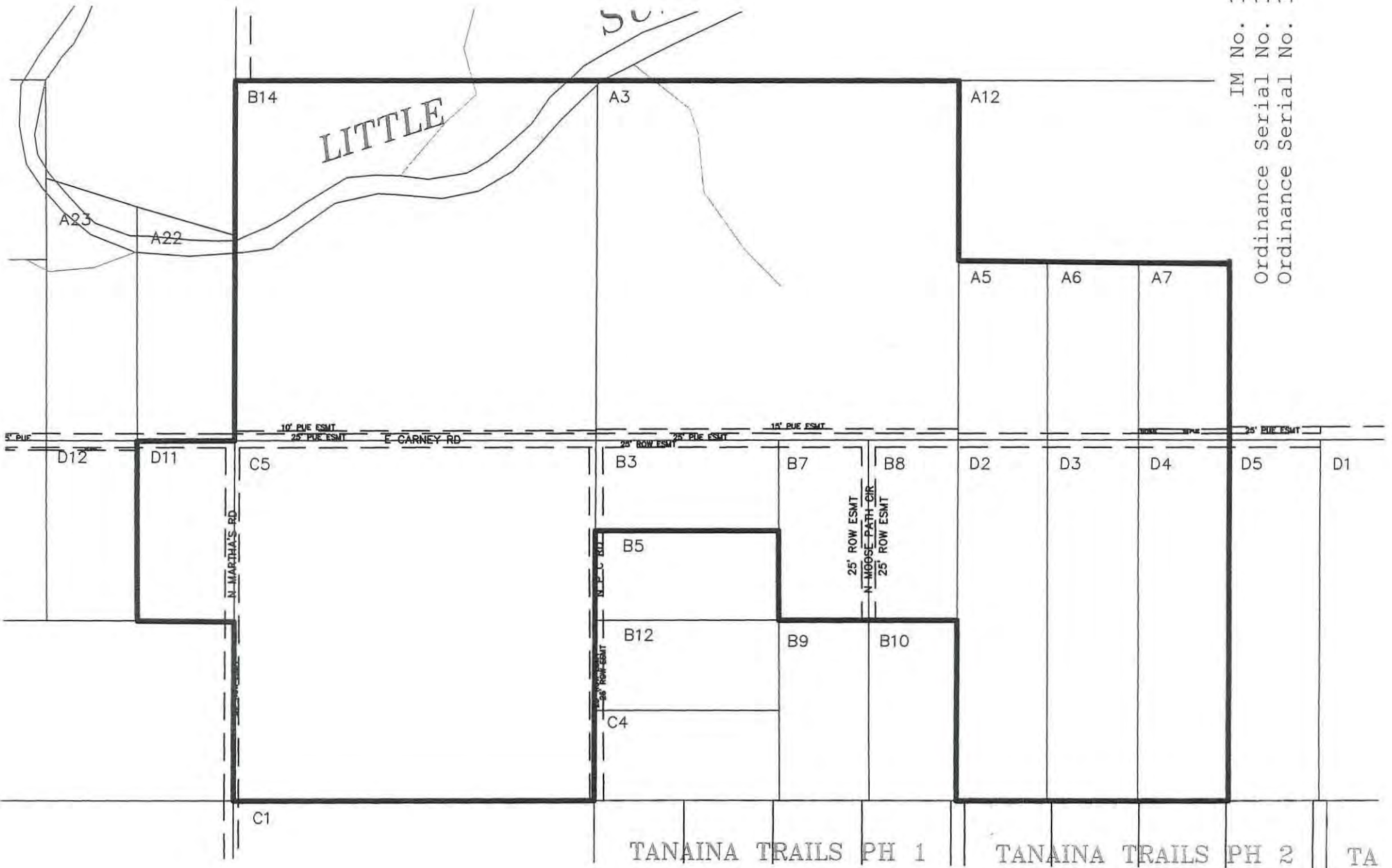
SUMMARY STATEMENT:

On August 5, 2014 the Assembly adopted Ordinance Serial No. 14-074 creating East Carney Road Natural Gas Local Improvement District. The construction has been completed by Enstar Natural Gas and this ordinance is now before the Assembly to finance the improvements.

Ordinance Serial No. 15-044 confirms the assessment roll and Ordinance Serial No. 15-045 authorizes the issuance and sale of bonds for East Carney Road Local Improvement District No. 534 as required by MSB 3.28.080 and MSB 3.28.120. Both ordinances are necessary to complete the process for this local improvement district.

The total cost is to be equally assessed against the properties within the improvement district, including those properties not meeting MSB 3.28.080(B) criteria.

The East Carney Road Natural Gas Local Improvement District is located in Assembly District #6.



IM No. 15-079
 Ordinance Serial No. 15-044
 Ordinance Serial No. 15-045

Non-Code Ordinance

By: Borough Manager
Introduced:
Public Hearing:
Action:

**MATANUSKA-SUSITNA BOROUGH
ORDINANCE SERIAL NO. 15-044**

AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY CONFIRMING THE ASSESSMENT ROLL FOR THE EAST CARNEY ROAD NATURAL GAS LOCAL IMPROVEMENT DISTRICT NO. 534 AND ESTABLISHING THE METHOD OF TERMINATING ASSESSMENTS AND MAKING REFUNDS TO PROPERTY OWNERS.

WHEREAS, the assembly, by Ordinance Serial No.14-074 established the East Carney Road Natural Gas Local Improvement District No. 534 (the "LID"); and

WHEREAS, the actual costs of the improvement, including construction cost and the amounts required for administrative costs, bond counsel fees, reserves and related costs are \$7,386.28 per lot; and

WHEREAS, the LID special assessment roll has been prepared and the total costs of the improvement are spread equally among all the properties within the LID as shown on the attached assessment roll marked Exhibit A; and

WHEREAS, the assembly held a hearing on the assessment roll at which time all the written objections to the assessment roll were considered and all persons present who objected in writing were given the opportunity to be heard; and

WHEREAS, notice of the assessment and hearing was mailed to

each owner of record more than 15 days before the hearing; and

WHEREAS, the assembly found no errors or inequalities in the assessment roll; and

WHEREAS, the assembly finds that the assessment roll should be confirmed.

NOW, THEREFORE, BE IT ENACTED by the assembly of the Matanuska-Susitna Borough:

* Section 1. Classification. This ordinance is a non-code ordinance.

* Section 2. Confirmation of roll. Each property within the East Carney Road Natural Gas Local Improvement District No. 534 as shown on the attached assessment roll marked Exhibit A, is hereby assessed \$7,386.28 and such assessment roll is hereby confirmed. Notwithstanding MSB 3.28.080(B), an assessment levied under this ordinance may exceed 25 percent of the assessed value for real property taxation of the property assessed.

* Section 3. Notice of assessment. Within 30 days after the date of the adoption of this ordinance, the finance director shall mail to the record owner of each property assessed a statement with the property description, the assessment amount, the method of payment, the rate of interest on the unpaid balance of the assessment, the time of delinquency, and penalties on delinquent payments. Within five days after the statements are mailed, the

finance director shall publish a notice in a newspaper of general circulation of the mailing of the statements.

* Section 4. Payment of assessment. The entire assessment may be prepaid without interest or penalty within 30 days of the date of mailing of the assessment statement. Thereafter the assessment may be prepaid in whole or in part with interest to the payment date. Interest on the unpaid amount of the assessment shall accrue at a rate per annum equal to the rate of interest on the bonds issued to finance the improvement. Assessments that are not prepaid shall be paid in 20 semiannual installments on March 1, and September 1 of each year, commencing September 1, 2015. Installments shall consist of equal amounts of principal, plus accrued interest. Payments of principal and interest on the assessments confirmed by this ordinance shall be deposited in the sinking fund established pursuant to section (19) of Ordinance Serial No. 15-045 of the borough.

* Section 5. Delinquencies. Upon the delinquency of an installment there shall be due and payable in addition to the delinquent installment a penalty on the delinquent installment equal to the penalty for second half real property taxes in effect on the date of delinquency. Notice of the delinquency shall be mailed to the owner of record. The notice shall describe the delinquency and state that the balance of the assessment, plus

penalty and accrued interest, will be due and payable if the delinquent installment, plus penalty and accrued interest, is not paid. If any payment has been delinquent for more than 60 days as of January 1, the assessed property will be placed on the borough's foreclosure list. At that time, the entire principal balance of the assessment plus accrued interest and penalty on the principal balance, and applicable foreclosure costs, shall be due and payable.

* Section 6. Termination of assessments and refund of prorata share of assessment prepayments.

A. Upon the discharge of the bonds, all unpaid, non-delinquent assessment installments are cancelled. The finance director shall refund to the owner of record at the time of discharge of each property whose assessment was prepaid, an amount equal to the difference in the total assessment paid on account of the property and the amount paid on account of properties for which no prepayments were made.

B. For any properties upon which foreclosure proceedings to recover delinquent assessment installments have been commenced prior to the cancellation of remaining assessment installments, the amount due shall be recomputed as provided in subsection (A), except there will be no refund.

* Section 7. Effective date. Ordinance Serial No. 15-044

shall take effect upon adoption by the Matanuska-Susitna Borough Assembly.

ADOPTED by the Matanuska-Susitna Borough Assembly this - day of -, 2015.

LARRY DEVILBISS, Borough Mayor

ATTEST:

LONNIE R. McKECHNIE, CMC, Borough Clerk

(SEAL)

Matanuska-Susitna Borough

Real Property Selection List by Account Number

March 12, 2015

LID534 EAST CARNEY ROAD

<u>Tax Account/Owner Name and Addr</u>	<u>Zone</u>	<u>Map#:</u> / <u>Subdivision</u>	<u>Land</u> <u>Appraisal</u>	<u>Building</u> <u>Appraisal</u>	<u>Total</u> <u>Appraisal</u>	<u>Acre</u>
218N01W14A003 SCHIRACK JOHN & JULIA M 1335 E CARNEY WASILLA, AK 99654	0041 WA	3	\$116,400.00	\$0.00	\$116,400.00	38.79
218N01W14A005 GARDNER BEN C & DENISE M PO BOX 671552 CHUGIAK, AK 99567-7152	0041 WA	3	\$48,100.00	\$60,600.00	\$108,700.00	4.81
218N01W14A006 BROWN ANDREW M 1353 N ST ANCHORAGE, AK 99501-4960	0041 WA	3	\$48,100.00	\$0.00	\$48,100.00	4.81
218N01W14A007 HOCKER DAVID L & SUSAN M PO BOX 874024 WASILLA, AK 99687-4024	0041 WA	3	\$47,200.00	\$247,800.00	\$295,000.00	4.72
218N01W14B003 CASSIDY CALEY C PO BOX 376 PALMER AK 99645-0376	0041 WA	3	\$50,000.00	\$6,300.00	\$56,300.00	5.00
218N01W14B007 MERRILL TOBY E PO BOX 870642 WASILLA, AK 99687-0642	0041 WA	3	\$50,000.00	\$299,000.00	\$349,000.00	5.00
218N01W14B008 MILLER JUDI LYNN BAKER 11940 SUNCREST DR ANCHORAGE, AK 99515	0041 WA	3	\$50,000.00	\$0.00	\$50,000.00	5.00
218N01W14B014 SCHIRACK A JOHN & JULIA M 1335 E CARNEY WASILLA, AK 99654	0041 WA	3	\$150,800.00	\$175,700.00	\$326,500.00	38.94

IM No. 15-079
Ordinance No. 15-044
Ordinance No. 15-045

Matanuska-Susitna Borough

Real Property Selection List by Account Number

March 12, 2015

LID534 EAST CARNEY ROAD

<u>Tax Account/Owner Name and Addr</u>	<u>Zone</u>	<u>Map#:</u> / <u>Subdivision</u>	<u>Land</u> <u>Appraisal</u>	<u>Building</u> <u>Appraisal</u>	<u>Total</u> <u>Appraisal</u>	<u>Acre</u>
218N01W14C005 SCHIRACK A JOHN & JULIA M 1335 E CARNEY WASILLA, AK 99654	0041 WA	3	\$200,000.00	\$0.00	\$200,000.00	40.00
218N01W14D002 ST JAMES LORRAINE MAGOON DEBORAH 1852 E CARNEY RD WASILLA, AK 99654	0041 WA	3	\$75,000.00	\$19,400.00	\$94,400.00	10.00
218N01W14D003 MCCOLLOR PATRICK M PO BOX 91718 ANCHORAGE AK 99509-1718	0041 WA	3	\$67,500.00	\$41,100.00	\$108,600.00	10.00
218N01W14D004 BROWN KENNETH W PO BOX 874224 WASILLA, AK 99687-4224	0041 WA	3	\$75,000.00	\$106,300.00	\$181,300.00	10.00
218N01W15D011 SCHIRACK JULIA 1335 E CARNEY WASILLA, AK 99654	0041 WA	3	\$47,600.00	\$0.00	\$47,600.00	4.81
Total Parcels in LID534:	13		\$1,025,700.00	\$956,200.00	\$1,981,900.00	181.88

IM No. 15-079
Ordinance No. 15-044
Ordinance No. 15-045

Non-Code Ordinance

By: Borough Manager

Introduced:

Public Hearing:

Action:

**MATANUSKA-SUSITNA BOROUGH
ORDINANCE SERIAL NO. 15-045**

AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY PROVIDING FOR THE ISSUANCE AND SALE OF NOT TO EXCEED \$97,000.00 PRINCIPAL AMOUNT OF SPECIAL ASSESSMENT BONDS FOR THE EAST CARNEY ROAD NATURAL GAS LOCAL IMPROVEMENT DISTRICT NO. 534, AND FIXING DETAILS OF SAID BONDS.

WHEREAS, the Assembly of the Matanuska-Susitna Borough (the "borough") has determined and does hereby determine that it is necessary to proceed to plan, design, develop, construct, equip, acquire property for, or otherwise provide for a natural gas pipeline in the East Carney Road (the "project"); and

WHEREAS, a local improvement district known as the East Carney Road Natural Gas Local Improvement District No. 534 (the "LID") has been formed for the project, special assessments will be levied on properties in the LID that are specially benefited by the project, and said special assessments, with interest thereon, will be sufficient (together with other amounts) and available to pay the principal of and interest on the hereinafter defined bonds; and

WHEREAS, it is deemed necessary and advisable and in the best interests of the borough and its inhabitants that not to exceed \$97,000.00 principal amount of special assessment bonds be issued at this time in a single series, as hereinafter fixed and determined, for the purpose of paying the cost (as hereinafter defined) of the project; and

WHEREAS, the proper officials of the borough have negotiated an agreement (the "agreement") with Wells Fargo Bank, N.A. (the

"purchaser") which provides, inter alia, for the issuance and sale by the borough and the purchase by the purchaser of the hereinafter defined bonds; and

WHEREAS, it is hereby found to be in the best interest of the borough that the agreement be approved and executed and that certain matters relating to such bonds and the use of the proceeds of such sale be established.

NOW, THEREFORE, BE IT ENACTED BY THE ASSEMBLY OF THE MATANUSKA-SUSITNA BOROUGH:

Section 1. Classification. This ordinance is a non-code ordinance.

Section 2. Purpose. The purpose of this ordinance is to authorize the issuance and sale of not to exceed \$97,000.00 of special assessment bonds to be sold in one series to provide funds to pay the capital costs of the project, to pay the costs of issuance of the bonds authorized herein and to fix certain details of said Bonds to be issued.

Section 3. Definitions. The following terms shall have the following meanings in this ordinance:

A. "Agreement" means the Agreement 12-185 dated June 8, 2012, from Wells Fargo Bank, N.A., and accepted by the borough for the sale of the bonds by the borough to the purchaser.

B. "Assembly" means the borough assembly, as the general legislative authority of the borough, as the same shall be duly and regularly constituted from time to time.

C. "Bond" or "Bonds" means any of the Matanuska-Susitna Borough Special Assessment Bonds, East Carney Road Natural Gas Local Improvement District No. 534, 2015, the issuance and sale of which are authorized herein.

D. "Bond register" means the registration books maintained by the borough, which include the names and addresses of the

owners or nominees of the owners of the Bonds.

E. "Cost" or "Costs" means all costs of the project allowable in special assessments under AS 29.46.110.

F. "Ordinance" shall mean this Ordinance Serial No. 15-045 of the borough.

G. "Purchaser" means, Wells Fargo Bank, N.A., the purchaser of the bonds.

H. "LID" means Local Improvement District No. 534.

Section 4. Authority for ordinance. The borough has ascertained and hereby determines that each and every matter and thing as to which provision is made in this ordinance is necessary in order to carry out and effectuate the purposes of the borough in accordance with the Constitution and statutes of the state of Alaska, and the code of ordinances of the borough, and to issue the bonds.

Section 5. Obligation of bonds. The bonds are a special obligation of East Carney Road Natural Gas Local Improvement District No. 534 of the borough and are payable solely from assessments levied against the properties which are specially benefited by the project within the East Carney Road Natural Gas Local Improvement District No. 534 and funds pledged for the payment of the bonds under this ordinance. Said assessments shall constitute a sinking fund for the payment of principal of and interest on the bonds. Neither the faith and credit nor the taxing power of the borough are pledged to the payment of the principal of and interest on the Bonds.

Section 6. Authorization of bonds and purpose of issuance. For the purpose of providing part of the funds required to pay the cost of the project, and to provide for original issue discount, if any, and to pay all costs incidental thereto and to the issuance of the bonds, the borough hereby authorizes and

determines to issue and sell the bonds in one series in the aggregate principal amount of not to exceed \$97,000.00.

Section 7. Maturities, payment dates, designation and form of bonds. The bonds shall be designated Matanuska-Susitna Borough Special Assessment Bonds, East Carney Road Natural Gas Local Improvement District No. 534, 2015, shall be dated the date of their delivery to the purchaser, and shall mature on April 1, 2025.

The bonds shall bear interest from their date at a rate determined in accordance with the Agreement, which shall not exceed 5.37 percent per annum. Installments of principal and interest on the bonds (the "installment payments") shall be payable semiannually on April 1 and October 1 of each year, commencing October 1, 2015. Each installment payment shall consist of an equal amount of principal, plus accrued interest.

The bonds shall be registered as to principal and interest as herein provided. The bonds shall each be of the denomination of one thousand dollars (\$1,000) or any integral multiple of \$1,000 of the same interest rate and maturity, approved by the borough, such approval to be evidenced by the execution of such bonds. The bonds shall be numbered separately in the manner and with such additional designation as the borough deems necessary for purposes of identification. The bonds shall be substantially in the form of such bond hereinafter set forth, with such appropriate variations, omissions, or insertions as are permitted or required by this ordinance, and may have endorsed thereon such legends or text as may be necessary or appropriate to conform to the rules and regulations of any governmental authority, or any usage or requirement of law with respect thereto. Each bond shall bear a number or letter, or a number and letter, distinguishing it from every other bond.

Section 8. Details of bonds. Each of the bonds shall be signed by the manual signature of the mayor and the official seal of the borough (or a facsimile thereof) shall be affixed, imprinted or otherwise reproduced on the bonds, and attested by the manual signature of the borough clerk. In case any officer whose signature shall appear on any bonds shall cease to be such officer before the delivery of such bonds, such signature shall nevertheless be valid and sufficient for all purposes the same as if he or she had remained in office until such delivery.

The principal, redemption price of, and the interest on the bonds shall be payable in any coin or currency of the United States of America, which at the respective dates of payment thereof, is legal tender for the payment of public and private debts.

Payment of the principal and interest on the bonds shall be made by check or draft mailed to the registered owner of record as of the 15th day of the month preceding each installment payment date at the address appearing on the bond register of the borough.

Section 9. Transfer and exchange of bonds and delivery of new bonds. Any bond may be transferred only upon the books kept for the registration and transfer of bonds by the borough, upon surrender thereof at the office of the borough, together with an assignment duly executed by the registered owner or the owner's attorney in such form as shall be satisfactory to the borough. Upon the transfer of any such bond, there shall be executed in the name of the transferee, and the borough shall authenticate and deliver, a new registered bond or bonds of the same maturity in any of the authorized denominations.

In all cases in which bonds may be transferred or exchanged under this ordinance, there shall be executed, and the borough shall authenticate and deliver, bonds in accordance with the

provisions of this ordinance. Any such transfer or exchange shall be without cost to the registered owner, except that the borough may make a charge for every such registration, transfer or exchange of bonds sufficient to reimburse it for any tax, fee, or other governmental charge required to be paid with respect to such registration, exchange or transfer, and such charge or charges shall be paid before any such new bond shall be delivered. The borough shall not be required to make any such registration, transfer or exchange of a bond during the fifteen (15) days next preceding an interest payment date on such bond.

Section 10. Ownership of bonds. As to any bond, the person in whose name the same shall be registered on the bond register shall be deemed and regarded as the absolute owner thereof for all purposes, and payment of or on account of the principal of such bond and the interest on such bond shall be made only to or upon the order of the registered owner thereof or the owner's legal representative, but such registration may be changed as hereinabove provided. All such payments shall be valid and effectual to satisfy and discharge the liability upon such bond, including the interest thereon, to the extent of the sum or sums so paid.

Section 11. Mutilated, destroyed, stolen, or lost bonds. In case any bond shall become mutilated or be destroyed, stolen or lost, the borough may cause to be executed, and shall deliver, a new bond of like interest rate, principal amount and maturity in exchange and substitution for and upon cancellation of such mutilated bond, or in lieu of and in substitution for such bond destroyed, stolen or lost, upon the owner thereof paying the reasonable expenses and charges of the borough in connection therewith and in the case of a bond destroyed, stolen or lost, filing by the owner with the borough evidence satisfactory to the

borough that such bond was destroyed, stolen or lost, and of the owner's ownership thereof, and furnishing the borough with indemnity satisfactory to it. Any new bond so delivered may bear a number differing from the number of the bond it replaces.

Section 12. Redemption of bonds. The bonds are subject to redemption at the option of the borough, in whole or in part, at any time. Any redemption of bonds shall be at a redemption price of the principal amount of the bonds to be redeemed, plus accrued interest.

Section 13. Notice of redemption. When the borough determines to redeem any bonds, it shall give notice of such redemption in the manner then provided by law, which notice shall state the redemption date and identify the bonds to be redeemed by reference to their numbers and further state that on such redemption date there shall become due and payable upon each such bond the principal amount thereof plus the applicable premium, if any (the "redemption price"), together with interest accrued to the redemption date, and that from and after such date interest thereon shall cease to accrue. Such notice shall be given at least 30 days but not more than 45 days prior to the redemption date by first class mail, postage prepaid, to the registered owner of any Bond to be redeemed at the address of the registered owner appearing on the bond register.

Section 14. Payment of redeemed bonds. Notice of redemption having been given in the manner provided in this ordinance, the bonds so called for redemption shall become due and payable on the redemption date stated in said notice at the applicable redemption price on said date plus interest accrued and unpaid to the redemption date upon presentation and surrender thereof at the office of the borough. If, on the redemption date, moneys for the redemption of all the bonds to be redeemed, together with interest

accrued and unpaid to the redemption date, shall be held on behalf of the borough at the office of the borough so as to be available therefore on said date and if notice of redemption shall have been given as aforesaid, then from and after the redemption date the bonds so called for redemption shall cease to bear interest.

Section 15. Form of bond. Each bond shall be in substantially the following form, with such variations, omissions and insertions as may be required or permitted by this ordinance:

UNITED STATES OF AMERICA
STATE OF ALASKA
MATANUSKA-SUSITNA BOROUGH
Special Assessment Bond
East Carney Road
Natural Gas Local Improvement District No. 534
2015

NO. §
INTEREST RATE
Registered Owner
Principal Amount DOLLARS

The Matanuska-Susitna Borough (the "borough"), a municipal corporation of the state of Alaska, for value received, acknowledges itself indebted and hereby promises to pay (but only out of the sources hereinafter mentioned) to the registered owner identified above, or registered assigns, the principal amount shown above, and to pay (but only out of the sources hereinafter mentioned) interest on the unpaid principal sum from the date hereof at the interest rate per annum shown above. Installments of principal and interest (the "installment payments") shall be payable semiannually on April 1 and October 1 of each year commencing October 1, 2015, until

April 1, 2025, when the entire remaining principal balance hereof plus accrued interest shall be paid in full. Each installment payment shall consist of an equal amount of principal, plus accrued interest. The principal, interest and redemption price of this bond shall be payable in any coin or currency of the United States of America which at the time of payment is legal tender for the payment of public and private debts.

Payment of principal and interest shall be made by check or draft mailed to the registered owner of record as of the 15th day of the month preceding each installment payment date at the address appearing on the bond register of the borough.

This bond is one of the 2015 special assessment bonds, East Carney Road Natural Gas Local Improvement District No. 534, of The Matanuska-Susitna Borough, Alaska, of like tenor and effect except as to serial numbers, aggregating not to exceed \$97,000.00 in principal amount, and constituting bonds authorized for the purpose of raising funds to pay the cost of natural gas improvements in the East Carney Road Natural Gas Local Improvement District No. 534 of the borough, and is issued under Ordinance Serial No. 15-045 of the borough entitled:

AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY PROVIDING FOR THE ISSUANCE AND SALE OF NOT TO EXCEED \$97,000.00 PRINCIPAL AMOUNT OF SPECIAL ASSESSMENT BONDS FOR THE EAST CARNEY ROAD NATURAL GAS LOCAL IMPROVEMENT DISTRICT NO. 534, AND FIXING DETAILS OF SAID BONDS.

(herein called the "ordinance") adopted on -, 2015.

The bonds are subject to redemption by or on behalf of the borough prior to maturity and upon notice as set

forth in the ordinance in whole or in part on any date at a redemption price of the principal amounts thereof, together with interest thereon to the redemption date.

This bond is transferable as provided in the ordinance (i) only upon the bond register of the borough kept for that purpose at the office of the borough, and (ii) upon surrender of this bond together with a written instrument of transfer duly executed by the registered owner or the attorney of the registered owner duly authorized in writing, and thereupon a new fully registered bond or bonds in the same aggregate principal amount and maturity shall be issued to the transferee in exchange therefore as provided in the ordinance and upon the payment of charges, if any, as therein prescribed. The borough may treat and consider the person in whose name this bond is registered as the absolute owner hereof for the purpose of receiving payment of, or on account of, the principal or redemption price, if any, hereof and interest due hereon and for all other purposes whatsoever.

This bond is payable solely from assessments levied against properties specially benefited within the borough local improvement district known as East Carney Road Natural Gas Local Improvement District No. 534 and is a special obligation of said local improvement district. Said assessments constitute a sinking fund for the payment of principal of and interest on the bond and the properties specially benefited are pledged to secure the bond.

The registered owner of this bond shall not have any claim thereunder against the borough except for

payment from special assessments made for the improvements for which the bond was issued and except for payment from the funds pledged for that purpose under the ordinance. The remedy of the registered owner of this bond shall be confined to the enforcement of such assessments and to such funds. The borough shall not be liable to the registered owner of this bond for any loss to such funds occurring in the lawful operation thereof.

THIS BOND IS NOT A GENERAL OBLIGATION OF THE BOROUGH AND NEITHER THE FAITH AND CREDIT NOR THE TAXING POWER OF THE BOROUGH IS PLEDGED TO ITS PAYMENT.

IT IS HEREBY CERTIFIED AND RECITED that all conditions, acts, or things required by the constitution or statutes of the state of Alaska and the code of ordinances of the borough to exist, to have happened or have been performed precedent to or in the issuance of this bond, exist, have happened and have been performed, and that the series of bonds of which this is one, together with all other indebtedness of the borough, is within every debt and other limit prescribed by said constitution, statutes or code of ordinances.

IN WITNESS WHEREOF, THE MATANUSKA-SUSITNA BOROUGH, ALASKA, has caused this bond to be signed in its name and on its behalf by the signature of its mayor and its corporate seal to be hereunto affixed, imprinted or otherwise reproduced, and attested by the signature of its clerk, all as of the - day of -, 2015.

LARRY DEVILBISS, Borough Mayor

ATTEST:

LONNIE R. McKECHNIE, CMC, Borough Clerk

(SEAL)

Section 16. Establishment of guaranty fund. There is established the East Carney Road Natural Gas Local Improvement District No. 534 special assessment bond guaranty fund (The "guaranty fund") to which the assembly shall annually appropriate a sum the assembly determines to be adequate, with other available funds, to cover a deficiency in meeting payments of principal and interest on the bonds if the reason for the deficiency is nonpayment of assessments when due. Money received from actions taken against property for nonpayment of assessments confirmed by Ordinance Serial No. 15-044 of the borough shall be credited to the guaranty fund. Amounts in the guaranty fund shall be used to pay principal and interest on the bonds when other funds are not available for that purpose.

Section 17. Disbursement of bond proceeds for project costs. That part of the bond proceeds required for costs of the project shall be deposited in the East Carney Road Natural Gas Local Improvement District No. 534 construction account, which is hereby established within the East Carney Road Natural Gas Line fund 825. There shall be paid from this account all amounts required for costs of the project.

Section 18. Establishment of reserve and refund account.

A. There is established the East Carney Road Natural Gas Local Improvement District No. 534 reserve and refund account (the "reserve and refund account") within the East Carney Road Natural Gas Line fund 825.

B. There shall be paid into the reserve and refund account:

1. That part of the bond proceeds not expended or required for the initial LID expenses such as construction of the gas line, bond counsel fees, and similar expenses, and all anticipated administrative costs; and

2. All monies received from Enstar Natural Gas Company ("ENSTAR") that are refund entitlements arising out of new customers connecting to the gas line installed within the LID; and

3. The final refund due under the Enstar line extension tariff; and

4. Any sinking fund and guaranty fund balances after discharge of the bond.

C. At the end of each fiscal year, interest on the average reserve and refund account balance during the fiscal year at the rate determined by the finance director to be the average interest earned on borough investments during the fiscal year shall be transferred from the general fund to the reserve and refund account.

D. Until the bonds have been discharged, the funds within the reserve and refund account may be used only to pay the difference between the amount of principal and interest due on the bonds and the amount of special assessment payments including interest, received and available to pay that amount; provided, if the finance director determines that the amount of funds available in the reserve and refund account substantially exceeds that which is reasonably expected to be needed to meet assessment delinquencies, the finance director may, to the extent of such excess, make a prepayment on the bonds.

E. At such time as the finance director determines that the sum of the amounts in the reserve and refund account, the guaranty fund and the sinking fund equals or exceeds the amount required to (i) discharge the bonds, (ii) pay all refunds of assessments

required upon discharge of the bonds, and (iii) pay any other amounts that may be owing on the bonds, the finance director shall cause such payment to be made and the bonds to be discharged.

Section 19. Establishment of sinking fund. There is established the East Carney Road Natural Gas Local Improvement District No. 534 sinking fund (the "sinking fund"). Payments of principal and interest on assessments confirmed by Ordinance Serial No. 15-044 of the borough shall be deposited in the sinking fund. Amounts in the sinking fund shall be used to pay principal and interest on the bonds, and are hereby pledged for that purpose. At the end of each fiscal year, interest on the average sinking fund balance during the fiscal year at the rate determined by the finance director to be the average interest earned on borough investments during the fiscal year shall be transferred from the general fund to the sinking fund.

Section 20. Distribution of reserve and refund account funds.

A. Upon the discharge of the bonds, and the payment of all refunds of assessments required upon the discharge of the bonds, the funds remaining in the reserve and refund account shall be distributed as provided under this section.

B. When the balance of such fund divided by the number of parcels within the LID equals \$200 or more, the finance director shall refund to the owner of record as shown on the records of the borough assessor an amount equal to the fund balance divided by the number of lots within the LID; provided, after the borough receives the final refund from ENSTAR, the finance director shall distribute the balance of the reserve and refund account by sending to each owner of record as shown on the most recent records of the borough assessor an amount equal to the fund balance divided by the number of lots within the LID. If any lot or tract within the LID is divided into two or more lots, the

refund for such resubdivided lots shall be computed by counting the resubdivided lots as a single lot for purposes of determining the initial refund entitlement. The initial refund entitlement shall then be divided equally among the resubdivided lots.

Section 21. Bond sale and agreement. The sale to the purchaser of not to exceed \$97,000.00 principal amount of the bonds as provided in the agreement, is hereby authorized and approved.

Section 22. Delivery of the bonds. The proper officials of the borough are authorized and directed to execute all documents and to do everything necessary for the preparation and delivery of a transcript of proceedings pertaining to the bonds and the printing, authentication and delivery of the bonds in definitive form to the purchaser.

Section 23. Ratification. All actions taken by the mayor, manager and the finance director relative to the sale of the bonds are hereby in all respects ratified and confirmed. The appropriate officers of the borough are hereby authorized and directed to do all things necessary for the prompt execution, issuance and delivery of the bonds and for the proper application and use of the bond proceeds.

Section 24. Authority of officers. The mayor, the acting mayor from time to time, the borough manager, the acting borough manager from time to time, the finance director, the acting finance director from time to time, the borough clerk and the acting borough clerk from time to time, are, and each of them hereby is, authorized and directed to do and perform all things and determine all matters not determined by this ordinance, to the end that the borough may carry out its obligations under the bonds and this ordinance.

Section 25. Pledge of funds. All refunds from ENSTAR

attributable to the project, and all assessments levied in the LID, interest thereon and foreclosure proceeds thereof, are hereby irrevocably pledged to the payment of the principal of and interest on the bonds. The pledge under this section remains in effect until all of the bonds have been discharged.

Section 26. Miscellaneous. No recourse shall be had for the payment of the principal of or the interest on the bonds or for any claim based thereon or on this ordinance against any member of the assembly or officer of the borough or any person executing the bonds. The bonds are not and shall not be in any way a debt or liability of the state of Alaska or of any political subdivision thereof and shall not create or constitute an indebtedness or obligation, either legal, moral or otherwise, of said state or of any political subdivision thereof.

Section 27. Severability. If any one or more of the covenants and agreements provided in this ordinance to be performed on the part of the borough shall be declared by any court of competent jurisdiction to be contrary to law, then such covenant or covenants, agreement or agreements shall be null and void and shall be deemed separable from the remaining covenants and agreements in this ordinance and shall in no way affect the validity of the other provisions of this ordinance or of the bonds.

Section 28. Appropriation. There is appropriated for the purposes set out in this ordinance, all assessments and interest thereon from the assessments levied in the LID and assessment foreclosure proceeds. The appropriation under this section does not lapse until the final refund required under Section 20.B of this ordinance has been made.

Section 29. Effective date. Ordinance Serial No. 15-045 shall take effect upon adoption by the borough assembly.

ADOPTED by the Matanuska-Susitna Borough Assembly this - day
of -, 2015.

LARRY DEVILBISS, Borough Mayor

ATTEST:

LONNIE R. McKECHNIE, CMC, Borough Clerk

(SEAL)

SUBJECT: LEASE OF BOROUGH OWNED REAL PROPERTY TO CONSTRUCT, INSTALL, MAINTAIN, REPAIR, OPERATE, AND MANAGE A COMMUNICATION SITE. (MSB007021)

AGENDA OF: April 7, 2015

ASSEMBLY ACTION:

MANAGER RECOMMENDATION: Introduce and set for public hearing.

APPROVED BY JOHN MOOSEY, BOROUGH MANAGER: _____

Route To:	Department/Individual	Initials	Remarks
	Originator	as	
	Community Development Director	[Signature]	
	Finance Director	[Signature]	3/23/15
	Borough Attorney	[Signature]	
	Borough Clerk	[Signature]	[Signature]

ATTACHMENT(S) : Fiscal Note: NO ___ YES X
 Best Interest Finding and Public Comments (3 pp)
 Lease and Exhibits (25 pp)
 Ordinance Serial No. 15-046 (2 pp)

SUMMARY STATEMENT:

Application has been submitted pursuant to MSB 23.10.080 for a lease of borough-owned property by the Matanuska Telephone Association (MTA). The purpose of application is to construct, install, maintain, repair, operate, and manage a communication site with a tower ≤ 85 feet in height.

DISCUSSION:

Due to demand for additional communication services near Denali Park and the Princess Lodge, MTA applied to the borough to lease approximately 2 acres in a larger Tract D, 66.57 acres, with a driveway to be constructed from Parks Highway to the communication site and a tower, cabinet, and other structures necessary for a communication site to be constructed and a tower

installed that will be managed by Matanuska Telephone Association.

The land is currently classified as public recreation; although a NRCS soil survey was performed and show the soils in Tract D are a mixture of Nancy-Kashwitna complex, 0 to 2 percent slopes. This is a Class 3 soil, farmland of local importance. MTA has indicated, and borough mapping concurs, no access is available at this site at this time. Driveway access to be constructed by MTA would be available, inasmuch as it does not conflict with communication site purposes, for further access of this property.

Public notice was provided in the Frontiersman, by mail to surrounding residents, community council, required boards and assembly members, and was posted on the web site. Following this notice, one public comment was returned requesting no interference with the highway snowmachine trail and stating better cell coverage would be useful in this area.

Authority:

MSB 23.05.030(G) requires that a Best Interest Finding shall be completed when disposing of, exchanging, or otherwise conveying an interest in real property at less than fair market value.

MSB 23.10.030(C) requires Assembly approval by Ordinance of any lease greater than 10 years in length.

MSB 23.10.080 Application. All applications for purchase or use of borough-owned real property shall be filed with the manager according to the procedures adopted by assembly resolution. Each application shall be accompanied by the appropriate fee.

RECOMMENDATION OF ADMINISTRATION:

Enter into a less than fair market value lease with MTA for the proposed communication tower site.

**MATANUSKA-SUSITNA BOROUGH
FISCAL NOTE**

Agenda Date: April 17, 2015

SUBJECT: LEASE OF BOROUGH OWNED REAL PROPERTY TO CONSTRUCT, INSTALL, MAINTAIN, REPAIR, OPERATE, AND MANAGE A COMMUNICATION SITE. (MSB007021)

ORIGINATOR:

FISCAL ACTION (TO BE COMPLETED BY FINANCE)	FISCAL IMPACT <u>YES</u> NO
AMOUNT REQUESTED <u>*</u>	FUNDING SOURCE <u>Lease Revenues</u>
FROM ACCOUNT #	PROJECT #
TO ACCOUNT : <u>203.000.000.3xx.xxx</u>	PROJECT #
VERIFIED BY: <u>[Signature]</u>	CERTIFIED BY:
DATE: <u>3/5/15</u>	DATE:

EXPENDITURES/REVENUES: (Thousands of Dollars)

OPERATING	FY2014	FY2015	FY2016	FY2017	FY2018	FY2019
Personnel Services						
Travel						
Contractual						
Supplies						
Equipment						
Land/Structures						
Grants, Claims						
Miscellaneous						
TOTAL OPERATING						

CAPITAL						
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REVENUE		<u>*</u>	<u>→</u>		
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FUNDING: (Thousands of Dollars)

General Fund					
State/Federal Funds					
Other		<u>*</u>	<u>→</u>		
TOTAL		<u>*</u>	<u>→</u>		

POSITIONS:

Full-Time					
Part-Time					
Temporary					

ANALYSIS: (Attach a separate page if necessary) * Amount to be determined

PREPARED BY: _____ PHONE: _____

DEPARTMENT: _____ DATE: _____

APPROVED BY: [Signature] DATE: 3/23/15

BEST INTEREST FINDING
For the
Disposition of Borough-owned Land

I. Summary of Proposed Action

Lease agreement with Matanuska Telephone Association for a tower site on borough-owned land.

II. Property Site Factors

- A. **Location:** Township 28 North, Range 5 West, Section 5
- B. **Legal Descriptions:** Township 28 North, Range 5 West, Seward Meridian
Section 5: Tract D
Containing 66.57 acres, more or less, according to the Alaska State Cadastral Survey 87-313, recorded in the Talkeetna Recording District on January 15, 1993, as Plat 93-6.
- C. **Land Status:** Patent from the State of Alaska, Patent No. 18079, March 20, 2001.
- D. **Restrictions:**
1. Land Classification – Public Recreation.
 2. Land Use Plans – This property is covered by the Matanuska Susitna Borough Core Area Comprehensive Plan. In analyzing this plan, there is nothing that would impact this management agreement.
 3. Title Restrictions –
Federal patent reserves from the lands granted a right-of-way thereon for ditches or canals constructed by the authority of the United States and a right-of-way for the construction of railroads, telegraph, and telephone lines in accordance with the Act of March 12, 1914.
State patent is subject to valid existing trails, roads, and easements, reservation of a 50 foot wide perpetual public access easement along each body of water.
A public right-of-way easement, 20 feet wide, within Section 5, ADL 216797.
State patent further reserves all oils, gases, coal, ores, minerals, fissionable materials, and fossils of every name, kind or description, and which may be in or upon said lands and the right to explore the same for such oils, gases, coal, ores, minerals, fissionable materials and fossils, right of entry for the same.
 4. Covenants – None.
 5. Zoning – None.
 6. Easements & Other Reservations – See above, state and federal.
- E. **Current Land Use:** Currently vacant land although near Denali Park and Princess Lodge.

- F. **Surrounding Land Use:** Recreation.
- G. **Existing Infrastructure:** None.
- H. **Soils & Terrain:** Utilizing the NRCS web soil survey and the NRCS prime and important farm land matrix for Mat-Su, the property includes a mixture of Nancy-Kashwitna complex, 0 to 2 percent slopes. This is a Class 3 soil, farmland of local importance.
- I. **Coastal Management:** No longer required.
- J. **Resources:** Parcel is in Natural Resource Management Unit. Removal of timber products will be discussed with Ray Nix, prior to removal, for any special disposal instructions.
- K. **Assessment:** The 2014 assessed value of the subject parcel is \$33,300.

III. Public and Board and Commission Comments

Public notice placed in the Frontierman, on the MSB web site, and mailed out based on addresses obtained from the Borough property database, mailed to community council, appropriate boards, and assembly members. Following this notice, one public comment was returned requesting no interference with the highway snowmachine trail and also stating better cell coverage would be useful in this area.

IV. Analysis & Discussion

Title to real property is held subject to matters of record, which usually include reservations and exceptions in federal and state patents and easements plus liens and encumbrances, if any. Review of matters of record for this property include federal and state title restrictions and state and borough land use case files for this area.

The area includes ADL 216797, a state issued right-of-way located within Township 28 North, Range 5 West, Seward Meridian, Sections 5, 6, and 7. The right-of-way also traverses Township 28 North, Range 6 West, Sections 2, 3, 4, 11, and 12.

NRCS web soil report was created and this area is Class 3, Nancy-Kashwitna complex, a NRCS designated Farmland of Local Importance. At this time, MTA's proposal includes use of the driveway for access by the Borough. Should an Agricultural Advisory Board be created and the decision made that farms smaller than 40 acres are viable today, this area could be considered for smaller niche farms and access would be available.

Lease of the property and development of access would provide benefit to borough residents through additional communication site coverage and better access to borough-owned property that might be used in the future for recreation, businesses along the scenic corridor, or agriculture

due to Class 3 soils; although the current acreage required for an agricultural parcel would only allow for one farm unit in this area.

MTA is a local co-op owned by residents of the borough. A best interest finding was completed with regard to a less than fair market value lease of the property to a utility cooperative. The best interest finding is included in enclosed with this IM.

V. Recommendation

Approval of a less than fair market value, 20-year lease, for a communication site.



MATANUSKA-SUSITNA BOROUGH

Community Development Department

350 East Dahlia Avenue • Palmer, AK 99645

Phone (907) 745-9869 • Fax (907) 745-9635

E-mail: lmb@matsugov.us

COMMUNICATION SITE LEASE

THIS LEASE (the "Lease") is entered into this 7th day of April 2015, by and between:

MATANUSKA SUSITNA BOROUGH (hereinafter "Lessor"), a municipal corporation formed under the laws of the State of Alaska, whose mailing address is 350 E. Dahlia Avenue, Palmer, Alaska 99645;

and

MTA Communications, LLC, a Limited Liability Company (hereinafter "Lessee"); whose mailing address is ATTN: Alisha Naylor, 1740 S Chugach Street, Palmer, Alaska 99645

The parties recite that:

- A. Lessor desires to lease to Lessee, and Lessee desires to lease from Lessor, a parcel of land more specifically described and depicted on Exhibit A attached to and for all purposes made a part of this Lease.
- B. The parties desire to adopt this Lease as a complete and final statement of all of the promises, covenants, terms and conditions in effect and binding between them.
- C. Lessor is entering into this Lease as land owner, exercising its power to manage its own lands under Alaska Statute 29.35.010(8), and the applicable provisions of the Matanuska-Susitna Borough Code ("MSB Code") Section 1.10.010(A)(9) and Title 23. The Matanuska-Susitna Borough Community Development Department, Land and Resource Management Division is responsible for management of borough-owned real property, timber, and gravel resources

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including lease origination, management, oversight, and enforcement, pursuant to Sections 23.05.010, 23.05.050, 23.05.070, and 23.10.180 of MSB Code.

In so acting, Lessor is not waiving, and Lessor is explicitly reserving unto itself, all of its governmental authority, sovereignty and power to enact and enforce laws and regulations governing land use and development, or the conduct of any business or activity, anywhere within the Borough. Nothing in this Lease shall waive or otherwise diminish Lessor's governmental authority, sovereignty and power with respect to leased land or Lessee's use or occupancy of it.

- D. The Matanuska-Susitna Borough cannot, and does not, through this Lease, make any representations, warranties or guarantees as to the future results of any land use permits, applications, or proposals which are governed by Matanuska-Susitna Borough Code.

NOW, THEREFORE, in consideration of the promises and covenants set out below, the parties agree as follows:

Section 1. Premises Leased.

- 1.1 Leased Premises. Lessor, for and in consideration of the rents, covenants and conditions hereinafter specified to be paid, performed and observed by Lessee, leases to Lessee, and Lessee leases from Lessor, land situated at approximately Mile 132 of the Parks Highway. The leased land is more particularly described and the site depicted on Exhibit A. Within 180 days of lease effective date Lessee will provide the Borough an Amended Exhibit A with reference to the Record of Survey of the leasehold recorded in the Talkeetna Recording District. At that time, the parties will execute an Amendment to incorporate the Amended Exhibit A into this document. The leased land, together with all rights, easements, privileges and appurtenances attaching or belonging to the described land, but subject to the reservation contained in Section 1.2 below, is referred to hereafter as the "Leased Premises."
- 1.2 Reservation of Minerals and Resources. All oil, gas, coal, other hydrocarbons, geothermal resources, rock, sand, gravel, peat, timber, and minerals of whatever nature on, in or under the above-described land are excluded from the Leased Premises and reserved to Lessor. Lessor may, nevertheless, grant Lessee a permit to make use of the timber, rock, sand, or gravel found on the Leased Premises in Lessee's development of the Leased Premises, which may require Lessee to obtain any required permit. Lessor has not promised or obligated itself to providing any such permit to Lessee. If Lessor mines and/or extracts any of the reserved minerals or resources, Lessor agrees that the mining and/or extraction shall not interfere with Lessee's business and activities on the Leased Premises or its access to the Leased Premises.

Section 2. Term.

2.1 Lease Term. This Lease shall be and continue in full force and effect for an initial term of twenty (20) years (the "Initial Term") commencing as of April 7, 2015, and expiring at 11:59 p.m. on April 6, 2035, unless earlier terminated as provided in this Lease.

2.2 Option to Renew. Lessee may apply to renew this Lease for up to two (2) additional periods of up to five (5) years each (the "Renewal Term"). To effectively exercise an option to renew, Lessee must not be in default of any of its obligations at the time of the exercise or at the time of the commencement of any Renewal Term. During the Renewal Term(s), all of the provisions of this Lease shall remain in full force and effect, except that the rent Lessee shall pay to Lessor shall be adjusted as is provided for below.

2.2.1 Unless otherwise agreed in writing by lessor and lessee, lessee will apply for lease renewal no more than 180 days prior to lease expiration and no less than 120 days prior to lease expiration. Lease renewal for periods of 5 years may be approved by the Borough Manager.

Section 3. Use and Occupancy.

3.1 Permitted Use. The non-exclusive use of Premises shall be to construct, install, maintain, repair, operate, and manage a communication site, including but not limited to the construction and maintenance of a driveway, a tower \leq 85 feet in height, structural tower base, communications equipment, and an equipment cabinet.

3.1.1 Collocated Communication Equipment. Lessee is encouraged to cooperate with other companies interested in equipment collocation. It is to be noted that collocation of equipment and/or additional collocated cabinets is subject to application for and receipt of an appropriate land use lease from MSB Land and Resource Management Division for surface cabinet space at the site and requires Development Plans from any and all collocators.

3.2 Quiet Enjoyment. Upon Lessee's timely payment of all of rents and other sums required to be paid by Lessee under this Lease, and upon Lessee's full and faithful observance and performance of all of its obligations contained in this Lease, and so long as such observance and performance continues, Lessee shall peaceably hold and enjoy the Leased Premises during the Term without hindrance or interruption by Lessor or anyone lawfully claiming by, through, or under Lessor.

3.3 Repair and Maintenance. Lessee shall, at Lessee's expense and without notice from Lessor at all times during the Term, keep the Leased Premises and all Improvements now existing or hereafter built on the Leased Premises (including but not limited to exterior building walls, windows, doors, fences, signs, landscaping and yard areas, refuse disposal equipment and facilities, pavement, curbs, gutters, exterior lighting, and drainage facilities), in good order, condition, maintenance, operability, and repair and of a neat, clean, and pleasing appearance reasonably satisfactory to Lessor.

3.4 Compliance with Laws. Lessee, at all times during the Term, at its own expense, and with all due diligence, shall observe and comply with all laws, ordinances, rules, and regulations that are now in effect or that may later be adopted by any governmental authority (including Lessor), and that may be applicable to the Leased Premises or any Improvement on it or any use of it.

3.5 Authorized Representative. Immediately after the execution of this Lease, Lessee shall provide Lessor with the name and contact information (including cell phone number and e-mail address) for Lessee's principal point of contact for Lessee's operations on the Leased Premises. Lessor shall be entitled to directly communicate with the named individual for all matters under this Lease. Lessee shall promptly notify Lessor of any change in the person acting as Lessee's Authorized Representative for the Leased Premises.

3.6 Supervision. Lessee shall maintain reasonable and adequate on-site supervision of the Leased Premises to insure that the terms and conditions of this Lease and all applicable federal, state and borough laws, rules, and regulations governing operations within the Leased Premises are enforced.

3.7 Signage. Lessee shall not place on the Leased Premises any signage that is unrelated to any business Lessee is operating on the Leased Premises. Lessee's signage for its business shall be limited to one sign visible from the roadway, which must not exceed thirty-six inches (36") in height and seventy-two inches (72") in length. No electioneering or campaign signs of any kind shall be placed upon the Leased Premises.

3.8 Utilities. Lessee shall pay for all utility services consumed or used on the Leased Premises.

3.9 Waste and Wrongful Use. Lessee shall not commit or suffer any strip or waste of the Leased Premises, or engage in any unlawful activity, or engage in any unauthorized activity that is unsafe, results in any public or private nuisance thereon, or adversely affects the value, character, or utility of Lessor's surrounding property.

3.10 Setbacks. Lessee shall observe all setback requirements applicable to the Leased Premises and shall not construct or maintain any building or other structure whatever between any road or other specified rights-of-way boundary of the Leased Premises and any setback along such boundary, except for fences or walls approved by Lessor. Lessor reserves the right to make use of, and to grant utility easements and other rights to third parties in, the setback areas of the Leased Premises.

3.11 Inspection and Repair. Lessee shall repair, maintain and make good all conditions required under the provisions of this Lease, permit requirements and applicable laws within a time frame provided for curing a default under the terms of this Lease. In the event of an emergency, Lessor's notice may be verbally given and followed after-the-fact by written notice. If Lessee refuses or neglects to provide reasonable and necessary repairs or maintenance for the Leased Premises as required under the terms of this Lease to the reasonable satisfaction of Lessor after written demand, then Lessor, without prejudice to any other right or remedy it has under this Lease or otherwise, may perform such reasonable and necessary maintenance work or make such repairs without liability to

Lessee for any loss or damage that may accrue to Lessee's merchandise or other property or Lessee's business by reason thereof. Upon completion of any such repair or maintenance, and no later than thirty (30) days after presentation of an invoice therefore, Lessee shall pay as additional rent Lessor's reasonable costs for making such necessary repairs or performing such maintenance, plus fifteen percent (15%) of the repair cost to cover Lessor's overhead.

3.11.1 Condition of Premises. Lessee has had an opportunity to inspect Premises and enters into this lease solely in reliance on lessee's own examination and not by reason of any representation by the Borough. Lessee accepts the Premises in present condition "AS IS WHERE IS". No reliance shall be placed on any opinion, material, or information provided by or through Borough, and Lessee does so at its own risk, cost, and expense.

Section 4. Rent.

Rent for the initial five years of the lease shall be determined by assessed value, pursuant to MSB 23.10.060(B)(2).

4.1 Rent. Rent may be based on a combination of rent for the land ("Land Rent") and rent for air space ("Air Space Rent") of Lessees and any other collocated authorized users (collectively referred to as "Authorized Users"). Prior to collocation of ground or air structures, an Authorized User shall obtain a land use lease through Land and Resource Management Division, for cabinet or other structure location.

4.1.1.1 Land Rent. Based on the site plan and acreage, Lessee shall pay in advance the land rent of \$250.00 a month for the construction phase. The construction phase includes the entire parcel (Tract D) as well as the proposed driveway construction (Tract C). Upon conclusion of construction, Lessee will obtain and record, at Lessee's cost, a Record of Survey for the communication tower site and driveway with a separate acreage shown for the tower site and the driveway. A conformed copy of the Record of Survey will be provided to the Lessor and Lessee shall pay to the Borough \$330 per acre per month for site rent of the communication tower site based on less than fair market value 2015 assessed value.

4.1.1.1.1 Land rent will be increased by 2.5% or CPI, Anchorage, whichever is higher, each July 1.

4.2 Taxes. Lessee shall pay all taxes imposed by MSB on Premises and improvements thereon or any other taxes relating to its operations during the term of the Lease.

4.3 Assessments. Lessee shall pay its pro rata share of assessments charged against Premises. Borough will send a written notice with a detailed explanation of any assessments pertaining to Premises to Lessee. Lessee shall pay assessment within thirty (30) days of receipt of written notice from Borough.

4.4 Failure to Pay. If Borough must pay any tax, assessment, penalty, or interest because of the failure of Lessee to pay such taxes, assessments, penalties, or interest, such obligations shall be considered a debt to Borough.

4.5 Late Charge. In the event Lessee fails to make any payment of rent or any other payments due hereunder upon the date due, Borough shall be entitled to collect from Lessee a late charge equal to six percent (6%) of the amount of the delinquent payment or \$50.00, whichever is greater.

4.6 Interest Charge. Failure to pay rent or any other payments due under the Lease on the date due shall be subject to interest at the rate of twelve percent per annum.

Section 5. Special Requirements.

5.1 Electrical Power. Lessee shall pay for all electric power and other charges or expenses incurred for Premises to supply the electric power.

5.2 Compliance with Laws. Lessee shall conform with all local, state, and federal applicable laws and regulations of public authority affecting Premises and the use thereon and assume, at Lessee's sole expense, any costs of such compliance including any fines or penalties. Lessee shall obtain all federal, state, and local permits and licenses necessary to operate under this lease, including but not limited to compliance with Federal Communication Commission (FCC) requirements, Federal Aviation Administration (FAA) requirements, Title 47 CFR, National Telecommunications and Information Administration (NTIA), ANSI/NFPA 70.

5.3 Minerals and Valuable Materials. Lessee shall not remove or sell valuable materials, held by the Borough, including but not limited to gravel and timber without written consent of Borough.

5.3.1 Lessee will reimburse MSB for any gravel from the Premises utilized in construction of the access road or construction site at FMV. Authorization for same may be obtained by providing an application to Resource Specialist, Land and Resource Management Division, (907) 861-8572.

5.3.2 Lessee will make timber removed for construction that is \geq 4-inch diameter at breast height (DBH) available to the Lessor through notification of the Resource Manager, Land and Resource Management Division, (907) 861-7863.

5.4 Fire. To the extent possible, Lessee shall protect Premises from fire and shall report any fires on Premises to Borough, by phone, as soon as possible, at the phone number shown on the signature page.

5.5 FCC License. Lessee shall operate its equipment and units in compliance with the rules and regulations of the Federal Communications Commission or Lessee's license authority. Within thirty (30) days prior to the beginning of operation and any subsequent collocation, Lessee shall furnish Borough with a copy of its current license and subsequent renewal license to: Matanuska Susitna

Borough, Land and Resource Management Division, MSB007021, 350 East Dahlia Avenue, Palmer, Alaska, 99645.

5.6 Hazardous, Toxic, or Harmful Substances.

5.6.1 Deleterious Material. Lessee shall not make, or suffer to be made, any filling in of Premises or any deposit of rock, earth, ballast, refuse, garbage, waste matter, chemical, biological, or other wastes, hydrocarbons, any other pollutants, or other matter within or upon Premises, except as approved in writing by Borough. If Lessee fails to remove all non-approved fill material, refuse, garbage, wastes, or any other of the above materials from Premises, Lessee agrees that Borough may, but is not obligated to, remove such materials and charge Permittee for the cost of removal and disposal.

5.6.2 Hazardous, Toxic, or Harmful Substances. For the purposes of this Lease, the term "Hazardous Material" means any hazardous or toxic substances, material, or waste, including but not limited to oil, petroleum products and byproducts, gasoline, diesel fuel, stove oil, kerosene, and other hydrocarbons; those substances, materials and wastes listed in U.S. Department of Transportation Hazardous Materials table (49 CFR Part 172.101) or by the U.S. Environmental Protection Agency as hazardous substances (40 CFR Part 302), and amendments thereto; all materials the release of which must be reported under Title 46 of Alaska Statutes; and any such other substance, materials, and wastes that are or become regulated under any applicable local, state, or federal law.

5.6.2.1 Lessee or any authorized users shall not keep on or about Premises, any substances now or hereinafter designated as or containing components now or hereinafter designated as hazardous, toxic, dangerous, or harmful (and/or which are subject to regulation as hazardous, toxic, dangerous, or harmful) by any federal, state, or local law, regulation, statute, or ordinance (hereinafter collectively referred to as "Hazardous Substances") unless such are necessary to carry out Lessee's permitted use under Section 3 and unless Lessee fully complies with all federal, state, and local laws, regulations, statutes, and ordinances now in existence or as subsequently enacted or amended. Any substances designated as hazardous, toxic, dangerous, or harmful that are necessary to carry out Lessee's permitted use will be reported to Lessor, in writing, and copies of required permits will be provided to Lessor.

5.6.2.2 Lessee shall immediately notify Borough of any of the following:

5.6.2.2.1 all spills or re-permits of any Hazardous Substance in, on, or adjacent to Premises,

5.6.2.2.2 all failures to comply with any federal, state, or local law, regulation, or ordinance, as now enacted or as subsequently enacted or amended,

5.6.2.2.3 all inspections of Premises by, or any correspondence, orders, citations, or notifications from any regulatory entity concerning Hazardous Substances affecting Premises,

5.6.2.2.4 all regulatory orders or fines, or all response or interim cleanup actions taken by or proposed to be taken by any government entity or private party concerning Premises.

5.6.2.2.5 on request, Lessee shall provide copies to Borough of any and all correspondence, pleadings, and/or reports received by or required of Lessee or issued or written by Lessee or on Lessee's behalf with respect to the use, presence, transportation, or generation of Hazardous Substances in, on, about, or adjacent to Premises.

5.6.2.3 Lessee shall be fully and completely liable to Borough, and, to the full extent permitted by law, shall indemnify, defend, and hold harmless Lessor and its elected and appointed officials, employees, officers, and agents with respect to any and all damages, costs, fees (including attorney's fees and costs), penalties (civil and criminal), and cleanup costs assessed against or imposed as a result of Lessee or authorized user's use, disposal, transportation, generation, and/or sale of Hazardous Substances or that of Lessee's employees, agents, assigns, contractors, subcontractors, licensees, or invitees.

5.7 Non-Ionizing Electromagnetic Radiation (NIER). Lessee shall comply with standards or requirements in effect for non-ionizing electromagnetic radiation levels as established by the Environmental Protection Agency (EPA) or other governing agencies.

5.8 Weed Control. Weed control shall be approved in writing by Borough prior to beginning such activities. No aerial spraying without prior approval by Borough is allowed.

5.9 Survey. Lessee shall submit a recorded Record of Survey for the Premises within thirty (30) days of completion of the construction phase, stamped by a licensed surveyor or engineer.

Section 6. Assignment, Insurance, and Indemnity

6.1 Assignment. Lessee shall not hypothecate, mortgage, assign, subpermit, transfer, or otherwise alienate this lease ("Assignment"), or any interest therein, without the prior written consent of Borough, which consent shall be at the sole discretion of Borough; however, the Borough will not unduly withhold consent. The consent of Borough to any one assignment shall not constitute a waiver of Borough's right to consent to subsequent assignments, nor shall consent of Borough to any one assignment relieve any party previously liable as Lessee from any obligations under this Lease. The acceptance by Borough of the payment of rent following an assignment shall not constitute consent to any assignment and Borough's consent shall be evidenced only in writing.

Name Change. If during the term of this Agreement Lessee changes its name, Lessee shall provide Borough with documentation legally supporting the name change within 60 days of the effective date of the change. Lessee may contact Matanuska-Susitna Borough, Land and Resource Management Division for a list of acceptable documentation.

6.2 Lessee's Assumption of Liability, and Liability and Casualty Insurance

6.2.1 Assumption of Liability. Borough shall have no responsibility with respect to any aspect of Premises or any activity conducted thereon from and after the effective date of the lease. Lessee shall indemnify and save Borough harmless from any and all liability, damage, expense (including attorney fees and costs), cause of action, suits, claims, or judgments by any reason whatsoever caused or arising out of the use, occupation, and control of Premises by Lessee, Collocated Lessees, invitees, agents, employees, licensees, or permittees except as may arise solely out of the willful act or gross negligence of Borough or Borough's officers, agents, or employees.

6.2.2 Evidence of Insurance. Lessee must furnish evidence of insurance in the form of a Certificate of Insurance satisfactory to Borough, executed by a duly authorized representative of each insurer showing compliance with the insurance requirements set forth below. The Certificate of Insurance must reference the Matanuska Susitna Borough as a certificate holder and shall contain the MSB Agreement number. Before implementing this Agreement, Lessee must provide proof of coverage.

6.2.3 Cancellation. The Certificate(s) of Insurance must provide 45 days written notice to Borough before the cancellation, non-renewal, or material change of any insurance coverage included therein. Notices must be sent to Borough via certified mail.

6.2.4 Minimum Coverage Requirements. The Minimum Coverage Requirements set forth the minimum limits of insurance Lessee must purchase to secure a contract with the Borough. These limits may not be sufficient to cover all liability losses and related claim settlement expenses. Purchase of these minimum limits of coverage does not relieve Lessee from liability for losses and settlement expenses greater than these amounts.

During the term of this Agreement, Lessee must purchase and maintain, and shall require all authorized collocated lessees or independent contractors to maintain while performing work on Premises, the minimum insurance coverages and limits in Exhibit xx, which may be increased by Borough at its sole discretion:

The Lessee waives all rights against the Borough for the recovery of damages to the extent they are covered by business auto liability or commercial umbrella liability insurance.

6.3 Self-Insurance. In lieu of the coverages required under Exhibit B Insurance "Minimum Coverage Requirements," Borough at its sole discretion, may accept evidence of self-insurance by Lessee, provided Lessee provides the following:

6.3.1 Lessee shall provide a statement by a CPA or actuary; satisfactory to the Borough that demonstrates Lessee's financial condition is satisfactory to self-insure any of the required insurance coverages.

6.3.2 Borough may require Lessee to provide the above yearly to ensure Lessee's continuing ability to self-insure. If at any time Lessee does not satisfy the self-insurance requirement, Lessee shall immediately purchase insurance as set forth under "Minimum Coverage Requirements".

6.3.4 Aside from any "self-insurance" guaranteed by the Lessee, it is the responsibility of Lessee to ensure that its contractors, agents, employees, guests, invitees, Collocated Authorized Users, or affiliates in, on, under, or above Premises, any adjoining property, or any other property subject to use by Lessee in conjunction with its use of Premises, meet minimum insurance requirements described above.

Section 7. Indemnity

7.1 Lessee assumes all responsibility, risk, and liability for its activities and use of or contact with the Leasehold. The Lessee shall defend, indemnify, save, and hold harmless the Borough, its elected and appointed officials and officers, agents, and employees, from and against any and all demands, causes of action (whether in the nature of an action for damages, indemnity, contribution, government cost recovery, hazardous materials or otherwise), fines, judgments, suits, claims, actions, proceedings, losses, costs (including full reasonable attorney's fees and costs), expenses, charges, forfeitures, liens, liabilities, settlements, penalties, and damages of any kind or nature whatsoever, including, but not limited to those alleging personal injury, wrongful death, nuisance property damage, economic loss, damages, violation of statutes, ordinances, constitutions, or other laws, rules, or regulations, contractual claims, environmental contamination (including any disposal, release, spill or discharge or any threatened disposal, release, spill, or discharge of, or contamination by hazardous materials), and environmental noncompliance (including the Lessee's failure to provide all information, make all submissions, and take all steps required by the authority under the environmental laws or any other law concerning any spill, discharge, or contamination), or any other kind of loss, tangible or intangible, sustained by any person, or property arising out of, in connection with, directly or indirectly from, or otherwise incident to Lessee's, Lessee's officers, agents, employees, partners, attorneys, suppliers, and subcontractors' Leasehold activities or performance related to this lease in any way whatsoever or use of or contact with the Leasehold, except to the extent the sole legal cause of injury or damage is the negligence or willful misconduct of the Lessor or anyone acting on the Lessor's behalf. This defense and indemnification responsibility includes claims alleging acts or omission by the Lessor or its agents which are said to have contributed to the losses, failure, violations, or damage. However, the Lessee shall not be responsible for any damages or claim arising from the sole negligence or willful misconduct of the Lessor, its agents, or employees.

7.1.1 The obligations of the Lessee to indemnify the Lessor under the terms of this lease shall survive transfer, assignment, or other disposition of an interest in this lease as well as the expiration, forfeiture, relinquishment, abandonment, or other termination of this lease.

7.1.2 The Lessee shall name the Lessor as an additional insured on all insurance policies obtained and maintained by the Lessee. Any insurance purchased by the Lessee under this section will not be construed to limit in any way the Lessee's liabilities or responsibilities under this lease.

7.2 If any portion of this clause is voided by law or a court of competent jurisdiction the remainder of the clause shall remain enforceable.

Section 8. Default and Termination.

8.1 Breach by Lessee. In the event of any breach of any provision of this Lease by Lessee, the breach, whether material or not, shall be deemed a default entitling Borough to cancel this Lease and seek any other remedies set forth in this Lease or otherwise available at law or equity, after Borough has delivered to Lessee notice of the breach and a demand that the same be remedied immediately. Lessee shall not be in default if the breach pertains to the payment of money and Lessee cures the breach within twenty (20) days of receipt of the notice, or if the breach pertains to a matter other than the payment of any monies due under this lease, and Lessee promptly commences to cure the breach and cures the breach within forty-five (45) days after receipt of the notice.

8.2 Re-entry. In the event of any default by Lessee, Borough shall have the right, with or without canceling the Lease, to re-enter the Premises and remove all persons and property from Premises and take whatever actions may be necessary or advisable to relet, protect or preserve the Premises. Borough shall not be responsible for any damages or losses suffered by Lessee as a result of such re-entry, removal, storage, or other disposition, and no such action shall be construed as an election to terminate this Lease unless a written notice of termination is given to Lessee.

8.3 Termination of Agreements. Borough may terminate this lease for default by Lessee and subject to any non-disturbance and attornment agreements, if any, Borough shall have a right to terminate any and all subpermits, licenses, concessions, or other arrangement for possession affecting Premises.

8.4 Right to Cure. If Lessee fails to perform any undertaking or promise contained herein, Borough shall have the right but not the obligation to make such performance thirty (30) days after expiration of the notice to cure defaults stated above. Borough's expenditures to correct Lessee's failure to perform shall be reimbursed by Lessee.

8.5 Remedies Cumulative. The specified remedies to which Borough or Lessee may resort under the terms of this permit are cumulative and are not intended to be exclusive of any other remedies or means of redress to which Borough or Lessee may lawfully be entitled in case of any breach or threatened breach by Borough or Lessee of any provision of this permit.

8.6 Insolvency. If a receiver or trustee is appointed to take possession of all or substantially all of the assets of Lessee; or if any action is taken or suffered by Lessee pursuant to an insolvency, bankruptcy or reorganization act; or if Lessee makes a general assignment for the benefit of its creditors; and if such appointment, action or assignment continues for a period of thirty (30) days, it shall, at Borough's option, constitute a material breach by Lessee.

8.7 Termination Upon Notice. Lessor or Lessee may termination this agreement for any reason or for no reason upon 180 days prior written notice.

Section 9. Access and Driveway Maintenance.

9.1 Access. Provisions for access to Premises are as follows:

9.1.1 No Access. Access to this site will be from Parks Highway. The Borough has no legal road access to Premises at this time. Lessee is solely responsible for constructing legal driveway access to Premises. All driveway construction will be in compliance with current Matanuska Susitna Borough road construction standards. Lessee is responsible for obtaining any necessary permits for driveway construction. Such access must contain a provision that entitles Borough to use the access as a licensee to the extent necessary to administer this lease.

9.1.2 Restricting Access. Lessee will, at its sole expense, restrict public access to the Premises and Tower by construction of at least a 6-foot chain link gated fence around the premises Premises.

9.1.3 Lessee's access will not block access to state issued right-of-way for motorized trails in Section 5, ADL 216797.

9.2 Driveway Repair/Maintenance. Lessee shall repair or cause to be repaired at its sole cost and expense that damage to said driveway.

9.3 Improvements. Lessee shall construct no improvements to roads where access has been provided by Borough without the prior written consent of Borough, which shall not be unreasonably withheld. Unless Borough agrees to share in the cost of the improvement in writing, the improvements shall be at the sole cost of the improver.

9.4 Insurance. The provisions under Section 6 – Assignment, Insurance, and Indemnity- shall apply to Lessee's use of roads or driveways authorized herein.

9.5 Time Restrictions. Road or driveway maintenance shall take place after June 15 and prior to October 15 of each year. Lessee shall provide Borough with a driveway or road (for any borough roads involved) maintenance plan to be accepted by Borough prior to June 1 of each year, which shall include a winter snow removal plan to provide access for fire or other emergency vehicles as

might be required.

Section 10. Improvements.

10.1 Site Plan. Lessee has submitted and Borough has accepted a site plan, which is attached as Exhibit C. Lessee shall not construct any improvement unless such improvements are authorized in an approved site plan. The plan shall not be changed without prior written acceptance by Borough.

10.2 Utilities. Prior to excavation, clearing, or construction, Lessee will employ a utility locator service, at no cost to Borough, to check the permit area for buried utilities.

10.3 Unauthorized Improvements. All improvements made on Premises without the written consent of Borough are unauthorized and shall, at the option of Borough, be removed by Lessee, be removed by Borough at the cost to Lessee, or become the property of Borough.

10.4 Maintenance and Repair of Improvements. Lessee shall maintain and repair all improvements owned by Lessee, at its own cost.

10.5 Removal of Improvements. Lessee shall remove all Lessee owned improvements, including fixtures, from Premises within sixty (60) days from the Termination Date unless otherwise provided herein. In the event Borough authorizes Lessee owned improvements to remain past the sixty-day period, Lessee shall pay to Borough the contract rent then in effect from the Termination Date until the improvements are removed. If Lessee fails to remove the improvements at the end of the sixty day period where no extension has been granted or at the end of such other period authorized by Borough, Lessee shall be in trespass, and such improvements shall be deemed unauthorized improvements subject to disposition as set forth in Section 9.3.

10.6 As-Built Drawing. Within 30 days after the completion of construction, Lessee shall provide Borough with an 8-1/2 x 11 inch as-built drawing of the site stamped by a licensed surveyor or engineer. As-built drawing must establish the location and dimensions of all improvements constructed or installed, including tower, tower footings, surface structures (cabinets), fences, and utilities, and must provide bearings and distances to an established survey point in a form consistent with generally accepted professional standards and any special survey instructions issued. This As-Built is in addition to the required Record of Survey for the site.

Section 11. Miscellaneous.

11.1 No Partnership. Borough is not a partner nor a joint venturer with Lessee in connection with the business carried on under this permit and shall have no obligation with respect to Lessee's debts or other liabilities.

11.2 Non-Waiver. Waiver by either party of strict performance or any provisions of this permit shall not be a waiver of nor prejudice the party's right to require strict performance of the same provision in the future or of any other provision.

11.3 Venue and Choice of Law. Any dispute arising out of this Lease shall be governed by the laws of the State of Alaska. Venue for resolving such disputes shall be in State of Alaska, Third Judicial District at Palmer and not elsewhere.

11.4 Interpretation and Numbering. This lease has been submitted to the scrutiny of all parties hereto and their counsel if desired, and shall be given a fair and reasonable interpretation in accordance with the words hereof, without consideration or weight being given to its having been drafted by any party hereto or its counsel. Section numbers or titles are not to be considered in interpreting this permit.

11.5 Notices.

11.5.1 Any notice given under this lease shall be deemed received when delivered by hand or three (3) days after deposit in the United States mail with proper first class postage affixed addressed to the parties authorized representatives.

11.5.2 Changes of address may be given in accordance with this section. Lessee shall notify Borough within seven (7) calendar days of any change of address, business name, contact person's name or other changes that may affect the permit.

11.6 Liens. Lessee shall not suffer nor permit any lien to be filed against Lessee's interest in Premises or any improvement thereon by reason of work, labor, services or materials performed or supplied to Lessee or anyone holding Premises or any part thereof under the lease. If any such lien is filed against Lessee's interest or any improvements thereon, Lessee shall cause the same to be discharged of record within thirty (30) days after the date of filing the same unless other arrangements are authorized in writing by Borough. Lessee shall indemnify Borough for any costs, damages or expenses (including attorneys' fees) incurred as a result of the filing of such liens or in obtaining their discharge whether such costs, damages or expenses were incurred prior or subsequent to permit termination.

11.7 Force Majeure. Borough's or Lessee's failure to perform any of its obligations under this lease shall be excused if due to causes beyond its control and without the fault or negligence of Borough or Lessee, including but not restricted to acts of God, acts of the public enemy, vandalism, fires, lightning, floods, epidemics or labor strikes.

11.8 Preservation of Markers. Any legal land subdivision survey corners, reference points or monuments are to be preserved. If such are destroyed or disturbed by Lessee, Lessee shall re-establish them by a licensed land surveyor in accordance with U. S. General Land Office standards at their own expense. Corners, reference points, or monuments that must necessarily be disturbed or destroyed in the process of carrying out the operations allowed by this lease must be adequately referenced and/or replaced. Such references must be approved by Borough prior to removal of said corners, reference points, or monuments.

11.9 Condemnation. If all of Premises is taken by any public authority under the power of eminent domain, this lease shall terminate as of the date possession was taken by said public authority pursuant to such condemnation. If any part of Premises is so taken and, in the opinion of either Borough or Lessee, it is not economically feasible to continue this lease in effect, either party may terminate this lease. Such termination by either party shall be made by notice to the other given not later than thirty (30) days after possession is so taken, the termination to be effective as of the later of thirty (30) days after said notice or the date possession is taken. If part of Premises is so taken and neither Borough nor Lessee elects to terminate this lease, or until termination is effective, as the case may be, the rental shall be abated in the same proportion as the portion of Premises so taken bears to the whole of Premises. All damages awarded for the taking or damaging of all or any part of Premises, or Borough-owned improvements thereon, shall belong to and become the property of Borough and Lessee hereby assigns to Borough any and all claims to such award. However, Borough shall not claim any interest in or to personal property or authorized improvements belonging to Lessee.

11.10 Discriminatory Acts Prohibited. Lessee in its use or occupancy of the Leased Premises, shall not discriminate against any person or class of persons by reason of sex, race, color, creed, or national origin and shall comply with all federal regulations and laws in regard to discrimination.

11.11 Recordation of Lease. This Lease shall be recorded, along with all Exhibits and attachments therefrom, and which recording expense shall be borne by the Lessee.

11.12 Proprietary Information/Public Disclosure. Materials or information submitted as required in this Agreement shall become public records within the meaning MSB 1.50.030 and A.S. 40.25.110.

Any submitted materials or information that the Lessee claims as exempt from disclosure under the provisions of MSB 1.50.040 and A.S. 40.25.110 must be clearly designated. The page must be identified and the particular exemption from disclosure upon which the Lessee will rely upon in making the claim for exemption must be identified. Making the entire submitted materials or information exempt from disclosure is not acceptable unless warranted.

The Borough will consider a Lessee's request for documents to be exempt from disclosure; however, the Borough will make an independent decision on the applicability of any claimed exemption. If a public records request is made regarding materials that the Lessee has requested be exempt, the affected Lessee will be given notice of the request and allowed to seek a court injunction against the requested disclosure prior to the Borough fulfilling the public records request.

Section 12. Exhibits. This Lease is subject to the terms and conditions of exhibits referenced herein, which are attached hereto and by this reference, made a part hereof.

List of Exhibits

Exhibit A	Legal Description
Exhibit B	Driveway and Site
Exhibit C	Insurance
Exhibit D	Record of Survey to Amend Exhibit A

IM 15-070
OR 15-046

IN WITNESS WHEREOF, Lessor and Lessee have duly executed and acknowledged this Lease for Port District Uplands on the dates indicated below.

MATANUSKA-SUSITNA BOROUGH

John Moosey, Borough Manager

STATE OF ALASKA)
) ss.
THIRD JUDICIAL DISTRICT)

The foregoing instrument was acknowledged before me this _____ day of April, 2015, by John Moosey, the Manager of MATANUSKA-SUSITNA BOROUGH, on behalf of the municipal corporation.

Notary Public in and for Alaska
My Commission Expires: _____

Im 15-070
OR 15-046

MTA COMMUNICATIONS, LLC

Alisha Naylor

STATE OF ALASKA)
) ss.
THIRD JUDICIAL DISTRICT)

The foregoing instrument was acknowledged before me this _____ day of April, 2015, by Alisha Naylor, the Manager of MATANUSKA-SUSITNA BOROUGH, on behalf of the limited liability company.

Notary Public in and for Alaska
My Commission Expires: _____

Im 15-070
OR 15-046

EXHIBIT A

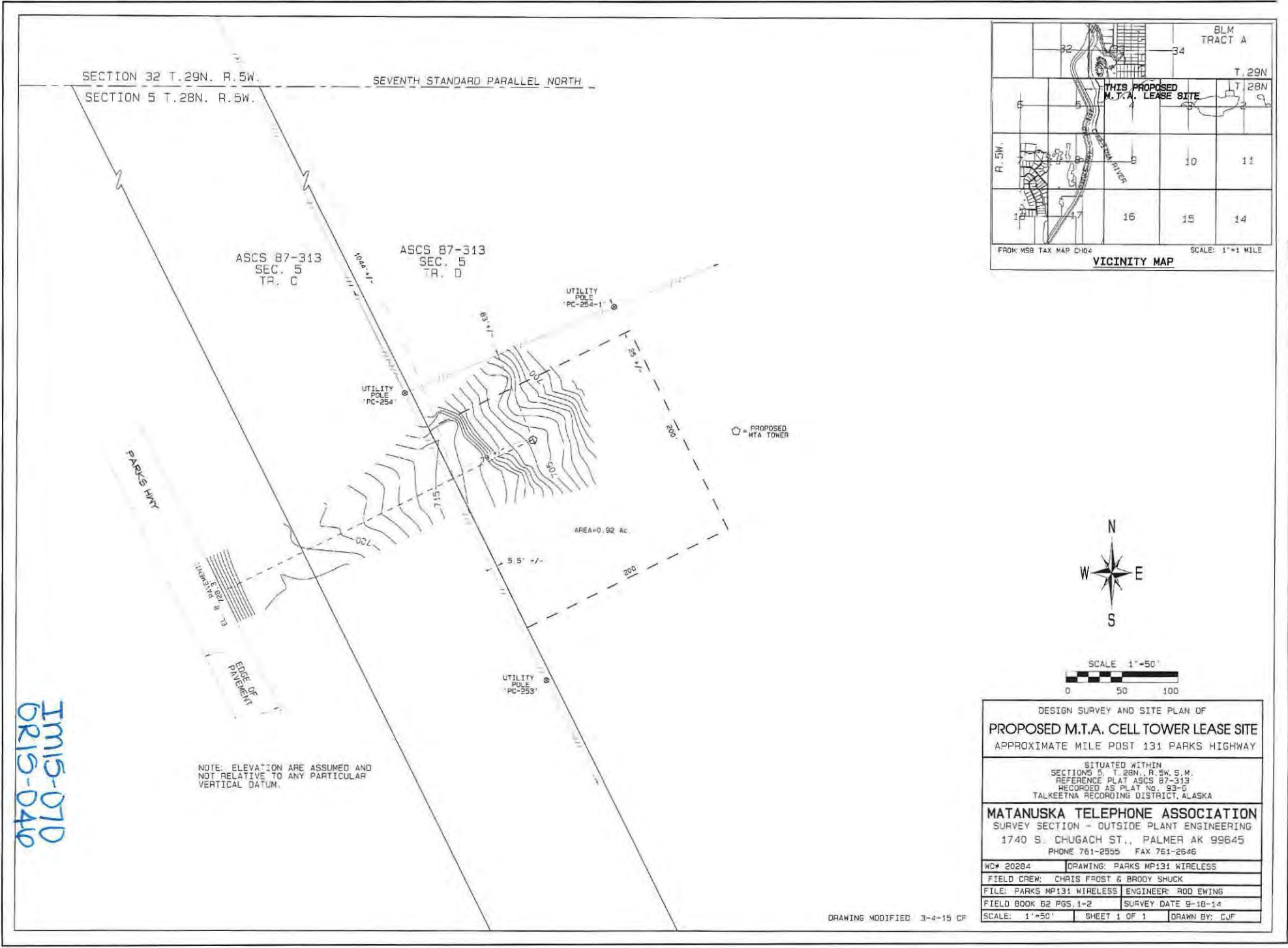
The Leased Premises are legally described as follows:

Township 28 North, Range 5 West, Seward Meridian

Section 5: Tract D

Containing 66.57 acres, more or less, according to the Alaska State Cadastral Survey 87-313, recorded in the Talkeetna Recording District on January 15, 1993, as Plat 93-6.

MSB007021



IM15-07D
DR15-04D

EXHIBIT C

INSURANCE
(Lessee/Permittee/Manager)

It is specifically agreed between the parties executing this Agreement that it is not intended by any of the provisions of the Agreement to create in the public or any member thereof a third party benefit hereunder, or to authorize anyone not a party to this Agreement to maintain a suit for personal injuries or property damage pursuant to the terms or provisions of this Agreement.

It is highly recommended that the Lessee/Permittee/Manager confer with their respective insurance companies or brokers to determine if their insurance program complies with the Lessor's Insurance requirements.

The Lessee/Permittee/Manager shall procure and maintain the following insurance:

A. Minimum Scope of Insurance

Coverage shall be at least as broad as:

1. Insurance Services office form number CG 0001 (Edition 10/01) covering Commercial General Liability.
2. Insurance Services office form number CA 0001 (Edition 10/99) covering Automobile Liability, symbol 1 "any auto."
3. Worker's Compensation insurance as required by the State of Alaska and Employers Liability Insurance.
4. Builders risk for any leasehold development to cover:
 - a. building materials (installed and uninstalled) and supplies on the job site, in storage, and in transit;
 - b. temporary structures, foundations, and excavation sites;
 - c. equipment, scaffolding, and fences;
 - d. theft, flood, sinkholes, fire, earthquakes, and other weather-related damage; and
 - e. design error, faulty workmanship, changes in laws;
5. Protection and Indemnity Insurance if operating a vessel or engaged in any activities creating liability traditionally covered by maritime insurance, if applicable. Insurance shall cover crew and third-party liability and coverage shall not be less than \$1,000,000 per occurrence.
6. Longshoremen's and Harborworkers' Compensation insurance, if engaged in any activities which could result in liability covered by such insurance.
7. Environmental/Pollution Liability insurance to cover any activities arising out of the Lessee's operations.

B. Minimum Limits of Insurance

Lessee/Permittee/Manager shall maintain limits no less than:

1. General Liability:

\$1,000,000 combined single limit per occurrence for bodily injury, property damage, personal injury and advertising injury. The general aggregate limit shall be \$1,000,000 minimum. The general aggregate limits shall apply separately to each project.

General liability insurance shall be maintained in effect throughout the term of the Agreement.

If the general liability insurance is written on a claim made form, the Lessee/Permittee/Manager shall provide insurance for a period of two years after termination or expiration of this Agreement. The policy(s) shall evidence a retroactive date, no later than the beginning of this Agreement.

2. Auto Liability:

\$1,000,000 combined single limit per accident for bodily injury and property damage.

3. Worker's Compensation and Employers Liability:

Worker's Compensation shall be statutory as required by the State of Alaska. Employer's liability shall be endorsed to the following minimum limits:

Bodily injury by Accident -	\$100,000 each accident
Bodily injury by Disease -	\$100,000 each employee
Bodily injury by Disease -	\$500,000 policy limit

4. Builders risk: Minimum would be determined by cost of project. This insurance may be provided by the Lessee or Lessee's contractor.

5. Protection and Indemnity (P&I),
If applicable, minimum \$1,000,000.

6. Longshoremen's and Harborworkers' Compensation Insurance:

Longshoremen's and Harborworkers' Compensation insurance shall be statutory as required by the United States Code and associated regulations, If applicable.

7. Environmental/Pollution Liability.

A policy providing coverage for claims involving transport, remediation, storage, disposal, or other handling of hazardous materials or waste arising out of the Lessee's operations. Such Pollution Liability policy shall provide at least \$1,000,000 per occurrence/aggregate coverage for bodily injury and property damage.

8. Excess Liability:

In order to meet the required minimum limits of insurance it is permissible for the Lessee/Permittee/Manager to combine an excess liability or umbrella policy with the general liability, auto liability or employer's liability. In the instance

where the Lessee/ Permittee/ Manager purchases an excess liability or umbrella policy the occurrence limit and the aggregate limit may be of the same amount.

C. Deductibles and Self-Insured Retention

Prior to occupancy, any deductible or self-insured retention must be declared and approved by the Lessor. Lessee/Permittee/Manager may be requested to demonstrate how the deductible or self-insured retention will be funded in the event of a claim. At the option of the Lessor, the Lessee/Permittee/Manager shall reduce or eliminate such deductibles or self-insured retention as respects the Lessor, its officers, officials, employees and volunteers; or the Lessee/Permittee/Manager shall procure a bond guaranteeing payment of losses and related investigations, claim administration, and defense expenses.

D. Other Insurance Provisions

The policies are to contain, or be endorsed to contain, the following provisions:

1. General Liability, Automobile Liability

- a. The Lessor, its Administrator, officers, officials, employees, and volunteers shall be covered as additional insured as respects: liability arising out of activities performed by or on behalf of the Lessee/Permittee/Manager; products and completed operations of the Lessee/Permittee/Manager; premises owned, occupied or used by the Lessee/ Permittee/ Manager or automobiles owned, leased, hired or borrowed by the Lessee/Permittee/Manager. The coverage shall contain no special limitation on the scope of protection afforded to the Lessor, its Administrator, officers, officials, employees, and volunteers.
- b. The Lessee/Permittee/Manager's insurance coverage shall be primary insurance as respects the Lessor, its Administrator, officers, officials, employees, and volunteers. Any insurance or self-insurance maintained by the Lessor, its Administrator, officers, officials, employees, and volunteers shall be excess of the Lessee/Permittee/Manager insurance and shall not contribute to it.
- c. The Lessee/Permittee/Manager insurance shall apply separately to each insured against whom claim is made or suit is brought, except with respect to the limits of the insurer's liability.

2. Worker's Compensation and Employer's Liability

The insurer shall agree to waive all rights of subrogation against the Lessor, its Administrator, officers, officials, employees, and volunteers for losses arising from work performed by the Lessee/Permittee/Manager or any subcontractor of the Lessee/Permittee/Manager in relation to this Agreement.

3. All Insurance

Each insurance policy required by this Agreement shall be endorsed to state that coverage shall not be suspended, voided, canceled by either party, reduced in coverage or in limits except after 30 days prior written notice for nonpayment of premium or fraud on the part of the Lessee/Permittee/Manager or 60 days prior written notice for any other reason by certified mail, return receipt requested, has been given to the Lessor. *Such notice shall be mailed to the attention of the Lessor's Land Management Officer.*

E. Acceptability of Insurers

Insurance is to be placed with insurers with a Best's rating of no less than A-VII.

F. Verification of Coverage

Lessee/Permittee/Manager shall furnish the Lessor with certificates of insurance and with certified copies of all endorsements effecting coverage required by this clause. The certificates and endorsements for each insurance policy are to be signed by a person authorized by that insurer to bind coverage on its behalf. The certificates are to be on forms acceptable to the Lessor. All certificates are to be received and approved by the Lessor before occupancy commences. The Lessor reserves the rights to require complete, certified copies of all required insurance policies, at any time.

G. Subcontractors

Lessee/Permittee/Manager shall include all subcontractors and as insured under its policies or shall furnish separate certificates and endorsements for each subcontractor. All coverage for subcontractors shall be subject to all requirements stated herein.

H. Lapse in Insurance Coverage

A lapse in insurance coverage, any change that restricts, reduces insurance provided, or changes name of insured without Lessor approval is a material breach of this agreement, which shall result in immediate termination of the agreement.

EXHIBIT D - RECORD OF SURVEY TO AMEND EXHIBIT A

MSB007021

Im15-070
OR15-046

NON-CODE ORDINANCE

Sponsored By:
Introduced:
Public Hearing:
Adopted:

**MATANUSKA-SUSITNA BOROUGH
ORDINANCE SERIAL NO. 15-046**

AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY TO ENTER INTO A LEASE WITH MATANUSKA TELEPHONE ASSOCIATION FOR A COMMUNICATION SITE. (MSB007021).

WHEREAS, the Matanuska Telephone Association has applied for a lease of this property from Matanuska-Susitna Borough; and

WHEREAS, the Matanuska Susitna Borough classified lands contained within Township 28 North, Range 05 West, Sections 5 as public recreation lands; and

WHEREAS, MSB 23.10.080 Application. All applications for purchase or use of borough-owned real property shall be filed with the manager according to the procedures adopted by assembly resolution.

WHEREAS, MSB 23.05.030(G) requires that a Best Interest Finding shall be completed when otherwise conveying an interest in real property at less than fair market value; and

WHEREAS, MSB 23.10.030(C) requires Assembly approval by Ordinance of any lease greater than 10 years in length; and

BE IT ENACTED:

Section 1. Classification. This Ordinance is a non-code ordinance.

Section 2. Acceptance and Authorization. Subject to conditions and stipulations outlined in the Lease Agreement between Matanuska Susitna Borough and Matanuska Telephone

Association, the Assembly authorizes the Borough Manager to finalize and enter into the lease agreement for a period not to exceed twenty (20) years with options for two renewals of five years each.

Section 3. Effective Date. This ordinance shall take effect upon adoption.

ADOPTED by the Matanuska-Susitna Borough Assembly this ___ day of _____, 2015.

LARRY DeVILBISS, Borough Mayor

ATTEST:

LONNIE R. McKECHNIE, CMC, Borough Clerk

(SEAL)

SUBJECT: Appropriation of the 2015 Series "B" General Obligation School Bond Proceeds including issuance costs.

AGENDA OF: April 7, 2015

ASSEMBLY ACTION:

MANAGER RECOMMENDATION: Introduce and set for public hearing.

APPROVED BY JOHN MOOSEY, BOROUGH MANAGER: _____

Route To:	Department/Individual	Initials	Remarks
1	Originator - Fin. Dir.	<i>[Handwritten initials]</i>	
2	Finance Director	<i>[Handwritten initials]</i>	
3	Attorney	<i>[Handwritten initials]</i>	
4	Borough Clerk	<i>[Handwritten initials]</i>	<i>[Handwritten initials]</i>

ATTACHMENT (S): Ordinance Serial No. 15-047 (3 pp)
 Fiscal Note: Yes No (1 pp)

SUMMARY STATEMENT:

Before you is an ordinance of the Matanuska-Susitna Borough Assembly to appropriate funds from bond proceeds for the acquisition, construction, and installation of school and related capital improvements within the Borough.

As a reminder, on October 4, 2011, the voters approved a school bond proposition in the amount of \$214,495,000. On March 3, 2015, the assembly adopted Ordinance Serial No. 15-029 which authorized the issuance of the bonds in the amount of \$63,655,000.

The proceeds will be appropriated to the School projects and for issuance costs. The bonds have now been issued for the following.

Iditarod Elementary School	\$21,609,847
Knik Area New Elementary School	24,360,265
Knik/Goose Bay Middle/High School	3,263,434

Finger Lake, Glacier View, Iditarod, Larson, Machentanz, and Snowshoe Elementary Schools, Houston and Palmer Middle Schools and Su Valley Junior/Senior High School athletic field improvements 4,991,000

Big Lake, Cottonwood Creek, Finger Lake, Goose Bay, Knik, Larson, Pioneer Peak, Shaw, Sherrod, Snowshoe, Swanson, Talkeetna and Willow Elementary Schools, Houston, Palmer and Wasilla Middle Schools and Burchell and Wasilla High Schools energy upgrades 2,900,454

Butte, Cottonwood Creek, Finger Lake, Goose Bay, Pioneer Peak, Snowshoe, Swanson, Tanaina and Willow Elementary Schools, Palmer and Wasilla Middle School and Warehouse Building heating ventilation and building environmental improvements 6,530,000

Total \$63,655,000

In addition to the above, this ordinance will appropriate \$511,979 for issuance costs. The issuance costs include amounts estimated to be paid for the printing of the official statements, paying agent fees, fees to obtain our bond ratings, underwriter's discount, bond counsel, pricing advisor fees, and other miscellaneous costs. Any funds in excess of the actual issuance costs will be transferred to the School Debt Service Fund for future debt service payments.

Recommendation of Administration: Administration recommends approval of the appropriation of the 2015 Series B General Obligation Bond proceeds for the acquisition, construction, and installation of school and related capital improvements within the Borough. Additionally, administration recommends the approval of the appropriation of related issuance costs for the Series B School Bonds. Also, Administration recommends approval of the transfer of any funds in excess of actual issuance costs for the Series B bonds to the School Debt Service Fund for future debt service payments.

**MATANUSKA-SUSITNA BOROUGH
FISCAL NOTE**

Agenda Date: April 7, 2015

SUBJECT: Appropriation of 2015 Series B General Obligation School Bond Proceed including Issuance Costs

ORIGINATOR:

FISCAL ACTION (TO BE COMPLETED BY FINANCE)	FISCAL IMPACT YES NO
AMOUNT REQUESTED \$64,166,979	FUNDING SOURCE Bond Proceeds
FROM ACCOUNT # 400-000-000-4XX-XXX	PROJECT # Various
TO ACCOUNT : 400-000-000-369-210	PROJECT #
VERIFIED BY: <i>Chryenne Skerrett for TEC</i>	CERTIFIED BY:
DATE: <i>3/26/15</i>	DATE:

EXPENDITURES/REVENUES: (Thousands of Dollars)

OPERATING	FY2014	FY2015	FY2016	FY2017	FY2018	FY2019
Personnel Services						
Travel						
Contractual						
Supplies						
Equipment						
Land/Structures						
Grants, Claims						
Miscellaneous						
TOTAL OPERATING						

CAPITAL		64,167				
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REVENUE		64,167				
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FUNDING: (Thousands of Dollars)

General Fund						
State/Federal Funds						
Other		64,167	→			
TOTAL		64,167	→			

POSITIONS:

Full-Time						
Part-Time						
Temporary						

ANALYSIS: (Attach a separate page if necessary)

PREPARED BY: *Chryenne Skerrett for TEC* PHONE: _____
 DEPARTMENT: _____ DATE: *3/26/15*
 APPROVED BY: _____ DATE: _____

IM No. 15-083
Ordinance Serial No. 15-047

Non-code Ordinance

By: Borough Manager
Introduced:
Public Hearing:
Adopted:

**MATANUSKA-SUSITNA BOROUGH
ORDINANCE SERIAL NO. 15-047**

AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY APPROPRIATING \$63,655,000 TO FUND 400, SCHOOL PROJECTS, FOR THE ACQUISITION, CONSTRUCTION, AND INSTALLATION OF SCHOOL AND RELATED CAPITAL IMPROVEMENTS WITHIN THE BOROUGH AND \$511,579 TO FUND 400 FOR RELATED ISSUANCE COSTS FROM THE PROCEEDS OF THE 2015 SERIES B GENERAL OBLIGATION SCHOOL BONDS.

WHEREAS, on October 4, 2011, the voters authorized the issuance of general obligation bonds for the acquisition, construction, installation, and major renovation and renewal of school and related capital improvements within the Borough; and

WHEREAS, the Assembly authorized the issuance of bonds in an amount not to exceed \$63,655,000 on March 3, 2015, through the adoption of Ordinance Serial No. 15-029; and

WHEREAS, the bonds were sold at a premium which will be utilized to pay the estimated issuance costs in the amount of \$511,579; and

WHEREAS, any funds remaining in excess of actual issuance costs shall be transferred respectively to the School Facilities Debt Service Fund for future debt service payments; and

WHEREAS, the funds must be appropriated to the school project funds before they can be expended.

BE IT ENACTED:

Section 1. Classification. This is a non-code ordinance.

Section 2. Construction and Issuance Cost Appropriation.

There is hereby appropriated \$64,166,979 to Fund 400 to the following projects, for the costs of acquisition, construction and installation of school and related capital improvements within the Borough and for issuance costs for the 2015 Series B General Obligation School Bonds.

Iditarod Elementary School	\$21,609,847
Knik Area New Elementary School	24,360,265
Knik/Goose Bay Middle/High School	3,263,434
Finger Lake, Glacier View, Iditarod, Larson, Machentanz, and Snowshoe Elementary Schools, Houston and Palmer Middle Schools and Su Valley Junior/Senior High School athletic field improvements	4,991,000
Big Lake, Cottonwood Creek, Finger Lake, Goose Bay, Knik, Larson, Pioneer Peak, Shaw, Sherrod, Snowshoe, Swanson, Talkeetna and Willow Elementary Schools, Houston, Palmer and Wasilla Middle Schools and Burchell and Wasilla High Schools energy upgrades	2,900,454
Butte, Cottonwood Creek, Finger Lake, Goose Bay, Pioneer Peak, Snowshoe, Swanson, Tanaina and Willow Elementary Schools, Palmer and Wasilla Middle School and Warehouse Building heating ventilation and building environmental improvements	6,530,000
Issuance Costs	<u>511,979</u>
Total	<u>\$64,166,979</u>

Section 3. Lapse of funds. Once all issuance costs have been paid, the unexpended portion of the appropriation for issuance costs for the 2015 Series B, shall lapse to the School Facilities Debt Service Fund, Fund 300, for future debt service payments.

Section 4. Effective date. Ordinance Serial No. 15-____ shall take effect upon adoption by the Matanuska-Susitna Borough Assembly. ADOPTED by the Matanuska-Susitna Borough Assembly this 21st day of April, 2015.

Larry DeVilbiss, Borough Mayor

ATTEST:

Lonnie McKechnie, CMC, Borough Clerk

(SEAL)



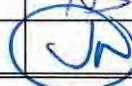

SUBJECT: Appropriation of the 2015 Series C General Obligation Transportation Bonds including issuance costs.

AGENDA OF: April 7, 2015

ASSEMBLY ACTION:

MANAGER RECOMMENDATION: Introduce and set for public hearing.

APPROVED BY JOHN MOOSEY, BOROUGH MANAGER: 

Route To:	Department/Individual	Initials	Remarks
1	Originator - Fin. Dir.		
2	Finance Director		
3	Attorney		
4	Borough Clerk		

ATTACHMENT(S): Ordinance Serial No. 15-048 (3 pp)
 Fiscal Note: Yes No

SUMMARY STATEMENT:

Before you is an ordinance of the Matanuska-Susitna Borough Assembly to appropriate funds from bond proceeds for the construction, additions, improvements, betterments, repair, reconstruction or acquisition of public roads and facilities and acquisition of lands or rights in lands related thereto which would address urgent safety issues and transportation need.

As a reminder, on October 1, 2013, the voters approved a transportation bond proposition in the amount of \$16,215,000. On March 3, 2015, the assembly adopted Ordinance Serial No. 15-030 which authorized the issuance of the bonds in the amount of \$1,600,000. The proceeds will be appropriated to the following project.

Clay-Chapman Road/Knik Knack Mud
 Shack Road for access to the new
 Knik-Goose Bay Middle and High Schools \$1,600,000

In addition to the above, this ordinance will appropriate \$17,481 for issuance costs. The issuance costs include amounts estimated to be paid for the printing of the official statements, paying agent fees, fees to obtain our bond ratings, underwriter's discount, bond counsel, pricing advisor fees, and other miscellaneous costs. Any funds in excess of the actual issuance costs will be transferred to the Transportation Debt Service Fund for future debt service payments.

Recommendation of Administration: Administration recommends approval of the appropriation of the 2015 Series C General Obligation Bond proceeds for the construction, additions, improvements, betterments, repair, reconstruction or acquisition of public roads and facilities and acquisition of lands or rights in lands related thereto which would address urgent safety issues and transportation needs. Additionally, administration recommends the approval of the appropriation of related issuance costs for the Series C Transportation Bonds. Also, Administration recommends approval of the transfer of any funds in excess of actual issuance costs for the Series C Bonds to the Transportation Debt Service Fund for future debt service payments.

**MATANUSKA-SUSITNA BOROUGH
FISCAL NOTE**

Agenda Date: April 7, 2015

SUBJECT: Appropriation of 2015 Series C General Obligation Transportation Bond Proceed including Issuance Costs

ORIGINATOR:

FISCAL ACTION (TO BE COMPLETED BY FINANCE)	FISCAL IMPACT YES NO
AMOUNT REQUESTED \$1,617,481	FUNDING SOURCE Bond Proceeds
FROM ACCOUNT # 430-000-000-4XX-XXX	PROJECT # 35436
TO ACCOUNT : 430-000-000-369-210	PROJECT #
VERIFIED BY: <i>Chapman Hersh for TEC</i>	CERTIFIED BY:
DATE: <i>3/26/15</i>	DATE:

EXPENDITURES/REVENUES: (Thousands of Dollars)

OPERATING	FY2014	FY2015	FY2016	FY2017	FY2018	FY2019
Personnel Services						
Travel						
Contractual						
Supplies						
Equipment						
Land/Structures						
Grants, Claims						
Miscellaneous						
TOTAL OPERATING						

CAPITAL		1,617 →				
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REVENUE		1,617				
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FUNDING: (Thousands of Dollars)

General Fund						
State/Federal Funds						
Other		1,617				
TOTAL		1,617				

POSITIONS:

Full-Time						
Part-Time						
Temporary						

ANALYSIS: (Attach a separate page if necessary)

PREPARED BY: *Chapman Hersh for TEC* PHONE: _____
 DEPARTMENT: _____ DATE: *3/26/15*
 APPROVED BY: _____ DATE: _____

IM No. 15- *084*
Ordinance Serial No. 15- *048*

Non-code Ordinance

By: Borough Manager
Introduced:
Public Hearing:
Adopted:

**MATANUSKA-SUSITNA BOROUGH
ORDINANCE SERIAL NO. 15-048**

AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY APPROPRIATING \$1,600,000 TO FUND 430, FOR THE CONSTRUCTION, ADDITIONS, IMPROVEMENTS, BETTERMENTS, REPAIR, RECONSTRUCTION, OR ACQUISITION OF PUBLIC ROADS AND FACILITIES AND ACQUISITION OF LANDS OR RIGHTS IN LANDS RELATED THERETO WHICH WOULD ADDRESS URGENT SAFETY ISSUES AND TRANSPORTATION NEEDS AND \$17,481 TO FUND 430 FOR RELATED ISSUANCE COSTS FROM THE PROCEEDS OF THE 2015 SERIES C GENERAL OBLIGATION TRANSPORTATION BONDS.

WHEREAS, on October 3, 2013, the voters authorized the issuance of general obligation bonds for the for the construction, additions, improvements, betterments, repair, reconstruction or acquisition of public roads and facilities and acquisition of lands or rights in lands related thereto which would address urgent safety issues and transportation needs within the Borough; and

WHEREAS, the Assembly authorized the issuance of bonds in an amount not to exceed \$1,600,000 on March 3, 2015, through the adoption of Ordinance Serial No. 15-030; and

WHEREAS, the bonds were sold at a premium which will be utilized to pay the estimated issuance costs in the amount of \$17,481; and

WHEREAS, any funds remaining in excess of actual issuance costs shall be transferred respectively to the Transportation Debt

Service Fund for future debt service payments; and

WHEREAS, the funds must be appropriated to the transportation project fund before they can be expended.

BE IT ENACTED:

Section 1. Classification. This is a non-code ordinance.

Section 2. Construction and Issuance Cost Appropriation.

There is hereby appropriated \$1,617,481 to Fund 430 to the following project, for the construction, additions, improvements, betterments, repair, reconstruction or acquisition of public roads and facilities and acquisition of lands or rights in lands related thereto which would address urgent safety issues and transportation need within the Borough and for issuance costs for the 2015 Series C General Obligation Transportation Bonds.

Clay-Chapman Road/Knik Knack Mud Shack Road for access to the new Knik-Goose Bay Middle and High Schools	\$1,600,000
Issuance Costs	<u>17,481</u>
Total	<u>\$1,617,481</u>

Section 3. Lapse of funds. Once all issuance costs have been paid, the unexpended portion of the appropriation for issuance costs for the 2015 Series C, shall lapse to the Transportation Debt Service Fund, Fund 330, for future debt service payments.

Section 4. Effective date. Ordinance Serial No. 15-048

shall take effect upon adoption by the Matanuska-Susitna Borough Assembly. ADOPTED by the Matanuska-Susitna Borough Assembly this 21st day of April, 2015.

Larry DeVilbiss, Borough Mayor

ATTEST:

Lonnie McKechnie, CMC, Borough Clerk

(SEAL)

SUBJECT: Accept, appropriate, and approve the scope of work and budget, authorize the Borough Manager to enter into a Transfer of Responsibilities Agreement with the State of Alaska, Department of Transportation and Public Facilities, approve a contract amendment to Bristol Environmental Remediation Services, LLC contract no. 14-160B in an amount not to exceed \$2,480,825, and approve award of contract to Hattenburg, Dilley, & Linnell for construction management services in an amount not to exceed \$206,735 for the Road Improvements to South Clapp Street Realignment and Intersection at Knik Goose Bay Road project, Project No. 35403.

AGENDA OF: April 7, 2015

ASSEMBLY ACTION:

MANAGER RECOMMENDATION: Introduce and set for public hearing.

APPROVED BY JOHN MOOSEY, BOROUGH MANAGER: _____

Route To:	Department/Individual	Initials	Remarks
	Originator	SZGBW	
	Capital Projects Director	MB 3/24/15	
	Finance Director	JEC	3/27/15
	Borough Attorney	AS	
	Borough Clerk	EW	3/27/15 (BA)

ATTACHMENT (S): Fiscal Note: Yes x No
 Ordinance Serial No. 15-049 (2pp)
 Resolution Serial No. 15-037 (5pp)
 Transfer of Responsibilities Agreement (6pp)

SUMMARY STATEMENT: Grant funds from the Alaska State Department of Commerce were accepted and appropriated by the Matanuska-Susitna Borough Assembly on October 16, 2012, by Ordinance Serial No. 12-120. Bond proceeds from the issuance of the 2012 Series D Transportation Systems bonds were appropriated on January 15,

2013, by Ordinance Serial No. 13-001. On January 15, 2013, the Matanuska-Susitna Borough Assembly approved the scope of work and budget for the 2012 Series D Transportation Systems Bond Proceeds.

On June 17, 2014, the Assembly awarded the construction contract for the Clapp/Mack Road Extension project, Project No. 35403 to Bristol Environmental Remediation Services, LLC in the amount of \$3,965,983.

Hattenburg, Dilley, & Linnell (HDL) is the current designer and construction manager for the Borough's Clapp/Mack project under a City of Wasilla contract. Authority is needed to award a Borough contract to HDL for construction management services not to exceed \$206,735 for the Knik Goose Bay Road and Clapp Street intersection work.

Funds in the amount of \$2,790,927 have been appropriated by the State Legislature under Chapter 17 SLA 12 Page 134, Line 28 and Chapter 17 SLA 12 Page 163, Line 13 for the South Clapp Street Realign and Signalization at Knik Goose Bay project.

The State has designed a realignment of South Clapp Street and Fairview Loop Road to meet at a common intersection at Knik Goose Bay Road. South Clapp Street and traffic signal improvements are construction ready, however, the realignment of Fairview Loop Road is not construction ready.

The Borough is currently constructing improvements to the South Clapp Street adjacent to the State's realignment project and will not allow the Borough to open the Borough's portion of the project without proper traffic signals at the intersection of South Clapp Street and Knik Goose Bay Road. This work originally was to be completed with the Alaska Department of Transportation and Public Facilities (ADOT&PF) Fairview Loop Road realignment, however due to delays in the Fairview Loop Road realignment project, ADOT&PF is giving the intersection work to the Borough to complete this summer so the new Clapp/Mack Road can be opened to the public this fall.

In accordance with **MSB Code 3.08.170(B)(3)** "to change the scope of a project or the scope of services or professional services under a construction contract to meet unforeseen borough requirements, or to change the specifications under a construction contract because of unforeseen conditions render the original specifications impracticable" this change in conditions allow the Borough to approve a change order to Bristol Environmental Remediation Services, LLC and award a contract to HDL for construction management services in order to complete the intersection improvements this year.

The State and Borough agree that it is in the best interest of the public for the Borough to assume all responsibility for the construction of the realignment of the South Clapp Street extension and intersection at the Knik Goose Bay Road project so the Borough can utilize their Clapp/Mack contractor to complete the intersection improvements to facilitate a single party overseeing traffic control and thereby improving safety for the traveling public while reducing potential conflicts due to two prime contractors in the area.

The Borough and ADOT&PF have drafted a Transfer of Responsibilities Agreement to describe the process for funding the project and which party will be responsible for individual tasks. ADOT&PF will transfer, through reimbursement, the \$2,924,613 State Legislative funds Chapter 17 SLA 12 Page 134, Line 28 and Chapter 17 SLA 12 Page 163, Line 13 to the Borough to complete the project.

If approved, the attached ordinance and resolution will accept and appropriate the grant funds, approve the scope of work and budget and authorize the Borough Manager to execute the Transfer of Responsibilities agreement (TORA). Authority would also be given to the Borough Manager, based on the recommendation of the Capital Projects Director, to modify and update the TORA as appropriate.

RECOMMENDATION OF ADMINISTRATION: Accept, appropriate, and approve the scope of work and budget, authorize the Borough Manager to enter into a Transfer of Responsibilities Agreement with the State of Alaska, Department of Transportation and Public Facilities, approve a contract amendment to Bristol Environmental Remediation Services, LLC contract no. 14-160B in an amount not to exceed \$2,480,825, and approve award of contract to Hattenburg, Dilley, & Linnell for construction management services in an amount not to exceed \$206,735 for the Road Improvements to South Clapp Street Realignment and Intersection at Knik Goose Bay Road project, Project No. 35403.

**MATANUSKA-SUSITNA BOROUGH
FISCAL NOTE**

Agenda Date: April 7, 2015

SUBJECT: Accept, appropriate, and approve the scope of work and budget, authorize the Borough Manager to enter into a Transfer of Responsibilities Agreement with the State of Alaska, Department of Transportation and Public Facilities, approve a contract amendment to Bristol Environmental Remediation Services, LLC contract no. 14-160B in an amount not to exceed \$2,480,825, and approve award of contract to Hattenburg, Dilley, & Linnell for construction management services in an amount not to exceed \$206,735 for the Road Improvements to South Clapp Street Realignment and Intersection at Knik Goose Bay Road project, Project No. 35403.

ORIGINATOR: Bob Walden, Engineer

FISCAL ACTION (TO BE COMPLETED BY FINANCE)	FISCAL IMPACT <input checked="" type="radio"/> YES <input type="radio"/> NO
AMOUNT REQUESTED \$ 2,687,560 *	FUNDING SOURCE State
FROM ACCOUNT # 430.000.000.4XX XXX	PROJECT # 35403
TO ACCOUNT :	PROJECT #
VERIFIED BY: Barbara Baumgart	CERTIFIED BY:
DATE: 3/25/15	DATE:

EXPENDITURES/REVENUES: (Thousands of Dollars)

OPERATING	FY2015	FY2016	FY2017	FY2018	FY2019	FY2020
Personnel Services						
Travel						
Contractual						
Supplies						
Equipment						
Land/Structures						
Grants, Claims						
Miscellaneous						
TOTAL OPERATING						

CAPITAL	2,687					
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REVENUE						
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FUNDING: (Thousands of Dollars)

General Fund						
State/Federal Funds	2,687					
Other						
TOTAL	2,687					

POSITIONS:

Full-Time						
Part-Time						
Temporary						

ANALYSIS: (Attach a separate page if necessary) * Transfer of funds from the State per the TORA

PREPARED BY: _____ PHONE: _____
 DEPARTMENT: _____ DATE: _____
 APPROVED BY: [Signature] DATE: 3/27/15

IM No. 15-086
 Ordinance Serial No. 15-049
 Resolution Serial No. 15-137
657

**TRANSFER OF RESPONSIBILITIES AGREEMENT
BETWEEN
THE STATE OF ALASKA DEPARTMENT OF
TRANSPORTATION AND PUBLIC FACILITIES
AND
THE MATANUSKA-SUSITNA BOROUGH**

This Agreement is effective upon execution by the State of Alaska, Department of Transportation and Public Facilities (hereinafter called the State) and the Matanuska-Susitna Borough, (hereinafter called the Borough). The State and the Borough are entering into this agreement pursuant to AS 35.15.080 et. Seq. and any regulations promulgated thereunder.

Whereas, the State has designed a realignment of South Clapp Street and Fairview Loop Road to meet at a common intersection at Knik Goose Bay Road; and

Whereas, the realignment of South Clapp Street and traffic signal improvements are construction ready, and the realignment of Fairview Loop Road is not construction ready; and

Whereas, the Borough is currently constructing improvements on South Clapp Street adjacent to the realignment of South Clapp Street included in the State's project; and

Whereas, the Borough will not be able to open South Clapp Street to through traffic without a traffic signal at the intersection of South Clapp Street and Knik Goose Bay Road; and

Whereas, the ADOT&PF is transferring funding for the Knik Goose Bay and Clapp Street Intersection Improvements to the Borough so that the Borough can utilize their Clapp/Mack contractor to complete the intersection improvements to facilitate a single party overseeing traffic control and thus improving safety for the traveling public while reducing potential conflicts due to multiple prime contractors.

Whereas, funds have been appropriated by the Legislature under **Chapter 17 SLA 12 Page 134, Line 28 and Chapter 17 SLA 12 Page 163, Line 13** for the project described in Exhibit A of this agreement; and

Whereas, it is in the interests of both the State and Borough that the Borough be allowed to assume all responsibility for the construction of the **S. Clapp Street Realign and Signalization at KGB** project described in Exhibit A (hereinafter also referred to as "the project") the parties mutually agree as follows:

1. The Borough agrees to assume all responsibilities heretofore held by the State relating to the construction of the project described in Exhibit A which is hereby incorporated and made a part of this agreement.
2. The Borough agrees to comply and shall require compliance by any subcontractor, with all applicable local, state and federal codes, statutes, and regulations. This specifically includes those under AS 36.15 and any laws relating to civil rights.
3. The City of Wasilla has certified the right-of-way (i.e. land interest in the project site) pursuant to AS 35.15.110 and obtained the State's approval.
4. The Borough shall indemnify, defend, and hold harmless the State of Alaska, its officers, agents, employees and contractors for any claims or suits arising out of any Borough assumptions of the development, construction, maintenance and property management responsibilities of the project set forth and described in Exhibit A to the extent the Borough has assumed those responsibilities and is allowed by law.

5. The State has coordinated with the appropriate regulatory agencies and determined that a State Environmental Checklist is not required. The State also determined that no environmental permits were required to construct the project except for a Storm Water Pollutant Prevention Plan which is the Borough's responsibility to obtain.
6. Some utilities will need to be relocated as part of the project. The Borough agrees relocate the conflicting utilities in conformance with the Alaska Statutes and Administrative Code.
7. The Borough agrees to accept ownership and maintenance responsibilities for the following road segments shown on the attached Road Ownership Figure (Exhibit B): S. Clapp Street (new realigned segment); and Fairview Circle. The Borough will continue to own and maintain the Old Kink Road (two segments). The State agrees to own and maintain the new realign segment of Fairview Loop Road shown on the attached Road Ownership Figure (Exhibit B). The State will continue to own and maintain the Knik-Goose Bay Road.
8. The Borough may submit progress payment requests monthly. The State agrees to review progress payment requests and provide any questions to the Borough within 10 calendar days of receiving the progress payment request. The Borough shall answer all questions in writing, submit all requested backup information, and submit a revised progress payment request. The State will review the progress payment request as stated above and the process is repeated until there are no questions. Once there are no questions on the progress payment request, the State shall process the progress payment request for payment.
9. The Borough shall submit a quarterly status and expenditure report to the State. The first report shall be due at the end of the quarter in which the agreement has been executed and subsequent report shall be due every three months thereafter until project completion (i.e. after acceptance by the State that the Borough has met the requirements of this agreement).
10. The Borough shall provide the State 20 days to review all financial documents required in this agreement.
11. The Borough and the State shall partner in the final inspection of the project. The State shall approve the final documents on the project per AS 35.15.110
12. The Borough, upon completion of the project, shall provide the State with the final expenditure report, certified by the Borough, of all costs incurred in the accomplishment of the project.
13. The Borough recognizes that 02 AAC 45.020 establishes specific audit requirements for agreements executed after August 1, 1985. The Borough agrees to be immediately subject to the audit requirements as set forth in the Alaska Administrative Code 02 AAC 45.010. The State will audit the project upon written project completion notification by the Borough. The Borough shall maintain all project records for three (3) years after the date of the project acceptance.
14. The procedures and standards governing termination of this Agreement by the State for cause or convenience are set forth in ACC 17.55.050. The terms of which are hereby incorporated by reference.
15. The Borough shall ensure that none of the funds paid under this Agreement will be used for the purposes of lobbying the activities before the Alaska State Legislature.
16. Unless changed by prior written notice, any notices required by this Agreement must be sent to the following addresses:

STATE: Central Region Construction

Im15-086
 OR15-049
 RS15-037

Department of Transportation
and Public Facilities
P.O. Box 196900
Anchorage, Alaska 99509-6900

BOROUGH: Capital Projects Director
Matanuska-Susitna Borough
Capital Projects Department
350 E. Dahlia Avenue
Palmer, Alaska 99645-6488

17. The failure of the State to insist in any one or more instances upon strict performance by the Borough of any provision or covenant in this agreement may not be considered as a waiver or relinquishment of the provision or covenant for the future. The waiver by the State of any provision or covenant in the Agreement cannot be enforced or relied upon by the Borough unless the waiver is in writing and signed on behalf of the State.
18. The Borough's administrator for this agreement is Brad Sworts, Pre-Design & Engineering Division Manager. The State's administrator for this Agreement is Matt Morrow, Construction Manager. Each party agrees to notify the other party in writing of any change in the administrator.
19. This Agreement may be modified or amended only by the written Agreement signed by both parties.

APPROVALS:

_____	_____	_____
Authorized Signature for Borough	Borough Manager	Date
_____	_____	_____
Authorized Signature for State	Director Construction and Operations Central Region	Date

Im15-086
OR15-049
RS15-037

EXHIBIT A

A. Scope of Work

Construction and utility relocation for road improvements located on South Clapp Street and the Knik Goose Bay Road including: construction of roughly 835' of realigned South Clapp Street; construction of an approach for the new Fairview Loop Road at the South Clapp/Knik Goose Bay Road intersection; construction of a new traffic signal at South Clapp Street and Knik Goose Bay Road; repaving and intersection widening of roughly 2,770' of Knik Goose Bay Road; reconstruction of the existing pathways as needed along the affected area of Knik Goose Bay Road; and the construction of new pathway along the realigned segment of South Clapp Street. The project area is shown in Exhibit C.

B. Estimate Cost

1. Construction*

a. Phase 4

i. Construction	\$2,067,354
ii. Construction Management (10% of construction)	\$206,735
iii. Contingency (20% of construction)	\$413,471
iv. <u>MSB Admin Fee (5% of construction)</u>	<u>\$103,367</u>
v. Total Phase 4	\$2,790,927

b. Phase 7

i. Utility Relocation	\$
ii. <u>Indirect Cost Rate Agreement (4.79%)</u>	<u>\$</u>
iii. Total Phase 7	\$

Not to Exceed Total \$

C. Estimated Project Schedule:

- 1. Construction Completion _____
- 2. Closeout Audit (within 90 days following #4) _____

IM15-086
OR15-049
RS15-037

EXHIBIT B

(INSERT ROAD OWNERSHIP FIGURE)

DRAFT

EXHIBIT C

(Project Area)

DRAFT

Im 15-086
OR 15-049
RS 15-037

NON-CODE ORDINANCE

By: Borough Manager
Introduced:
Public Hearing:
Action:

**MATANUSKA-SUSITNA BOROUGH
ORDINANCE SERIAL NO. 15-049**

AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY ACCEPTING AND APPROPRIATING \$2,790,927 FROM THE STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES, TO FUND 430, PROJECT NO. 35403 FOR THE ROAD IMPROVEMENTS TO SOUTH CLAPP STREET AND REALIGNMENT INTERSECTION AT KNIK GOOSE BAY ROAD PROJECT.

WHEREAS, the Matanuska-Susitna Borough was notified by the State of Alaska Department of Transportation and Public Facilities that they received a 2012 Legislative grant in the amount of \$2,790,927 for road improvements to South Clapp Street and Knik Goose Bay Road which they will transfer to the Borough; and

WHEREAS, the Assembly must approve an ordinance to accept and appropriate these grant funds; and

WHEREAS, no expenditures can be made until the scope of work and budget has been approved by the Assembly.

BE IT ENACTED:

Section 1. Classification. This is a non-code ordinance.

Section 2. Acceptance and appropriation source. There is hereby accepted and appropriated by the Matanuska-Susitna Borough Assembly \$2,790,927 from the State of Alaska Department of Transportation to the following:

- 1) Road Improvements to South Clapp
Street Realignment and Intersection
at Knik Goose Bay Road.
Fund 430/Project 35403

\$2,790,927

Section 3. Effective date. This ordinance shall take effect upon adoption by the Matanuska-Susitna Borough Assembly.

ADOPTED by the Matanuska-Susitna Borough Assembly this - day of -, 2015.

LARRY DEVILBISS, Borough Mayor

ATTEST:

LONNIE MCKECHNIE, Borough Clerk

(SEAL)

Introduced:
Public Hearing:
Action:

MATANUSKA-SUSITNA BOROUGH
RESOLUTION SERIAL NO. 15-037

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY APPROVING THE SCOPE OF WORK AND BUDGET, AUTHORIZE THE MANAGER TO ENTER INTO A TRANSFER OF RESPONSIBILITIES AGREEMENT WITH STATE OF ALASKA, DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES, APPROVE CONTRACT AMENDMENT TO BRISTOL ENVIRONMENTAL REMEDIATION SERVICES, LLC, CONTRACT NO. 14-160B IN AN AMOUNT NOT TO EXCEED \$2,480,825, AND APPROVE AWARD OF CONTRACT TO HATTENBURG, DILLEY, & LINNELL FOR CONSTRUCTION MANAGEMENT SERVICES IN AN AMOUNT NOT TO EXCEED \$206,735 FOR ROAD IMPROVEMENTS TO SOUTH CLAPP STREET REALIGNMENT AND INTERSECTION AT KNIK GOOSE BAY ROAD PROJECT, PROJECT NO. 35403.

WHEREAS, the State of Alaska Legislature appropriated funds in FY 2012 to the State of Alaska Department of Transportation and Public Facilities (ADOT&PF) for the construction and utility relocation for road improvements located on South Clapp Street and Knik Goose Bay Road; and

WHEREAS, the State has designed a realignment of South Clapp Street and Fairview Loop Road to meet at a common intersection at Knik Goose Bay Road; and

WHEREAS, the realignment of South Clapp Street and traffic signal improvements are construction ready, while the realignment of Fairview Loop Road is not construction ready; and

WHEREAS, the Borough has a construction contract in place with Bristol Environmental Remediation Services, LLC to complete construction of the Clapp/Mack Road extension project adjacent

to the realignment of South Clapp Street included in the State's project; and

WHEREAS, the Borough will not be able to open South Clapp Street to through traffic without a traffic signal at the intersection of South Clapp Street and Knik Goose Bay Road; and

WHEREAS, this traffic signal work was originally to be completed with the ADOT&PF Fairview Loop Road realignment project, however due to delays in that project, ADOT&PF will transfer the intersection work to the Borough to complete this summer with their South Clapp Street project; and

WHEREAS, Hattenburg, Dilley, & Linnell (HDL) is the current designer and construction manager for the Borough's Clapp/Mack project under a City of Wasilla contract; and

WHEREAS, the Borough and ADOT&PF agree that having a single contractor working at the busy intersection of Knik Goose Bay Road and South Clapp Street will improve safety for the public while reducing potential conflicts due to multiple prime contractors in the area; and

WHEREAS, ADOT&PF would like to transfer responsibility and their legislative funding for the project to the Borough to through a Transfer of Responsibilities Agreement (TORA) to complete the construction of the improvements to the intersection at South Clapp Street and Knik Goose Bay Roads; and

WHEREAS, funds must be accepted and appropriated prior to expenditures; and

WHEREAS, no expenditures can be made until a scope of work and budget has been approved by the Assembly.

NOW, THEREFORE, BE IT RESOLVED, that the Matanuska-Susitna Borough Assembly hereby approves the following scope of work and budget for the road improvements at South Clapp Street and Knik Goose Bay Road:

SCOPE OF WORK

Construction and utility relocation for road improvements located on South Clapp Street and Knik Goose Bay Road including: construction of roughly 835' of realigned South Clapp Street; construction of an approach for the new Fairview Loop Road at the South Clapp/Knik Goose Bay Road intersection; construction of a new traffic signal at South Clapp Street and Knik Goose Bay Road; repaving and intersection widening of roughly 2,770' of Knik Goose Bay Road; reconstruction of the existing pathways as disturbed by the affected area of Knik Goose Bay Road; and the construction of a new pathway along the realigned segment of South Clapp Street connecting pedestrian facilities from Knik Goose Bay Road to the Parks Highway.

BUDGET

- 1) Road Improvements to South Clapp Street Realignment and Intersection at Knik Goose Bay Road.
Fund 430/Project 35403 \$2,790,927

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the Matanuska-Susitna Borough Assembly hereby approves the Manager to enter into a Transfer of Responsibilities Agreement with the State of Alaska, Department of Transportation and Public Facilities.

NOW, THEREFORE, BE IT EVEN FURTHER RESOLVED, that the Matanuska-Susitna Borough Assembly hereby approves a contract amendment to Bristol Environmental Remediation Services, LLC, Contract No. 14-160B in an amount not to exceed \$2,480,825 for road improvements to South Clapp Street realignment and intersection at Knik Goose Bay Road.

NOW, THEREFORE, BE IT EVEN FURTHER RESOLVED, that the Matanuska-Susitna Borough Assembly hereby approves award of a contract to Hattenburg, Dilley, & Linnell for construction management services in an amount not to exceed \$206,735 for road improvements to South Clapp Street realignment and intersection at Knik Goose Bay Road.

ADOPTED by the Matanuska-Susitna Borough Assembly this -

day of -, 2015.

LARRY DEVILBISS, Borough Mayor

ATTEST:

LONNIE MCKECHNIE, Borough Clerk

(SEAL)

SUBJECT: AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY ADOPTING MSB CODE CHAPTER 4.80 ESTABLISHING THE AGRICULTURE ADVISORY BOARD AND ITS COMPOSITION, FUNCTIONS, AND DUTIES.

AGENDA OF: April 7, 2015

ASSEMBLY ACTION:

MANAGER RECOMMENDATION: Introduction and set for public hearing.

APPROVED BY JOHN MOOSEY, BOROUGH MANAGER:

Route To:	Department/Individual	Initials	Remarks
	Originator	HSC	
	Community Development Director	EP	
	Finance Director	JM	
	Borough Attorney	MS	
	Borough Manager	See above	
	Borough Clerk	JM	

ATTACHMENT (S): Fiscal Note Yes X No ___
 Ad Hoc Agriculture Committee
 Resolution Serial No. 15-001 (2 pp)
 Ordinance Serial No. 15-050 (4 pp)

SUMMARY STATEMENT:

In accordance with Matanuska-Susitna Assembly Resolution Serial No. 14-091, an Agriculture Forum was held on November 10, 2014 wherein the agriculture community at large and affiliated agencies came together to discuss ways of establishing clear written policy with uniform provisions for use of borough agricultural parcels.

Consensus of forum participants was to form an ad hoc committee to review and analyze the information from the Forum and to provide feedback to the Mayor and Assembly through an ad hoc committee.

An ad hoc committee was established with membership from representatives of the Borough Assembly and staff, owners of agriculture parcels approved under MSB Title 13, 15, and 23, members of Farm Bureau and Farmers Union, Agricultural and Forestry Experimental Station, State of Alaska Division of Agriculture, and a state agricultural land owner.

The committee completed its task and is prepared to move the recommendation forward to establish an agriculture advisory board. Recommendations as to an advisory board's functions are included in the Matanuska-Susitna Borough Ad Hoc Agriculture Committee Resolution Serial No. 15-001.

RECOMMENDATION:

In accordance with Matanuska-Susitna Borough Ad Hoc Agriculture Committee Resolution Serial No. 15-001 and the Agriculture Forum participant wishes, the ad hoc committee respectfully recommends the Matanuska-Susitna Borough Assembly approve establishment of an agriculture advisory board for the purpose of reviewing issues affecting borough agriculture lands.

**MATANUSKA-SUSITNA BOROUGH AD HOC AGRICULTURE COMMITTEE
RESOLUTION SERIAL NO. 15-001**

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH AD HOC AGRICULTURE COMMITTEE RECOMMENDING ESTABLISHMENT OF AN AGRICULTURE ADVISORY BOARD FOR THE PURPOSE OF REVIEWING ISSUES AFFECTING BOROUGH AGRICULTURE LANDS. (MSB006973)

WHEREAS, Matanuska-Susitna Borough Ordinance Serial No. 14 091 was approved to organize a public forum regarding borough agricultural lands for the purpose of making recommendations to the assembly on setting policy for the use of said lands; and

WHEREAS, as a direct result from the forum, an ad hoc committee was created to 1) define the meaning of agriculture, 2) analyze forum comments with regard for establishing an Agriculture Advisory Board, 3) review similar boards and those responsibilities and membership requirements, and 4) provide comment and recommendation to the Mayor and Assembly regarding these matters; and

WHEREAS, the ad hoc committee has completed their tasks and is prepared to move their findings and recommendations forward to an agriculture advisory board if so established; and

WHEREAS, recommended agriculture advisory board functions would specifically be to 1) deal only with ag issues and make recommendation to the assembly regarding these issues, 2) determine how ag land conservation is to be implemented and how "no net loss" of agricultural lands is defined, 3) review

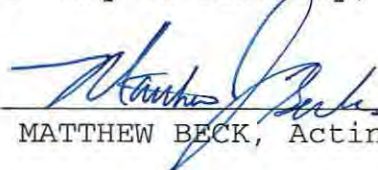
Im 15-088
OR 15-050 674

the equity of current tax policy on agriculture parcels,
4) explore parcel size allowance of less than the required 40
acres minimum, 5) review agriculture covenants/restrictions
within Matanuska-Susitna Borough Titles 13, 15 and 23 and
recommend changes, if any, and 6) determine if current
subdivision requirements on these parcels is adequate or too
restrictive, and 7) other identified topics as requested by the
assembly; and

WHEREAS, recommended board membership would include those
with knowledge and/or experience in livestock, foraging,
horticulture, landscaping, root crops, hoop/green houses, soil &
water conservation, farmer associations, and agriculture
education.

NOW, THEREFORE, BE IT RESOLVED, the ad hoc committee does
hereby recommend the establishment of an agriculture advisory
board, including the above criteria, for the purpose of
reviewing issues affecting borough agriculture lands.

ADOPTED by the Matanuska-Susitna Borough Ad Hoc
Agriculture Committee this 24th day of February, 2015.



MATTHEW BECK, Acting Committee Chair

CODE ORDINANCE

Sponsored by:
Introduced:
Public Hearing:
Action:

**MATANUSKA-SUSITNA BOROUGH
ORDINANCE SERIAL NO. 15-050**

AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY ADOPTING MSB CODE CHAPTER 4.80 ESTABLISHING THE AGRICULTURE ADVISORY BOARD AND ITS COMPOSITION, FUNCTIONS, AND DUTIES.

BE IT ENACTED:

Section 1. Classification. This ordinance is of a general and permanent nature and shall become a part of the Borough Code.

Section 2. Adoption of chapter. MSB 4.80 is hereby adopted to read as follows:

AGRICULTURE ADVISORY BOARD

4.80.010 Establishment and purpose

4.80.020 Composition

4.80.030 Functions and duties

4.80.040 Organization; Meetings

4.80.050 Compensation

4.80.010 ESTABLISHMENT AND PURPOSE.

(A) The agriculture advisory board is established pursuant to MSB 4.05.020.

(B) The purpose of the agriculture advisory board is to review issues specifically related to and affecting borough

agriculture lands, and advise the assembly and manager on such matters.

(C) All matters pertaining to the agriculture advisory board, unless otherwise specified in this section, shall be governed by MSB 4.05.

4.80.020 COMPOSITION.

(A) The board shall consist of 11 members, with one member each from the following organizations, groups or public as follows:

- (1) soil conservation district;
- (2) Alaska Farm Bureau;
- (3) Alaska Farmer's Union;
- (4) agriculture education;
- (5) knowledge and/or experience in livestock;
- (6) knowledge and/or experience in foraging;
- (7) knowledge and/or experience in horticulture;
- (8) knowledge and/or experience in landscaping;
- (9) knowledge and/or experience in root crops; and
- (10) knowledge and/or experience in hoop/greenhouses;
- (11) knowledge and/or experience in prepared foods and

value-added product industry.

(B) If any of the above positions cannot be filled as designated, the assembly may appoint an at-large person who has

demonstrated an interest or knowledge in borough agriculture lands.

4.80.030 FUNCTIONS AND DUTIES.

(A) The agriculture advisory board shall have the following functions and duties:

(1) act in an advisory capacity to the assembly and administration on agriculture issues affecting borough agriculture lands; and

(2) act in an advisory capacity to the assembly and administration regarding agriculture land conservation matters and implementation of conservation measures; and

(3) act in an advisory capacity to the assembly and administration on any recommendations or changes to borough code regarding real property issues affecting current and future borough agriculture lands; and

(4) act in an advisory capacity to the assembly and administration on other agriculture topics identified by the assembly or administration.

4.80.040 ORGANIZATION; MEETINGS.

(A) Seven members shall constitute a quorum and an affirmative vote of seven is necessary for the board to take action.

(B) Meetings shall be established by the board. Minutes may be taken by borough staff but shall be reviewed and approved

by the board and forwarded to the clerk for preservation.

(C) The board shall hold an organizational meeting each year and elect a chairperson and vice-chairperson.

(D) All formal actions and recommendations of the board shall be by resolution and transmitted to the assembly or manager as appropriate.

(E) The board shall be assisted with its work by the Community Development Department.

4.80.050 COMPENSATION.

(A) Board members shall be reimbursed for mileage incurred in connection with meetings of the board in the same manner as borough employees are compensated for mileage expenses upon presentation of supporting documentation.

Section 3. Effective date. This ordinance shall take effect upon adoption.

ADOPTED by the Matanuska-Susitna Borough Assembly this _____ day of _____, 2015.

LARRY DeVILBISS, Borough Mayor

ATTEST:

LONNIE R. McKECHNIE, CMC, Borough Clerk

(SEAL)

BOARD AND COMMISSION VACANCY REPORT April 7, 2015

N = New Application R = Reappointment *Vacant since 12/31/2012 **Vacant since 12/31/2013 *Vacant since 12/31/2014**

Board - Applicant	Applicants Under Consideration by Mayor	Mayor's Appointments for Confirmation by the Assembly
Animal Care & Regulation Board <i>5 members/1 alt. - 1 vacancy</i> Animal Interest		
Aviation Advisory Board <i>9 members</i> Member 8		Resignation of Stephen Pavish
Board of Adjustment and Appeals <i>5 members/3 alt. - 3 vacancies - (3) 3 year terms</i> ***Alternate 1 ***Alternate 2 ***Member 4		
Board of Equalization <i>15 members - 8 vacancies - (3) 3 year terms</i> **Member 4 Member 5 *Member 6 **Member 7 *Member 8 Member 9 Member 12 **Member 13 **Member 14	Resignation of Annemarie Weiland DeKay Bayliffe - N Traci Barickman - N
Board of Ethics <i>5 members - 11 vacancies</i> *Member 2 *Member 5 **Member 7 **Member 8 **Member 9 ***Member 10 **Member 11 *Member 12 ***Member 13 **Member 14 **Member 15		

Board - Applicant	Applicants Under Consideration by Mayor	Mayor's Appointments for Confirmation by the Assembly
Borough Area Schools Site Selection Committee <i>7 or 8 members/3 alt. - 4 vacancies</i> Assembly Alternate Assembly Representative 2 *Community At-Large Planning Commission Rep 2		
Commission on Salaries and Emoluments <i>5 members - 5 vacancies</i> ***Member 1 (Business Executive) ***Member 2 (General Public) ***Member 3 (Experience in Public Admin) ***Member 4 (Labor Organization) ***Member 5 (Any 1-4 Qualifications)		
Emergency Medical Services Board <i>13 members/8 alt. - 8 vacancies</i> *Dive Rescue ***Palmer Ambulance Alternate Sutton Ambulance Alternate **Talkeetna Ambulance Alternate **Trapper Creek Ambulance Alternate *West Lakes Ambulance *West Lakes Ambulance Alternate *Willow Ambulance		
Enhanced 911 Advisory Board <i>5 members/5 alt. - 1 vacancy</i> **City of Houston Alternate		
Health and Social Services Board <i>13 members - 3 vacancies</i> Member 4-At-Large 3 Member 5-At-Large 4 Member 8-At-Large 5		
Historical Preservation Commission <i>9 members - 1 vacancies</i> Member 3		
Jt. Assembly/School Board Committee on School Issues <i>6 members - 2 vacancies</i> Assembly Member 2 School Board Member 1		

Board - Applicant	Applicants Under Consideration by Mayor	Mayor's Appointments for Confirmation by the Assembly
Marijuana Advisory Committee continued ➤ Tyrel Henkel ➤ Robin Jeffery ➤ Jamie Sadler ➤ Sally Johnson ➤ Lily Harig ➤ Thomas Rainey ➤ Michael Coons Member 12A - Citizen 2 Outside City Limits Alternate Member 13A - Citizen 3 Outside City Limits Alternate Member 14A - City Government of Houston Alternate Member 15A - City Government of Palmer Alternate Member 16A - City Government of Wasilla Alternate Member 17 - MSB Department Director..... Member 17A – MSB Department Director Alternate	Staci Manier - N Crystal Sunderland - N Edna DeVries - N Joe Schmidt - N Lebron McPhail - N	
Office of Administrative Hearings <i>5 members – 3 vacancies (2 year terms)</i> ***Seat A ***Seat C ***Seat E		
Parks, Recreation, and Trails Advisory Board <i>11 members – 2 vacancies</i> *District 4 *District 5		
Platting Board <i>7 members/2 alt. – 2 vacancies</i> District 4 District 7		
Butte FSA # 2 <i>3 members – 3 vacancies</i> ***Member 1 ***Member 2 ***Member 3		
Sutton FSA # 4 <i>3 members – 3 vacancies</i> ***Member 1 ***Member 2 ***Member 3		
Talkeetna FSA # 24 <i>3 members – 3 vacancies</i> **Member 1 **Member 2 *Member 3		

Board - Applicant	Applicants Under Consideration by Mayor	Mayor's Appointments for Confirmation by the Assembly
Bogard RSA # 25 Member 3 <i>3 members – 1 vacancy</i>		
Gold Trail RSA # 28 Member 3 <i>3 members – 1 vacancy</i>		
Lazy Mountain RSA # 19 *Member 1 <i>3 members – 1 vacancy</i>		
Midway RSA # 9 *Member 3Robert Ramilo - N <i>3 members – 1 vacancy</i>		
North Colony RSA # 23 ***Member 1 ***Member 2 <i>3 members – 2 vacancies</i>		
Trapper Creek RSA # 30 Member 3 <i>3 members – 1 vacancy</i>		
Talkeetna Flood Control Service Area # 7 ***Member 1 ***Member 2 ***Member 3 <i>3 members – 3 vacancies</i>		
Talkeetna Sewer & Water Service Area # 36 Member 1 Member 2 *Member 4 <i>5 members – 3 vacancies</i>		

NORTHERN HORIZON COMPANY

STEPHEN L. PAVISH

Aviation Affairs Consultant

P.O. Box 1075, Willow, Alaska 99688

Telephone: 907-733-5737 Cell: 907-354-0737 E-mail: stepepavish@gmail.com

March 7, 2015

Re: Aviation Advisory Board
Resignation

Mr. Larry DeVilbiss, Mayor
Matanuska-Susitna Borough
350 East Dahlia Avenue
Palmer, AK 99645

Dear Mayor DeVilbiss,

I have been a member of the Mat-Su Borough Aviation Advisory Board (AAB) since March 18, 2014. In that capacity, I have enjoyed working with the public and the other AAB members to help advance aviation in the borough. I would like very much to continue on the board until my term expires on December 31, 2016. However, a potential conflict of interest matter forces me to resign from the AAB, effective March 15, 2015.

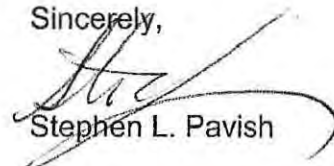
I am an aviation consultant by profession. When the borough planning department advertized an RFP for the second phase of the Mat-Su Borough Regional Aviation System Plan (RASP II), I joined DOWL as a subcontractor in submitting a proposal. We were recently selected as the successful proposer for the project.

According to the November 7, 2014, Mat-Su Borough Ethics Board Opinion (which I requested), I cannot serve as a member of the AAB while also working as a subcontractor on the RASP II project. I've enclosed a copy of the opinion for your information. Since the opinion was rendered, I have recused myself from participating in all subsequent AAB discussions / decisions regarding RASP II.

I earn my livelihood from aviation project work like RASP II, so I cannot afford to pass up the opportunity to subcontract with DOWL. Now that we are approaching the signing of the RASP II contract, I must resign from the board.

I appreciated the trust you placed in me by appointing me to the AAB and regret having to leave my post early. I trust you will understand.

Sincerely,



Stephen L. Pavish

Enclosure: 11/7/14 Ethics Board Opinion

CC: Archie Giddings, AAB Chair

Aviation Advisory Board
AAB-member 8
12/31/2016

Debra Wetherhorn

From: Annemarie Weiland <aweiland@guildmortgage.net>
Sent: Friday, March 06, 2015 2:31 PM
To: Annemarie Weiland; Debra Wetherhorn
Subject: RE: Test!

RECEIVED
MAR 06 2015
CLERKS OFFICE

Debbie and Alice,

I am sorry, but I must resign from the board due to my work situation. I appreciate having had the year on the board and learning so much. Thank you and best wishes for a gentle year!

Annemarie Weiland

Loan Officer NMLS# 424868 License: AK442359



Board of Equalization
BOE member 5
12/31/2015

Guild Mortgage Company NMLS# 3274
11823 Old Glenn Hwy Suite 101
Eagle River, AK 99577

Email: aweiland@guildmortgage.net

Cell: 907-715-6465
Direct: 907-891-8653
Fax: 907-891-8412



The information contained in this message may be CONFIDENTIAL and is for the intended addressee only. Any unauthorized use, dissemination of the information, or copying of this message is prohibited. If you are not the intended recipient of this message please notify the sender immediately and delete this message from your system. Any unauthorized use or disclosure of this message is strictly prohibited. Guild Mortgage Company 11823 Old Glenn Highway, Suite 101 Eagle River, AK 99577

From: Annemarie Weiland [mailto:aweiland@guildmortgage.net]
Sent: Friday, March 06, 2015 2:30 PM
To: dwetherhorn@matsugov.us
Cc: aweiland@guildmortgage.net
Subject: Test!

Annemarie Weiland

Loan Officer NMLS# 424868 License: AK442359

MATANUSKA-SUSITNA BOROUGH - CLERK'S OFFICE
350 E. Dahlia Avenue Palmer, AK 99645
Phone: 861-8683 Fax: 861-7845

DATE RECEIVED: **RECEIVED**
FEB 27 2015
CLERKS OFFICE

BOARD, COMMISSION, AND COMMITTEE APPLICATION FORM

INSTRUCTIONS

Complete and sign the application. Do not leave any blank fields. Type or print legibly in ink. Specify exactly what board and position you are seeking. Completed applications may be emailed to debra.wetherhorn@matsugov.us or delivered or mailed to the Borough Clerk's Office, 350 E. Dahlia Avenue, Palmer, or faxed to 861-7845. If you have questions, please call 861-8683.

Board and position for which I am applying: BOARD OF EQUALIZATION
(For example, Board of Equalization, Member 3)

Applicant Name: DEKAY BAYLIFFE

Residence Address: 2030 E. BRADLEY CIRCLE, WASILLA, AK 99654

Mailing Address: SAME

Home phone: 907-371-6264 Work phone: 907-373-8258 Email: bayliffe@hotmail.com

Name and Address of Employer: BAYLIFFE APPRAISAL SERVICES

Can you regularly attend meetings? Yes No (Pursuant to (MSB 4.05.030, "A vacancy occurs on the board when the member is absent from three (3) consecutive regular board meetings without the board excusing the absence for good cause.")

Do you or any family member have a personal or financial interest with the Borough? Yes No

If yes, list positions and or interest: _____
(For example: employee, emergency responder, RSA or FSA area supervisor, board member, contractor etc.)

How long have you lived in the Borough? 1980-1987 (7yrs) 2003-PRESENT (11yrs)

Briefly explain, why you are you interested in serving on the board in which you are applying? TO BECOME A PART OF THE COMMUNITY/BOROUGH IN AN AREA I HAVE KNOWLEDGE OF.

List professional or personal experiences that qualify you for membership on the board? You may attach a brief resume to highlight your qualifications: CERTIFIED REAL ESTATE APPRAISER IN AK AND OR. PRIDE OWNER OF R.E APPRAISAL SCHOOLS. APPRAISER SUPERVISOR. OWNER OF APPRAISAL COMPANY.

List three professional or personal references: Name: CHARITY MASSIE Phone: 357-7468
Name: ROBT RACY Phone: 376-5943
Name: CLINTON MEZIN Phone: 376-8270

Applicant Signature: DeKay Bayliffe **(N)** Date: 2/26/15

Office Use Only: Precinct: <u>12-200</u>	Assembly District: <u>3</u>	Service Area: <u>NA</u>
Position on Board: <u>BOE member 8</u>	Term Ends: <u>12/31/2016</u>	
Residence Checked: <input checked="" type="checkbox"/> Yes	Map Checked: <input checked="" type="checkbox"/> Yes	Code Checked: 1 st <input checked="" type="checkbox"/> 2 nd <input checked="" type="checkbox"/> <u>(D)</u>

Applicant Name: DEKAY BAYLIEFE

1. Do you have any civil judgment against you within the last 10 years, whether monetary, non-monetary, declarative, injunctive, or any other form or manner? NO YES

If yes, please provide on a separate page the following: (1) case name, (2) nature of action, (3) year of judgment, and (4) a brief description of the judgment entered and/or sentence imposed.

2. Do you have any judgments against you in a criminal case within the last 10 years, whether upon finding of guilt, plea of no contest, suspended, or any form of judgment other than dismissal or not guilty? NO YES

If yes, please provide on a separate page the following: (1) case name, (2) nature of action, (3) year of judgment, and (4) a brief description of the judgment entered and/or sentence imposed.

MATANUSKA-SUSITNA BOROUGH - CLERK'S OFFICE
350 E. Dahlia Avenue Palmer, AK 99645
Phone: 861-8683 Fax: 861-7845

DATE RECEIVED
RECEIVED
FEB 27 2015

CLERKS OFFICE

BOARD, COMMISSION, AND COMMITTEE APPLICATION FORM

INSTRUCTIONS

Complete and sign the application. Do not leave any blank fields. Type or print legibly in ink. Specify exactly what board and position you are seeking. Completed applications may be emailed to debra.wetherhorn@matsugov.us or delivered or mailed to the Borough Clerk's Office, 350 E. Dahlia Avenue, Palmer, or faxed to 861-7845. If you have questions, please call 861-8683.

Board and position for which I am applying: Board of Equalization
(For example, Board of Equalization, Member 3)

Applicant Name: Traci J. Barickman

Residence Address: 18260 E. Wishbone Pl., Sutton Ak 99674

Mailing Address: 18260 E. Wishbone Pl., Sutton Ak 99674

Home phone: 745-3375 Work phone: 315-0324 Email: tjb@mtaonline.net

Name and Address of Employer: Century 21 Realty Solutions

Can you regularly attend meetings? Yes No *(Pursuant to (MSB 4.05.030, "A vacancy occurs on the board when the member is absent from three (3) consecutive regular board meetings without the board excusing the absence for good cause.")*

Do you or any family member have a personal or financial interest with the Borough? Yes No

If yes, list positions and or interest: My husband is an employee in O&M
(For example: employee, emergency responder, RSA or FSA area supervisor, board member, contractor etc.)

How long have you lived in the Borough? 42 years

Briefly explain, why you are you interested in serving on the board in which you are applying? I wish to participate in my community. I have years of previous experience serving on this board & will bring value to this process.

List professional or personal experiences that qualify you for membership on the board? You may **attach a brief resume** to highlight your qualifications: As a real estate professional in the MSB for over 22 years, I have extensive knowledge in this market, including 15+ years as a broker, 12+ years as a trainer. In addition, I am a subject matter expert for Pearson Vue, both state and national, and have been appointed to the real estate commission.

List three **professional or personal** references:

Name: <u>Lloyd Smith, MSB</u>	Phone: <u>861-8649</u>
Name: <u>Krystal Rogers, Local Business</u>	Phone: <u>355-8455</u>
Name: <u>Harley Tessier, Ret. USN</u>	Phone: <u>745-4012</u>

DocuSigned by:
Traci J. Barickman
C40DE55248CB4DD...  Date: 2/26/2015

Office Use Only: Precinct: 09-645 Assembly District: 1 Service Area: NA
Position on Board: BOE member 9 Term Ends: 12/31/2017
Residence Checked: Yes Map Checked: Yes Code Checked: 1st 2nd JN

Applicant Name: Traci J. Barickman

1. Do you have any civil judgment against you within the last 10 years, whether monetary, non-monetary, declarative, injunctive, or any other form or manner? NO YES

If yes, please provide on a separate page the following: (1) case name, (2) nature of action, (3) year of judgment, and (4) a brief description of the judgment entered and/or sentence imposed.

2. Do you have any judgments against you in a criminal case within the last 10 years, whether upon finding of guilt, plea of no contest, suspended, or any form of judgment other than dismissal or not guilty?
 NO YES

If yes, please provide on a separate page the following: (1) case name, (2) nature of action, (3) year of judgment, and (4) a brief description of the judgment entered and/or sentence imposed.

Traci J. Barickman, ABR, CRB, CRS, GRI, ePRO
Broker and Trainer



I believe the key to a successful real estate career is honesty, involvement, and education. My mission is to provide education to real estate practitioners that will give them the tools needed to be successful in their careers while protecting their clients and customers. Born on Guam into a naval family, I have traveled throughout the world and experienced military life as a child and as the mother of a deployed soldier. My husband and I have been blessed with two successful sons and seven grandchildren.

I enjoy life in Alaska with my family and dogs, I am a published author of a children's book, licensed pilot, owner of Alaska Real Estate Education, real estate license for over 21 years and a successful broker 14 of those years.

I have extensive education specifically in the real estate field and have earned the following designations: Accredited Buyer Representative; Council of Residential Brokerage Managers; Certified Residential Specialist; Graduate REALTOR Institute; ePRO.

Business Management - Proficient in business management and education related to all aspects of real estate. Licensed real estate broker and state certified instructor. I have served as President for the local board of REALTORS®, served positions on the State Board, experienced in committee participation including positions as chairperson for numerous different organizations. I have served several years as chairperson for the Mat-Su Borough Board of Equalization. I have a good understanding of Robert's Rules of Order.

Educator; Adult Professional Development - As a real estate trainer I travel throughout the state instructing on many advanced real estate topics, including ethics, risk management, contract law, real estate law & prohibited conduct, business development, personal and client safety, real estate investments, technology and communication, and negotiating skills. I have developed over 135 hours of state-certified courses related to all aspects of business in the real estate industry.

Course Developer - I develop courses that are required education for real estate brokers and salespersons to maintain their occupational licenses. I have developed pre-license & post-license education and broker training education courses that comply with the State of Alaska Real Estate Commission requirements. I also develop & teach courses for all 3 of the GRI modules. All courses are accredited by the Alaska Real Estate Commission & are approved for numerous types of delivery, including classroom, correspondence, and internet.

Education Advisor - Subject Matter Expert (SME) for Pearson Vue: State & National - I assist in the review of Alaska's state real estate license exam. Accuracy and relevance of each question is reviewed biennially and amended as needed. I assist in the process of creating and testing new questions. In addition to state participation, I participate in the national content of the real estate exam as an SME on the national level.

Mergers and Acquisitions - For RE/MAX I was instrumental in acquiring the Valley office of Northern Trust Real Estate in 2009 and successfully integrated staff and associates into our existing culture. We merged with the largest independent Valley office, Dynamic Properties, in 2011 to create the largest Valley real estate office and capture the majority of market share. In 2014 I accepted a position as the regional broker for all Century 21 Realty Solutions offices in Southcentral Alaska.

Computer and Technology - Proficient in Microsoft Office applications, including Excel and Power-point. Able to create and manipulate spreadsheets and write basic functions and develop effective presentations. Proficient in all industry related programs; familiar with many business software programs including cloud storage. Able to learn new business programs quickly and efficiently. Capable and comfortable working independently or with a team.

www.AlaskaRealEstateEducation.com

Strengths - *Risk Management* –adept at anticipating and avoiding legal complications, and resolving issues and threats, typically through mediation efforts. *Skillful researcher* – able to research and analyze data whether using public records or organization tools. *Strong leadership skills* – ability to work within a group or team and encourage production by keeping group on task, and as a team leader, delegating tasks and encouraging team members to effectively maximize production. Experienced and comfortable speaking to large groups and audiences.

Mentor - As a state certified instructor and knowledgeable broker, I mentor numerous other associates, specifically brokers, throughout the state of Alaska. I confer with these brokers via Skype, phone, or email as needed. I have developed a website for my education business that offers student resources and is available to all licensees.

Appointments – 2015 I have been appointed by Governor Walker to serve a 4 year term on the State of Alaska Real Estate Commission. I am currently the chair person for the Commission’s Education Committee.

www.AlaskaRealEstateEducation.com

MATANUSKA-SUSITNA BOROUGH - CLERK'S OFFICE
350 E. Dahlia Avenue Palmer, AK 99645
Phone: 861-8683 Fax: 861-7845

DATE RECEIVED
RECEIVED
MAR 10 2015
CLERKS OFFICE

BOARD, COMMISSION, AND COMMITTEE APPLICATION FORM

INSTRUCTIONS

Complete and sign the application. Do not leave any blank fields. Type or print legibly in ink. Specify exactly what board and position you are seeking. Completed applications may be emailed to debra.wetherhorn@matsugov.us or delivered or mailed to the Borough Clerk's Office, 350 E. Dahlia Avenue, Palmer, or faxed to 861-7845. If you have questions, please call 861-8683.

Board and position for which I am applying: MAT-SU BOROUGH LIBRARY BOARD
(For example, Board of Equalization, Member 3)

Applicant Name: Patricia Josephine Grosz

Residence Address: #34089 South Mount Dall Drive

Mailing Address: Post Office Box 629 Talkeetna, Alaska 99676

Home phone: (907) 733-3614 Work phone: _____ Email: trumorth@mtaonline.net

Name and Address of Employer: _____

Can you regularly attend meetings? Yes No (Pursuant to (MSB 4.05.030), "A vacancy occurs on the board when the member is absent from three (3) consecutive regular board meetings without the board excusing the absence for good cause.")

Do you or any family member have a personal or financial interest with the Borough? Yes No

If yes, list positions and or interest: on-call employee - husband, ORVILLE GROSZ
(For example: employee, emergency responder, RSA or FSA area supervisor, board member, contractor etc.)

How long have you lived in the Borough? About 25 years

Briefly explain, why you are you interested in serving on the board in which you are applying? I'm very interested in libraries. They've been a source of information and help to me and I'd like to pay that forward

List professional or personal experiences that qualify you for membership on the board? You may attach a brief resume to highlight your qualifications: Library user and a homemaker

List three professional or personal references:
Name: Deborah Wetherhorn Phone: 907-733-1421
Name: TRISHA COSTELLO Phone: 907 733 2354
Name: JAMES SICKLER Phone: 907-841-3416

Applicant Signature: Patricia Grosz Date: March 9, 2015

(N)

Office Use Only: Precinct: 10-030 Assembly District: 7 Service Area: N/A
Position on Board: LIB TALKEETNA Term Ends: 12/31/2016
Residence Checked: Yes Map Checked: Yes Code Checked: 1st 2nd

Applicant Name: PATRICIA GROSZ

1. Do you have any civil judgment against you within the last 10 years, whether monetary, non-monetary, declarative, injunctive, or any other form or manner? NO YES

If yes, please provide on a separate page the following: (1) case name, (2) nature of action, (3) year of judgment, and (4) a brief description of the judgment entered and/or sentence imposed.

2. Do you have any judgments against you in a criminal case within the last 10 years, whether upon finding of guilt, plea of no contest, suspended, or any form of judgment other than dismissal or not guilty? NO YES

If yes, please provide on a separate page the following: (1) case name, (2) nature of action, (3) year of judgment, and (4) a brief description of the judgment entered and/or sentence imposed.

MATANUSKA-SUSITNA BOROUGH - CLERK'S OFFICE
350 E. Dahlia Avenue Palmer, AK 99645
Phone: 861-8683 Fax: 861-7845

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DATE RECEIVED:
FEB 04 2015
CLERKS OFFICE

BOARD, COMMISSION, AND COMMITTEE APPLICATION FORM

MAC MEMBER 10
SALES

INSTRUCTIONS

MAC MEMBER 1 GROWER.

Complete and sign the application. Do not leave any blank fields. Type or print legibly in ink. Specify exactly what board and position you are seeking. Completed applications may be emailed to debra.wetherhorn@matsugov.us or delivered or mailed to the Borough Clerk's Office, 350 E. Dahlia Avenue, Palmer, or faxed to 861-7845. If you have questions, please call 861-8683.

Board and position for which I am applying: MARIJUANA Advisory Committee / MAC Member 11 to 13
(For example, Board of Equalization, Member 3) Citizen Outside City

Applicant Name: TERRY L. GOOSEN

Residence Address: 9193 W. MARGIN WAY

Mailing Address: 9193 W. MARGIN WAY

Home phone: 8924435 Work phone: 8924435 Email: ALASKANARTIST@MTAONLINE.NET

Name and Address of Employer: Self employed ARTIST

Can you regularly attend meetings? Yes No (Pursuant to (MSB 4.05.030, "A vacancy occurs on the board when the member is absent from three (3) consecutive regular board meetings without the board excusing the absence for good cause.")

Do you or any family member have a personal or financial interest with the Borough? Yes No

If yes, list positions and or interest: _____
(For example: employee, emergency responder, RSA or FSA area supervisor, board member, contractor etc.)

How long have you lived in the Borough? 24 years

Briefly explain, why you are you interested in serving on the board in which you are applying?
FAIRNESS TO ALL ALASKAN Medical CARD HOLDER.

List professional or personal experiences that qualify you for membership on the board? You may attach a brief resume to highlight your qualifications: 4 years in ALASKA, 8 years SALES, 10 year REAL ESTATE 25 years ARTIST, Medical CARD HOLDER and grower for me.

List three professional or personal references: Name: WILL ATTWOOD Phone: 907-3547142
Name: JERRY GALESPY Phone: 907-5633827
Name: SENATOR FRED DYSON Phone: 907-694-3744 - Hm. 907-465-2199 - wk.

Applicant Signature: Terry L. Goosen Date: 02/02/2015

(N)

Office Use Only: Precinct: DB-135 Assembly District: 7 Service Area: RSA meadow lakes FSA West Lakes
Position on Board: _____ Term Ends: _____
Residence Checked: Yes Map Checked: Yes Code Checked: 1st 2nd

Applicant Name: TERRY L. GOOSEN

Do you have any civil judgment against you within the last 10 years, whether monetary, non-monetary, declarative, injunctive, or any other form or manner? NO YES

If yes, please provide on a separate page the following: (1) case name, (2) nature of action, (3) year of judgment, and (4) a brief description of the judgment entered and/or sentence imposed.

Do you have any judgments against you in a criminal case within the last 10 years, whether upon finding of guilt, plea of no contest, suspended, or any form of judgment other than dismissal or not guilty?

NO YES

If yes, please provide on a separate page the following: (1) case name, (2) nature of action, (3) year of judgment, and (4) a brief description of the judgment entered and/or sentence imposed.

MATANUSKA-SUSITNA BOROUGH - CLERK'S OFFICE
350 E. Dahlia Avenue Palmer, AK 99645
Phone: 861-8683 Fax: 861-7845

DATE RECEIVED: **RECEIVED**
JAN 26 2015
CLERKS OFFICE

BOARD, COMMISSION, AND COMMITTEE APPLICATION FORM

INSTRUCTIONS

Complete and sign the application. Do not leave any blank fields. Type or print legibly in ink. Specify exactly what board and position you are seeking. Completed applications may be emailed to debra.wetherhorn@matsugov.us or delivered or mailed to the Borough Clerk's Office, 350 E. Dahlia Avenue, Palmer, or faxed to 861-7845. If you have questions, please call 861-8683.

Board and position for which I am applying: Marijuana Advisory Committee, Member 1
(For example, Board of Equalization, Member 3)

Applicant Name: Jason Coe

Residence Address: 3800 N. McCormick Ln, Wasilla, AK 99654

Mailing Address: Same as above

Home phone: (907) 313-7383 Work phone: (907) 336-0388 Email: ajcoe@alaska.com

Name and Address of Employer: self-employed - Coe's Plant Care LLC - 3800 N. McCormick Ln, Wasilla, AK 99654

Can you regularly attend meetings? Yes No (Pursuant to MSB 4.05.030, "A vacancy occurs on the board when the member is absent from three (3) consecutive regular board meetings without the board excusing the absence for good cause.")

Do you or any family member have a personal or financial interest with the Borough? Yes No

If yes, list positions and or interest: N/A
(For example: employee, emergency responder, RSA or FSA area supervisor, board member, contractor etc.)

How long have you lived in the Borough? ten years

Briefly explain, why you are you interested in serving on the board in which you are applying? I'm interested in being a legal marijuana producer in the Matanuska Valley and would like to have input on creating smart, practical regulations for a healthy, successful

List professional or personal experiences that qualify you for membership on the board? You may attach a brief resume to highlight your qualifications: see attached resume.

List three professional or personal references:
Name: Stuart Bond Phone: 907-781-5305
Name: Margaret Mantele Phone: 907-624-2017
Name: Monica Emerton Phone: 907-371-5817

Applicant Signature: J. Coe Date: 1/23/15

Office Use Only: Precinct: 10-015 Assembly District: 6 Service Area: GOLD TRAIL
Position on Board: _____ Term Ends: _____
Residence Checked: Yes Map Checked: Yes Code Checked: 1st 2nd

Applicant Name: Jason Coe

Do you have any civil judgment against you within the last 10 years, whether monetary, non-monetary, declarative, injunctive, or any other form or manner? NO YES

If yes, please provide on a separate page the following: (1) case name, (2) nature of action, (3) year of judgment, and (4) a brief description of the judgment entered and/or sentence imposed.

N/A

Do you have any judgments against you in a criminal case within the last 10 years, whether upon finding of guilt, plea of no contest, suspended, or any form of judgment other than dismissal or not guilty?

NO YES

If yes, please provide on a separate page the following: (1) case name, (2) nature of action, (3) year of judgment, and (4) a brief description of the judgment entered and/or sentence imposed.

N/A

Resume of Qualifications for Serving on the Marijuana Advisory Committee for the
Matanuska-Susitna Bureau

- I have owned and operated a successful horticulture company in Alaska for approximately thirteen years. Our main areas of expertise are in commercial interior and exterior plant services and commercial greenhouse crop production.
- I have owned and operated commercial production greenhouses in the Matanuska Valley for approximately ten years. We specialize in growing high quality flowers, vegetables, and herbs.
- I currently have a medical grow license, so I have experience growing marijuana as a medicine and understand the needs of medical patients in Alaska for needing to have a practical and functional medical marijuana system.
- I also believe in smart regulation for recreational marijuana that creates a viable legal system for growing, producing, and distributing legal marijuana for personal use.
- I have young children and deeply understand the concern of keeping legal marijuana away from minors and especially the need for labeling and deterring edibles from being accessed by minors.
- I have a balanced personality and appreciate the value of each perspective in determining how to regulate marijuana responsibly and successfully.

Thanks for your consideration,

Jason Coe

RECEIVED
DATE RECEIVED:
FEB 03 2015
CLERKS OFFICE

BOARD, COMMISSION, AND COMMITTEE APPLICATION FORM

INSTRUCTIONS

Complete and sign the application. Do not leave any blank fields. Type or print legibly in ink. Specify exactly what board and position you are seeking. Completed applications may be emailed to debra.wetherhorn@matsugov.us or delivered or mailed to the Borough Clerk's Office, 350 E. Dahlia Avenue, Palmer, or faxed to 861-7845. If you have questions, please call 861-8683.

Board and position for which I am applying: Marijuana advisory board
(For example, Board of Equalization, Member 3)

Applicant Name: Jeanine Erickson INTERESTED MARIJUANA GROWER 1 MEMBER 9

Residence Address: 4260 Old Glenn Hwy. Palmer AK 99645

Mailing Address: P.O. Box 3713 Palmer AK 99645

Home phone: 745-1672 Work phone: 775-1565 Email: JEricksonbl@hotmail.com

Name and Address of Employer: Odom Corporation 125 W. 3rd Ave. Anch.
TEXT ONLY

Can you regularly attend meetings? Yes No (Pursuant to (MSB 4.05.030), "A vacancy occurs on the board when the member is absent from three (3) consecutive regular board meetings without the board excusing the absence for good cause."

Do you or any family member have a personal or financial interest with the Borough? Yes No

If yes, list positions and or interest: Butte Community Council Board Member
(For example: employee, emergency responder, RSA or FSA area supervisor, board member, contractor etc.)

How long have you lived in the Borough? 28 years

Briefly explain, why you are you interested in serving on the board in which you are applying? I believe I can provide both valuable and reasonable input.

List professional or personal experiences that qualify you for membership on the board? You may attach a brief resume to highlight your qualifications: I possess knowledge of both marijuana and its present legalities. I also have knowledge in horticulture working both in a nursery setting and landscape maintenance.

List three professional or personal references: Name: Pattie Kallam Phone: 745-6205
Name: Jerry Kallam Phone: 745-6205
Name: Don Thompson Phone: 117-6767
for more than 10 years.
I am also familiar with medical break-throughs concerning marijuana please see other side ->

Applicant Signature: Jeanine Erickson Date: 2/2/2015

N

Office Use Only: Precinct: 12-220 Assembly District: 1 Service Area: FSA-Butte RSA-62 Butte
Position on Board: _____ Term Ends: _____
Residence Checked: Yes Map Checked: Yes Code Checked: 1st 2nd

Applicant Name: Jeanine Erickson

Do you have any civil judgment against you within the last 10 years, whether monetary, non-monetary, declarative, injunctive, or any other form or manner? NO YES

If yes, please provide on a separate page the following: (1) case name, (2) nature of action, (3) year of judgment, and (4) a brief description of the judgment entered and/or sentence imposed.

Do you have any judgments against you in a criminal case within the last 10 years, whether upon finding of guilt, plea of no contest, suspended, or any form of judgment other than dismissal or not guilty?

NO YES

If yes, please provide on a separate page the following: (1) case name, (2) nature of action, (3) year of judgment, and (4) a brief description of the judgment entered and/or sentence imposed.

I have knowledge of current nj case law and appellate court decisions. I am an honorary life time member of FFA. I have been keeping myself ^{abreast} of the legalities occurring in other states.

MATANUSKA-SUSITNA BOROUGH - CLERK'S OFFICE
350 E. Dahlia Avenue Palmer, AK 99645
Phone: 861-8683 Fax: 861-7845



BOARD, COMMISSION, AND COMMITTEE APPLICATION FORM

INSTRUCTIONS

Complete and sign the application. Do not leave any blank fields. Type or print legibly in ink. Specify exactly what board and position you are seeking. Completed applications may be emailed to **debra.wetherhorn@matsugov.us** or delivered or mailed to the Borough Clerk's Office, 350 E. Dahlia Avenue, Palmer, or faxed to 861-7845. If you have questions, please call 861-8683.

Board and position for which I am applying: Marijuana Advisory Board member 1,3, 11-13
(For example, Board of Equalization, Member 3)

Applicant Name: Mark Weeks

Residence Address: 2644 Holobinko rd Wasilla ak 99654

Mailing Address: Same

Home phone: 907-373-5664 Work phone: 907-982-1554 Email: markw@chazltd.com

Name and Address of Employer: Chaz limited collision 1581 East Financial Dr Wasilla Ak

Can you regularly attend meetings? Yes No *(Pursuant to (MSB 4.05.030, "A vacancy occurs on the board when the member is absent from three (3) consecutive regular board meetings without the board excusing the absence for good cause.")*

Do you or any family member have a personal or financial interest with the Borough? Yes No

If yes, list positions and or interest: I would like to be on the marijuana advisory board
(For example: employee, emergency responder, RSA or FSA area supervisor, board member, contractor etc.)

How long have you lived in the Borough? 21 years

Briefly explain, why you are you interested in serving on the board in which you are applying? I would like to help see or approach to governing this new industry done responsibly and effectively with everyones interest in mind. I feel the Matsu boroughs balanced approach is correct

List professional or personal experiences that qualify you for membership on the board? You may **attach a brief resume** to highlight your qualifications: Operations Director Chaz ltd since 2013, Chaz limited store manager since 2007, Borough Resident since 1994, Police officer Merrimac Ma 1987-1994 Father of two.

List three **professional or personal** references: Name: Dan Degraffenried Phone: 907-632-5411
Name: Tiffany Wholers Phone: 907-631-1053
Name: Joe Beckham Phone: 907-376-7352

Applicant Signature: Mark Weeks Digitally signed by Mark Weeks
DN: cn=Mark Weeks, o, ou, email=markw@chazltd.com, c=US
Date: 2015.02.03 13:28:27 -09'00' Date: 2-3-15

N

Office Use Only: Precinct: <u>10-015</u>	Assembly District: <u>b</u>	Service Area: <u>FSA - West Lakes RSA - Gold Trail</u>
Position on Board: _____	Term Ends: _____	
Residence Checked: <input checked="" type="checkbox"/> Yes	Map Checked: <input checked="" type="checkbox"/> Yes	Code Checked: 1 st <input checked="" type="checkbox"/> 2 nd <input checked="" type="checkbox"/>

Applicant Name: Mark Weeks

Do you have any civil judgment against you within the last 10 years, whether monetary, non-monetary, declarative, injunctive, or any other form or manner? NO YES

If yes, please provide on a separate page the following: (1) case name, (2) nature of action, (3) year of judgment, and (4) a brief description of the judgment entered and/or sentence imposed.

Do you have any judgments against you in a criminal case within the last 10 years, whether upon finding of guilt, plea of no contest, suspended, or any form of judgment other than dismissal or not guilty?

NO YES

If yes, please provide on a separate page the following: (1) case name, (2) nature of action, (3) year of judgment, and (4) a brief description of the judgment entered and/or sentence imposed.

MATANUSKA-SUSITNA BOROUGH - CLERK'S OFFICE
350 E. Dahlia Avenue Palmer, AK 99645
Phone: 861-8683 Fax: 861-7845

RECEIVED
DATE RECEIVED:
FEB 09 2015
CLERKS OFFICE

BOARD, COMMISSION, AND COMMITTEE APPLICATION FORM

INSTRUCTIONS

Complete and sign the application. Do not leave any blank fields. Type or print legibly in ink. Specify exactly what board and position you are seeking. Completed applications may be emailed to debra.wetherhorn@matsugov.us or delivered or mailed to the Borough Clerk's Office, 350 E. Dahlia Avenue, Palmer, or faxed to 861-7845. If you have questions, please call 861-8683.

Board and position for which I am applying: Marajuana Advisory Committee - Member 11, 12, 13, 1, 3
(For example, Board of Equalization, Member 3)

Applicant Name: Casey Steinau (Kathrine) = VREMS last name

Residence Address: 14063 Halston Avenue, Big Lake

Mailing Address: PO Box 521329, Big Lake, AK 99652

Home phone: 892-7653 Work phone: 841-9830 Email: caseysteinau@gmail.com

Name and Address of Employer: US Senate/self-employed

Can you regularly attend meetings? Yes No (Pursuant to (MSB 4.05.030, "A vacancy occurs on the board when the member is absent from three (3) consecutive regular board meetings without the board excusing the absence for good cause.")

Do you or any family member have a personal or financial interest with the Borough? Yes No

If yes, list positions and or interest: property owner
(For example: employee, emergency responder, RSA or FSA area supervisor, board member, contractor etc.)

How long have you lived in the Borough? 13+ years

Briefly explain, why you are you interested in serving on the board in which you are applying? I am interested in contributing to the responsible growth of this new industry as well the development of reasonable regulation. It would be my pleasure to serve my community.

List professional or personal experiences that qualify you for membership on the board? You may **attach a brief resume** to highlight your qualifications: see attached vitae

List three professional or personal references: Name: Cora Carleson Phone: 982-5700
Name: Janice Strong Phone: 223-5284
Name: Senator Mark Begich Phone: on request

Applicant Signature: Casey St Date: January 31, 2014

(N)

Office Use Only: Precinct: OB-155 Assembly District: 5 Service Area: FSA - West Lakes
RSA - Big Lake
Position on Board: _____ Term Ends: _____
Residence Checked: Yes Map Checked: Yes Code Checked: 1st 2nd

Applicant Name: Casey Steinau

Do you have any civil judgment against you within the last 10 years, whether monetary, non-monetary, declarative, injunctive, or any other form or manner? NO YES

If yes, please provide on a separate page the following: (1) case name, (2) nature of action, (3) year of judgment, and (4) a brief description of the judgment entered and/or sentence imposed.

Do you have any judgments against you in a criminal case within the last 10 years, whether upon finding of guilt, plea of no contest, suspended, or any form of judgment other than dismissal or not guilty?
 NO YES

If yes, please provide on a separate page the following: (1) case name, (2) nature of action, (3) year of judgment, and (4) a brief description of the judgment entered and/or sentence imposed.

As evidenced by my 20-year career in real estate and my work as field representative for U.S. Senator Mark Begich, I am a self-initiating worker and effective team member. A love of complex problem solving and experience in the use of tact have allowed me to successfully create relationships in a variety of arenas and across perceived divides be they economic, educational, racial or social. I strive to be well informed and knowledgeable in the areas I work while continuing to embrace learning as a lifetime goal. I am proud to fulfill my responsibilities to my employers and my community.

It is my genuine concern for the well-being of all peoples and belief that it is a function of society to ensure that all its members are served that have led me to seek a position as a member of the Marijuana Advisory Committee. As a member Senator Begich's staff I have been fortunate to develop a variety of relationships across the state and U.S. These interpersonal connections, combined with a long and successful business career and lifetime of community activism, would make me a strong asset to the committee.

Experience

Field Representative, U.S. Senator Mark Begich, Mat-Su. Feb 2013- January 2015.

- Managed Mat-Su Valley office while acting as a field representative of the Senator. Studied to be well-informed and knowledgeable of current issues while fostering professional relationships, private and public sectors. Coordinated with security and organize private and public meetings.
- Directly supervised interns.
- Staffed senator and other federal dignitaries on official visits.
- Prepared briefing materials, issued advisories and informational reports for state and DC offices.
- Responsible for managing and facilitating constituent requests, opinions and inquiries, and processing of case work on behalf of the Senator maintaining a high level of confidentiality via written, telephonic, electronic and in person process.
- In-state point person for Senator on Agriculture issues
 - Worked on Farm Bill implementation, worked with Farm Service Agency (FSA), Cooperative Extension, implement farmer and rancher outreach statewide.
 - Representative at Circumpolar Agricultural Meeting, Sustainable Agriculture Conference, Farmer's Union, Mat-Su ACES Summit.
- Attended community councils and Advisory Boards
 - Talkeetna, Willow, Big Lake, Knik, Point McKenzie, Glacier View, Sutton, Butte, Lazy Mountain; Mat-Su Borough (MSB) Assembly; MSB Health and

Human Services, Aviation, Transportation, and Wastewater Septage advisory boards.

- Spoke publically routinely presenting letters and information to the community from the Senator at events great and small, 10-20 events per month; used strong leadership and communication skills to explain policy positions and federal procedures to a diverse range of audiences.
- Functioned as liaison to the Mayors' offices and Chambers of Commerce in Houston, Palmer and Wasilla. Effectively performed outreach to local Native corporations and Tribal governments, Mat-Su School District, Job Corp, USDA agencies. Regularly attended local private-public coalitions for both transportation and senior issues as well as Mat-Su Area Partnership for non-profit agencies.

Real Estate Sales: Re/Max Dynamic of the Valley, Wasilla, Alaska 2001 – 2013

(Through a series of acquisitions, office was also Coldwell Banker & Dynamic Properties)

- Self-directed position selling commercial and residential real estate included: Marketing; Networking; Data collection; On-line research; Documentation.
- Communicated with clients and general public via telephone, email and text; Worked with other agents on team projects.
- Negotiated and Mediated on clients' behalf;
- Helped clients and customers navigate finance options through various government agencies and lending bodies, including public, private, and non-profit.
- Performed complex problem solving; Demonstrated ability to comfortably deal with people from varied socio- economic and cultural backgrounds with tact and respect.
- Gained excellent geographical knowledge of Mat-Su Valley and its individual communities.
- Performed daily office tasks.

Licensed Real Estate Salesperson 1992-2002 Illinois, 1991-1992 New York

Owner, Big Lake Self Storage, Big Lake, Alaska 2008 – present

- Bookkeeping; public outreach; advertising; collections.

Education and Additional Experience

- BA, General Studies Philosophy, Shimer College, Waukegan, Illinois 1989
- Graduate Studies, Philosophy/Ethics, Roosevelt University, Chicago, Illinois 1990
- Additional Studies: Oxford, England and Belize, Central America
- Graduate of Realtor Institute
- Certified Commercial Investment Member Courses
- At Home With Diversity Certified

RECEIVED

DATE RECEIVED: FEB 17 2015
CLERKS OFFICE

MATANUSKA-SUSITNA BOROUGH - CLERK'S OFFICE
350 E. Dahlia Avenue Palmer, AK 99645
Phone: 861-8683 Fax: 861-7845

BOARD, COMMISSION, AND COMMITTEE APPLICATION FORM

INSTRUCTIONS

Complete and sign the application. Do not leave any blank fields. Type or print legibly in ink. Specify exactly what board and position you are seeking. Completed applications may be emailed to debra.wetherhorn@matsugov.us or delivered or mailed to the Borough Clerk's Office, 350 E. Dahlia Avenue, Palmer, or faxed to 861-7845. If you have questions, please call 861-8683.

Board and position for which I am applying: Marijuana Advisory Board, Member 3, 7, or 1 (respectively)
(For example, Board of Equalization, Member 3)

Applicant Name: Carol Zo Herriges

Residence Address: 6471 N Talgach View Drive

Mailing Address: 6471 N Talgach View Drive Wasilla 99654

Home phone: 907-864-0160 Work phone: 907-351-5786 Email: czherriges@gmail.com

Name and Address of Employer: Self - I own Wise Sisters Wizardry, an Herbs and Crafts shop.

Can you regularly attend meetings? Yes No *(Pursuant to (MSB 4.05.030, "A vacancy occurs on the board when the member is absent from three (3) consecutive regular board meetings without the board excusing the absence for good cause.")*

Do you or any family member have a personal or financial interest with the Borough? Yes No

If yes, list positions and or interest: _____
(For example: employee, emergency responder, RSA or FSA area supervisor, board member, contractor etc.)

How long have you lived in the Borough? 8 years

Briefly explain, why you are you interested in serving on the board in which you are applying? As an Herbalist
I have a vested interest in helping insure herbs grown and distributed here are safe for human consumption

List professional or personal experiences that qualify you for membership on the board? You may attach a brief resume to highlight your qualifications: Practicing Herbalist who understands both the plant and the issues surrounding it. 34yr Alaskan with experience in government. Please see attached qualifications.

List three professional or personal references:
Name: Diane Lytle/ Business Owner Phone: 907-315-0360
Name: Leslie Turner/ Client Phone: 907-441-1937
Name: Connie McAffrey/ Client Phone: 907-522-4720

Applicant Signature: C. Zo Herriges (N) Date: 02/13/2015

Office Use Only: Precinct: 09-62B Assembly District: 6 Service Area: FSA-62.Palmer
FSA-Gold Trail
Position on Board: _____ Term Ends: _____
Residence Checked: Yes Map Checked: Yes Code Checked: 1st 2nd

Applicant Name: CAROL ZO HERRIGES, AK DL # 0721934

1. Do you have any civil judgment against you within the last 10 years, whether monetary, non-monetary, declarative, injunctive, or any other form or manner? NO YES

If yes, please provide on a separate page the following: (1) case name, (2) nature of action, (3) year of judgment, and (4) a brief description of the judgment entered and/or sentence imposed.

2. Do you have any judgments against you in a criminal case within the last 10 years, whether upon finding of guilt, plea of no contest, suspended, or any form of judgment other than dismissal or not guilty? NO YES

If yes, please provide on a separate page the following: (1) case name, (2) nature of action, (3) year of judgment, and (4) a brief description of the judgment entered and/or sentence imposed.

CAROL Z. HERRIGES

6471 N Talgach View Drive • Wasilla, AK 99654 • 907-864-0164 • czherriges@gmail.com

Brief Resume of Public Service Qualifications

- Current Mat-Su Business Owner. Practicing Herbalist specializing in Boreal Forest Herbs. Mat-Su Borough Resident for 8 years. Mat-Su property owner for 11 years. Alaska Resident for 34 years.

I am an Alaskan with a vested interest in keeping Alaskans safe, healthy, and employed.

- 15 years of experience serving on boards and commissions in Alaska:

While a resident of the City of Wrangell, Alaska (18 years), I was an elected City Council-member for Seat E on the Wrangell City Council; Wrangell's voting Member to the Project Management Committee (PMC) for the Four Dam Pool Hydroelectric Projects; President of the Board for KSTK Radio/Wrangell Radio Group; and an advising member on both Port and Parks and Recreation committees. I acted for 5 years as a registered, unpaid lobbyist for the City of Wrangell. All positions were unpaid, volunteer positions. I understand how government functions, its constraints, and its obligations.

- University of Alaska 2010 graduate, *cum laude*, with a vocational degree in Business Administration.

Coursework focused on Interpersonal Relationships, Business Law, and Financial and Managerial accounting.

- Small Business Manager and occasional consultant for multiple businesses in Alaska over the past 20 years.

I understand the needs of small business in Alaska.

- Proven record of willingness to commit the time required by the position.

I know what I am getting into should I be chosen as a member of the Marijuana Advisory Board

Key Skills

Governmental Processes/ Interpersonal Management / Financial Accounting



BOARD, COMMISSION, AND COMMITTEE APPLICATION FORM

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Board and position for which I am applying: Interested Marijuana Retailer
(For example, Board of Equalization, Member 3)

Applicant Name: Annett Sue Thompson

Residence Address: 6299 S. Aurora Dr. Wasilla AK 99654

Mailing Address: P.O. Box 877958 Wasilla AK 99687

Home phone: 373-7202 Work phone: 352-8918 Email: Susie4359@icloud.com

Name and Address of Employer: SOA OCS 695 E Parks Hwy #3 Wasilla AK

Can you regularly attend meetings? Yes No (Pursuant to (MSB 4.05.030, "A vacancy occurs on the board when the member is absent from three (3) consecutive regular board meetings without the board excusing the absence for good cause.")

Do you or any family member have a personal or financial interest with the Borough? Yes No

If yes, list positions and or interest: _____
(For example: employee, emergency responder, RSA or FSA area supervisor, board member, contractor etc.)

How long have you lived in the Borough? 28 yrs.

Briefly explain, why you are you interested in serving on the board in which you are applying? _____

Interested due to health benefits and regulation needed for growing & retail selling of product.

List professional or personal experiences that qualify you for membership on the board? You may attach a brief resume to highlight your qualifications: I have worked in a wide range of jobs from

Industrial Construction, Assisted Living Homes, Child Support & office of children's services. where I am on the FOM IFAO Antel. com m. rtee.

List three professional or personal references: Name: Jennifer Clark Phone: 232-9024
Name: Jennifer Hansen Phone: 355-1359
Name: Andrea Benson Phone: 715-9633

Applicant Signature: Annett Sue Thompson Date: 1/28/15

(N)

Office Use Only: Precinct: 08-140 Assembly District: 5 Service Area: KNIK RSA
Position on Board: _____ Term Ends: _____
Residence Checked: Yes Map Checked: Yes Code Checked: 1st 2nd

Applicant Name: Annett Sue Thompson

Do you have any civil judgment against you within the last 10 years, whether monetary, non-monetary, declarative, injunctive, or any other form or manner? NO YES

If yes, please provide on a separate page the following: (1) case name, (2) nature of action, (3) year of judgment, and (4) a brief description of the judgment entered and/or sentence imposed.

Do you have any judgments against you in a criminal case within the last 10 years, whether upon finding of guilt, plea of no contest, suspended, or any form of judgment other than dismissal or not guilty?

NO YES

If yes, please provide on a separate page the following: (1) case name, (2) nature of action, (3) year of judgment, and (4) a brief description of the judgment entered and/or sentence imposed.

MATANUSKA-SUSITNA BOROUGH - CLERK'S OFFICE
350 E. Dahlia Avenue Palmer, AK 99645
Phone: 861-8683 Fax: 861-7845



BOARD, COMMISSION, AND COMMITTEE APPLICATION FORM

INSTRUCTIONS

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Board and position for which I am applying: Marijuana Task Force member 04A
(For example, Board of Equalization, Member 3)

Applicant Name: Peggy A. Mulligan

Residence Address: 4860 N Werner Road Palmer, AK 99645

Mailing Address: PO Box 3348 Palmer, AK 99645

Home phone: 745-2043 Work phone: 745-4891 Email: peggy@mvfcuonline.org

Name and Address of Employer: Matanuska Valley FCU

Can you regularly attend meetings? Yes No *(Pursuant to MSB 4.05.030, "A vacancy occurs on the board when the member is absent from three (3) consecutive regular board meetings without the board excusing the absence for good cause.")*

Do you or any family member have a personal or financial interest with the Borough? Yes No

If yes, list positions and or interest: lobbiest
(For example: employee, emergency responder, RSA or FSA area supervisor, board member, contractor etc.)

How long have you lived in the Borough? 60 years

Briefly explain, why you are you interested in serving on the board in which you are applying? we feel the board needs to have a financial institutions take on the marijuana laws

List professional or personal experiences that qualify you for membership on the board? You may attach a brief resume to highlight your qualifications: Have worked 39 years for Matanuska Valley FCU the last 3 yrs as their BSA Compliance Specialist

List three professional or personal references: Name: AL Strawn Phone: 745-4891
Name: Brad Lewis Phone: 745-3120
Name: Dave Combs Phone: 745-2144

Applicant Signature: Peggy A Mulligan (N) Date: 2-25-2015

Office Use Only: Precinct: 09-622 Assembly District: 1 Service Area: FSA-ER, Palmer RSA-South Colony
Position on Board: member 04A - Financial A/H Term Ends: 6/30/2018
Residence Checked: Yes Map Checked: Yes Code Checked: 1st 2nd (JP)

Applicant Name: Peggy A. Mulligan

1. Do you have any civil judgment against you within the last 10 years, whether monetary, non-monetary, declarative, injunctive, or any other form or manner? NO YES

If yes, please provide on a separate page the following: (1) case name, (2) nature of action, (3) year of judgment, and (4) a brief description of the judgment entered and/or sentence imposed.

2. Do you have any judgments against you in a criminal case within the last 10 years, whether upon finding of guilt, plea of no contest, suspended, or any form of judgment other than dismissal or not guilty?
 NO YES

If yes, please provide on a separate page the following: (1) case name, (2) nature of action, (3) year of judgment, and (4) a brief description of the judgment entered and/or sentence imposed.

MATANUSKA-SUSITNA BOROUGH - CLERK'S OFFICE
350 E. Dahlia Avenue Palmer, AK 99645
Phone: 861-8683 Fax: 861-7845



BOARD, COMMISSION, AND COMMITTEE APPLICATION FORM

INSTRUCTIONS

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Board and position for which I am applying: Marijuana Advisory Committee,
(For example, Board of Equalization, Member 3)

Applicant Name: Emily Hardy Wasilla citizen

Residence Address: 2051 Pinnacle Court Wasilla, AK 99654

Mailing Address: 2051 Pinnacle Court, Wasilla, AK 99654

Home phone: 907 7076799 Work phone: _____ Email: aandernhardy@gmail.com

Name and Address of Employer: N/A

Can you regularly attend meetings? Yes No (Pursuant to MSB 4.05.030, "A vacancy occurs on the board when the member is absent from three (3) consecutive regular board meetings without the board excusing the absence for good cause.")

Do you or any family member have a personal or financial interest with the Borough? Yes No

If yes, list positions and or interest: _____
(For example: employee, emergency responder, RSA or FSA area supervisor, board member, contractor etc.)

How long have you lived in the Borough? 11 years total

Briefly explain, why you are you interested in serving on the board in which you are applying? I would like to be involved in decisions that are made regarding the regulation of marijuana in the Mat-Su Borough.

List professional or personal experiences that qualify you for membership on the board? You may attach a brief resume to highlight your qualifications: I have a background in massage therapy and nutritional therapy, and have seen firsthand the benefits of marijuana for medicinal purposes, and take time to research things properly before decisions.

List three professional or personal references: Name: Carleen Hall Phone: 841.55.23
Name: Bob Kuntz Phone: 775-0243
Name: Julia Crane Phone: 414-1164

Applicant Signature: Emily K. Hardy Date: 1/20/15

Office Use Only: Precinct: 07-125 Assembly District: 4 Service Area: FSA-CONTRA/STRA/SU RSA-City Wasilla
Position on Board: _____ Term Ends: _____
Residence Checked: Yes Map Checked: Yes Code Checked: 1st 2nd

Applicant Name: Emily Hardy

Do you have any civil judgment against you within the last 10 years, whether monetary, non-monetary, declarative, injunctive, or any other form or manner? NO YES

If yes, please provide on a separate page the following: (1) case name, (2) nature of action, (3) year of judgment, and (4) a brief description of the judgment entered and/or sentence imposed.

Do you have any judgments against you in a criminal case within the last 10 years, whether upon finding of guilt, plea of no contest, suspended, or any form of judgment other than dismissal or not guilty?

NO YES

If yes, please provide on a separate page the following: (1) case name, (2) nature of action, (3) year of judgment, and (4) a brief description of the judgment entered and/or sentence imposed.

RECEIVED
FEB 17 2015
CLERKS OFFICE

Dear Mayor DeVilbiss,

As per our conversation earlier today, I have faxed over some of my documents regarding my healthcare field background. I hope you find them useful in considering my application for the committee. I wanted to take the time to tell you as well that I feel I would be an excellent candidate for the advisory committee because I represent a large and varied group of people in that I am someone with religious views, yet unlike most of my peers and family members, voted for the regulation of marijuana, have experience in using cannabis as an alternative to prescription medication, I have homeschooled and public schooled my children, and have a healthcare field background. I have also served on several boards and committees in the community both religious and secular. You looked a bit overwhelmed today in taking on yet another responsibility with organizing this committee and I know you have a lot on your plate already. Thank you for your time and efforts. I hope this letter and my resume makes your job a little easier in choosing another committee member who will help make things run smoothly. Feel free to call me if you have any questions or concerns.

Sincerely,

Emily K. Hardy
907-707-6799

Emily K. Hardy

907-707-6799

2051 Pinnacle Court Wasilla, AK 99654

Profile:

Community service oriented citizen with years of experience serving in various positions throughout the community. Held licenses/certifications in the field of massage therapy and nutritional therapy.

Community Service Experience:

Hold position on APC board at Twindly Bridge Charter School 2015

Member of Conservative Patriots Group 2010-present

Held position on Parent's Guild at Birchtree Charter School 2009/2010

Served as Sunday school teacher and children's choir pianist in community church 2004-present.

Professional Experience:

Licensed Massage Therapist at Mountain View Chiropractic, Larson Chiropractic 2008-2014

Licensed Massage Therapist at Mountainview Family Medical 2002, 2005

Nutritional Therapy Practitioner at Nutritional Art 2007-2008

Education:

Certificate of completion Nutritional Therapy Association 2008

Certificate of completion Nevada School of Massage Therapy 2001

Colony High School graduate 1999

Nevada School of Massage Therapy

The Administration of
the Nevada School of Massage Therapy
does hereby declare that

Emily Kaye Farnsworth

has completed the 42 Credit hour
Professional Massage Therapy Program.



Given on this twenty-fourth day of May, two thousand one.

Kakula Awa

DIRECTOR



J. J. Galpin

EDUCATION COORDINATOR

Certified

**NUTRITIONAL THERAPY
PRACTITIONER™**

Emily Hardy, NTP

Is hereby awarded the designation Nutritional Therapy Practitioner™, NTP.

Having successfully completed the Nutritional Therapist Training course of study and duly passed all the required examinations, the recipient is certified by the Nutritional Therapy Association, Inc., and authorized by its Board of Directors to use the designation of Nutritional Therapy Practitioner™.

Certified Since June 2008



**Nutritional Therapy
Association, Inc.®**

Gray Graham, BA, NTP
Director of Public Policy

#000673

Certificate Expires July 31st, 2012

BOHLER INSTITUTE

for

Continuing Education

Certifies that

Emily K. Hardy

Has Satisfactorily Completed a Course in

MEDICAL TERMINOLOGY

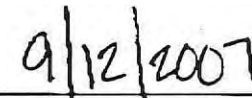
and has obtained 50 Hours of

NCBTMB Category A Continuing Education.

In Witness Whereof, the Director of Education at this Facility has Affixed an Authorized Signature.



DIRECTOR OF EDUCATION, Karen E. Bohler



Completion Date

MATANUSKA-SUSITNA BOROUGH - CLERK'S OFFICE
350 E. Dahlia Avenue Palmer, AK 99645
Phone: 861-8683 Fax: 861-7845

RECEIVED
DATE RECEIVED:
JAN 29 2015
CLERKS OFFICE

BOARD, COMMISSION, AND COMMITTEE APPLICATION FORM

INSTRUCTIONS

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Board and position for which I am applying: MAC Member 11 - Citizen 1 Outside City Limits
(For example, Board of Equalization, Member 3)

Applicant Name: Michael W. Hemmer

Residence Address: 252 N. Brimar St. Palmer, AK 99645

Mailing Address: 252 N. Brimar St. Palmer, AK 99645

Home phone: (907)745-4320 Cell phone: (907)240-7773 Email: aklabman@gmail.com

Name and Address of Employer: Retired DOT-FAA

Can you regularly attend meetings? Yes No (Pursuant to (MSB 4.05.030, "A vacancy occurs on the board when the member is absent from three (3) consecutive regular board meetings without the board excusing the absence for good cause.")

Do you or any family member have a personal or financial interest with the Borough? Yes No

If yes, list positions and or interest: _____
(For example: employee, emergency responder, RSA or FSA area supervisor, board member, contractor etc.)

How long have you lived in the Borough? 10 Yrs.

Briefly explain, why you are you interested in serving on the board in which you are applying? I want to be involved in the process of implementing and sucessfully creating a regulatory framework for the possible future financial health of the Mat Su Borough and it's citizens.

List professional or personal experiences that qualify you for membership on the board? You may attach a brief resume to highlight your qualifications: See Attached

List three professional or personal references: Name: Robert Phillips Phone: (907)376-1382
Name: Kody Bull Phone: (907)223-0898
Name: Robert Maloney Phone: (907)727-1047

Applicant Signature:  Date: 01/29/2015

(N)

Office Use Only: Precinct: 12-220 Assembly District: 1 Service Area: FSA-Butte RSA GR. Butte
Position on Board: member 11A-Citizen 1 Alt Term Ends: 6/30/2018
Residence Checked: Yes Map Checked: Yes Code Checked: 1st 2nd

Applicant Name: Michael W. Hemmer

Do you have any civil judgment against you within the last 10 years, whether monetary, non-monetary, declarative, injunctive, or any other form or manner? ~~NO~~ YES

*Red light violation 2/13/15
in Ave 60291*

If yes, please provide on a separate page the following: (1) case name, (2) nature of action, (3) year of judgment, and (4) a brief description of the judgment entered and/or sentence imposed.

Do you have any judgments against you in a criminal case within the last 10 years, whether upon finding of guilt, plea of no contest, suspended, or any form of judgment other than dismissal or not guilty?

NO YES

If yes, please provide on a separate page the following: (1) case name, (2) nature of action, (3) year of judgment, and (4) a brief description of the judgment entered and/or sentence imposed.

Michael Hemmer

252 N Brimar Street
Palmer, AK 99645
mhemmer@mtaonline.net

Landline phone: 907 745-4320

Profile

Able to prioritize and operate proactively. Able to coordinate several tasks simultaneously. Able to lead others in high-demand situations. Commended for reliability and trustworthiness.

Experience

AVIATION TECHNOLOGY

Air Traffic Control Specialist, FAA Academy Instructor. USAF/FAA/DOT. 1978 - 2007. Primary duties are to control flow of air traffic so that it is most efficient and safe as can be. To achieve this objective, the following job tasks are/can be required: direct pilots to the runway, alert pilots as to additional air traffic in the area, issue instructions for takeoff and landing, direct airplane pilots while enroute to their destinations and maintain contact with the pilots during travel to aid pilots in reaching their destination. In the event of an emergency or should an airplane encounter problems, provide flight path changes for bad weather and in extreme circumstances, direct pilots to a specific area for emergency landings. Job duties also include the efficient hand over of control to the airplane's destination traffic control tower by maintaining clear concise contact. Certain clerical tasks may include analyzing weather reports and fuel requirements, compile pilots reports and flight plan documentation, complete daily logs, keep messages from the aircraft and review all reports for clarity and completeness.

- Elevated standards of ATC performance by submitting accepted suggestions of change to then current air traffic control operation procedures.
- Received numerous timeoff awards and Superior Contribution pay increases for these efforts.
- Worked as Air Traffic Control Trainer at FAA Academy, Oklahoma City, OK.
- I was chosen as part of a hand selected group of US air traffic controllers who developed the present intra and inter facility radio communication system that is currently in use here in the United States and throughout the world.

Education

Air Traffic Controller. Lowry AFB, Denver CO, 1978.

Air Traffic Control. Green River Community College, Auburn WA, 1981. GPA: 3.0 Out of 4.5.

Instrument Pilot Ground School. Anchorage Community College, Anchorage AK, 1985.

Academy Instructor Training. FAA Academy, Oklahoma City, OK, 1991.

Elem Russian. UAA, Anchorage AK, 1990.

Management by Objectives. FAA Chief ATCT, Anchorage AK, 1987.

A Positive Approach To Discipline. FAA Chief ATCT, Anchorage AK, 1987.

Human Relations In Supervision. FAA Chief ATCT, Anchorage AK, 1987.

Applicant Name: Jacque J. Brittain

Do you have any civil judgment against you within the last 10 years, whether monetary, non-monetary, declarative, injunctive, or any other form or manner? NO YES

If yes, please provide on a separate page the following: (1) case name, (2) nature of action, (3) year of judgment, and (4) a brief description of the judgment entered and/or sentence imposed.

Do you have any judgments against you in a criminal case within the last 10 years, whether upon finding of guilt, plea of no contest, suspended, or any form of judgment other than dismissal or not guilty?

NO YES

If yes, please provide on a separate page the following: (1) case name, (2) nature of action, (3) year of judgment, and (4) a brief description of the judgment entered and/or sentence imposed.

MATANUSKA-SUSITNA BOROUGH - CLERK'S OFFICE
350 E. Dahlia Avenue Palmer, AK 99645
Phone: 861-8683 Fax: 861-7845

DATE RECEIVED
RECEIVED
JAN 23 2015
CLERKS OFFICE

BOARD, COMMISSION, AND COMMITTEE APPLICATION FORM

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Board and position for which I am applying: MARIJUANA ADVISORY COMMITTEE
(For example, Board of Equalization, Member 3)

Applicant Name: TYREL R. HENKEL

Residence Address: 1932 S. CREEKSIDE DR, WASILLA ALASKA 99654

Mailing Address: 1932 S. CREEKSIDE DR, WASILLA, ALASKA 99654

Home phone: 907-982-8475 Work phone: 907-746-2499 Email: TYREL.HENKEL@ME.COM

Name and Address of Employer: T&J GRAVEL PRODUCTS, INC. 7070 E. FIREWEED RD, PALMER AK 99645

Can you regularly attend meetings? Yes No (Pursuant to (MSB 4.05.030, "A vacancy occurs on the board when the member is absent from three (3) consecutive regular board meetings without the board excusing the absence for good cause.")

Do you or any family member have a personal or financial interest with the Borough? Yes No

If yes, list positions and or interest: N/A
(For example: employee, emergency responder, RSA or FSA area supervisor, board member, contractor etc.)

How long have you lived in the Borough? 20 years

Briefly explain, why you are you interested in serving on the board in which you are applying? I believe the borough needs regular citizens to be involved in marijuana regulation and I think I can help.

List professional or personal experiences that qualify you for membership on the board? You may attach a brief resume to highlight your qualifications: 6 years of experience in the Navy, I grew up in the valley and am familiar with the issue, I work at a family run business, I feel I can bring common sense to the committee.

List three professional or personal references:
Name: Lynn Grathis Phone: 907-373-0300
Name: Sharon Heuser Phone: 907-222-1124
Name: Robert Springer Phone: 907-575-3712

Applicant Signature: [Signature] Date: 1/23/15

(N)

Office Use Only: Precinct: 12-205 Assembly District: 3 Service Area: CENTRAL MAT-SU FALEKLEW
Position on Board: member Term Ends: 6/30/2018
Residence Checked: Yes Map Checked: Yes Code Checked: 1st 2nd

Applicant Name: TYREL R. HENKEL

Do you have any civil judgment against you within the last 10 years, whether monetary, non-monetary, declarative, injunctive, or any other form or manner? NO YES

If yes, please provide on a separate page the following: (1) case name, (2) nature of action, (3) year of judgment, and (4) a brief description of the judgment entered and/or sentence imposed.

Do you have any judgments against you in a criminal case within the last 10 years, whether upon finding of guilt, plea of no contest, suspended, or any form of judgment other than dismissal or not guilty?

NO YES

If yes, please provide on a separate page the following: (1) case name, (2) nature of action, (3) year of judgment, and (4) a brief description of the judgment entered and/or sentence imposed.

DATE RECEIVED: **RECEIVED**
JAN 29 2015
CLERK'S OFFICE

BOARD, COMMISSION, AND COMMITTEE APPLICATION FORM

INSTRUCTIONS

Complete and sign the application. Do not leave any blank fields. Type or print legibly in ink. Specify exactly what board and position you are seeking. Completed applications may be emailed to debra.wetherhorn@matsugov.us or delivered or mailed to the Borough Clerk's Office, 350 E. Dahlia Avenue, Palmer, or faxed to 861-7845. If you have questions, please call 861-8683.

Board and position for which I am applying: Marijuana Advisory Committee - city limits ^{outside}
(For example, Board of Equalization, Member 3)

Applicant Name: Robin Jeffery

Residence Address: 13875 W Acro Lane Big Lake

Mailing Address: PO 520672 99652

Home phone: 907-892-1301 Work phone: NA Email: maryschild2@gmail

Name and Address of Employer: NA

Can you regularly attend meetings? Yes No (Pursuant to (MSB 4.05.030, "A vacancy occurs on the board when the member is absent from three (3) consecutive regular board meetings without the board excusing the absence for good cause.")

Do you or any family member have a personal or financial interest with the Borough? Yes No

If yes, list positions and or interest: NA
(For example: employee, emergency responder, RSA or FSA area supervisor, board member, contractor etc.)

How long have you lived in the Borough? Jan 1 - 1993 - 22 yrs

Briefly explain, why you are you interested in serving on the board in which you are applying? As a medical retiree my concerns would be basic public health + safety in Mat-Su.

List professional or personal experiences that qualify you for membership on the board? You may attach a brief resume to highlight your qualifications: Extensive history in hospitality, 15 years as a liquor licensee in Mat-Su, volunteer with Depts of Revenue & Corrections

List three professional or personal references: Name: Jeff + P.J. Ross Phone: 232-0321
Name: Laura Castleman Phone: 892-8162
Name: Nanette Rucker Phone: 376-3555

Applicant Signature: [Signature] Date: 1-29-15

Office Use Only: Precinct: 08-155 Assembly District: 5 Service Area: FSA West Lakes RSA Big Lake
Position on Board: _____ Term Ends: _____
Residence Checked: Yes Map Checked: Yes Code Checked: 1st 2nd

Applicant Name: Robin S. Jeffery

Do you have any civil judgment against you within the last 10 years, whether monetary, non-monetary, declarative, injunctive, or any other form or manner? NO X YES

If yes, please provide on a separate page the following: (1) case name, (2) nature of action, (3) year of judgment, and (4) a brief description of the judgment entered and/or sentence imposed.

Do you have any judgments against you in a criminal case within the last 10 years, whether upon finding of guilt, plea of no contest, suspended, or any form of judgment other than dismissal or not guilty?
 X NO YES

If yes, please provide on a separate page the following: (1) case name, (2) nature of action, (3) year of judgment, and (4) a brief description of the judgment entered and/or sentence imposed.

Robin S. Jeffery

Jan 29 '15

Two civil judgments, both arising out of the same event. Employee P.S. had a wreck and subsequent D.U.I., Oct. 2009., Two hours after work and testified she had gotten herself drunk at work. Plaintiff's discovered I had insurance and I was next. These people were injured by P.S.

Kasheena Radner v. R.J. DBA Robins Landing
Personal Injury 3AN-11-10782 CI
Settled (OOC) Jan. 2013 \$20K

Terrence Radner v. R.J. DBA Robins Landing
Personal Injury 3AN-14-09703 CI
Settled (OOC) Jan 2015 \$5K

MATANUSKA-SUSITNA BOROUGH - CLERK'S OFFICE
350 E. Dahlia Avenue Palmer, AK 99645
Phone: 861-8683 Fax: 861-7845

RECEIVED
DATE RECEIVED:
JAN 27 2015
CLERKS OFFICE

BOARD, COMMISSION, AND COMMITTEE APPLICATION FORM

INSTRUCTIONS

Complete and sign the application. Do not leave any blank fields. Type or print legibly in ink. Specify exactly what board and position you are seeking. Completed applications may be emailed to debra.wetherhorn@matsugov.us or delivered or mailed to the Borough Clerk's Office, 350 E. Dahlia Avenue, Palmer, or faxed to 861-7845. If you have questions, please call 861-8683.

Board and position for which I am applying: Marijuana Advisory Committee, Member 11-13
(For example, Board of Equalization, Member 3) City Limits

Applicant Name: Jamie Sadler

Residence Address: 5125 E Big Rock Dr. Wasilla AK 99654

Mailing Address: PO Box 4317 Palmer AK 99645

Home phone: 8541399 Work phone: 771 2832 Email: Jamie.Sadler@me.com

Name and Address of Employer: Nana Wortey Parsons 3700 Centerpoint Dr. Anchorage 99503

Can you regularly attend meetings? Yes No (Pursuant to (MSB 4.05.030, "A vacancy occurs on the board when the member is absent from three (3) consecutive regular board meetings without the board excusing the absence for good cause.")

Do you or any family member have a personal or financial interest with the Borough? Yes No

If yes, list positions and or interest: NA
(For example: employee, emergency responder, RSA or FSA area supervisor, board member, contractor etc.)

How long have you lived in the Borough? 7 years

Briefly explain, why you are you interested in serving on the board in which you are applying? I may decide to farm this in the future and I would like to help w/ the regulations if possible.

List professional or personal experiences that qualify you for membership on the board? You may attach a brief resume to highlight your qualifications: See attached resume.

List three professional or personal references: Name: Hugo Gutierrez *(he lives outside us.)* Phone: hugo_eg@cox.net
Name: Mike Hudson Phone: 343-5434
Name: Vickie Westphal Phone: 232-2331

Applicant Signature: Jamie Sadler Date: 27 Jan 2015

(N)

Office Use Only: Precinct: 09-628 Assembly District: 6 Service Area: GOLD TRAIL GR. PALMER FSA
Position on Board: _____ Term Ends: _____
Residence Checked: Yes Map Checked: Yes Code Checked: 1st 2nd

Applicant Name: Jamie Sadler

Do you have any civil judgment against you within the last 10 years, whether monetary, non-monetary, declarative, injunctive, or any other form or manner? NO YES

If yes, please provide on a separate page the following: (1) case name, (2) nature of action, (3) year of judgment, and (4) a brief description of the judgment entered and/or sentence imposed.

NA

Do you have any judgments against you in a criminal case within the last 10 years, whether upon finding of guilt, plea of no contest, suspended, or any form of judgment other than dismissal or not guilty?

NO YES

If yes, please provide on a separate page the following: (1) case name, (2) nature of action, (3) year of judgment, and (4) a brief description of the judgment entered and/or sentence imposed.

NA

Jamie M Sadler
Po Box 4317 Palmer Ak 99645
907-854-1399, jamiesadler@me.com

Accomplished Supply Chain Manager, with 16 years' of experience in cutting cost, team leadership, organization, budget controls and training with a strong ability to focus on meeting customer expectations, often exceeding them.

Education

Masters Business Administration, University of Phoenix

Bachelor of Science, Integrated Supply Chain Management, University of Phoenix

Six Sigma Lean/DFSS Certification

Experience

Field Buyer/Material Specialist II, NANA WorleyParsons

Nov 13- Pres

Procurement duties as required for ExxonMobil, Pt. Thomson Project

Purchasing and Warehouse Manager, Era Aviation

May 11-Nov 13

Managed a team of 5-12 employees, responsible for a \$5.5 million inventory, \$500,000 annual purchases

- *Reduced shipping costs by 10% annually*
- *Decreased repair turn time on parts to less than 30days, 90% of the time*
- *Reorganized warehouse layout for better optimization and work flow*
- *Implemented process flow for accounting documents to ensure expeditious payment*
- *Created inventory flow and departmental procedures to accommodate the purchase of two additional aircraft and spare parts*

Buyer, Ryan Air

Dec 09- May 11

- *Identified surplus inventory for sale, approximately \$100,000*
- *Conducted annual inventory at remote locations with 95% accuracy*
- *General purchasing duties as required*

Jamie M Sadler
Po Box 4317 Palmer Ak 99645
907-854-1399, jamiesadler@me.com

Logistics Manager, Northern Air Maintenance

Sept 07-Sept 09

- *Reorganized warehouse layout for better optimization of \$7 million inventory*
- *Performed annual inventory audit with over 98% accuracy*
- *Created inventory flow to accommodate the purchase of two additional aircraft*

Supervisor Material Control, HMV, US Airways

Sept 05-Sept 07

- *Travelled to multiple locations to aid in heavy check materials processing*
- *Integral part of implementation of processes and procedures during merger with America West*

Buyer and Material Control Specialist, TIMCO

Nov 98-Mar 01 & June 02-Sept 05

- *Identified surplus inventory for sale*
- *Managed multiple aircraft types for numerous customers*
- *Handled procurement functions for multiple customers and contracts upwards of 20 million dollars.*

Other

- *Proficient in various MRP systems, including AS400, Trax, Sceptre, SPM*
- *Microsoft Office Business and Apple iWork suites*
- *Strong communication, negotiating, team building, and leadership skills.*
- *Willing to travel up to 90% of the time, domestic and international*
- *Completed the Point Thomson Safety and Leadership Course 2014*
- *NSTC / Arctic Pass Tier II qualified, July 2014*
- *OSHA 10 Hour- Construction Safety Course*

MATANUSKA-SUSITNA BOROUGH - CLERK'S OFFICE
350 E. Dahlia Avenue Palmer, AK 99645
Phone: 861-8683 Fax: 861-7845

RECEIVED
DATE RECEIVED:
FEB 03 2015
CLERKS OFFICE

BOARD, COMMISSION, AND COMMITTEE APPLICATION FORM

INSTRUCTIONS

Complete and sign the application. Do not leave any blank fields. Type or print legibly in ink. Specify exactly what board and position you are seeking. Completed applications may be emailed to debra.wetherhorn@matsugov.us or delivered or mailed to the Borough Clerk's Office, 350 E. Dahlia Avenue, Palmer, or faxed to 861-7845. If you have questions, please call 861-8683.

Board and position for which I am applying: Marijuana Advisory Board
(For example, Board of Equalization, Member 3)

Applicant Name: Sally L. Johnson

Residence Address: 13293 Ellis White Circle Wasilla, AK 99623

Mailing Address: Same

Home phone: 376-2855 Work phone: 352-9500 Email: sj92659@yahoo.com

Name and Address of Employer: Mat Su Borough School District 501 N. Gulkana Palmer, AK 99645

Can you regularly attend meetings? Yes No (Pursuant to (MSB 4.05.030, "A vacancy occurs on the board when the member is absent from three (3) consecutive regular board meetings without the board excusing the absence for good cause.")

Do you or any family member have a personal or financial interest with the Borough? Yes No

If yes, list positions and or interest: N/A
(For example: employee, emergency responder, RSA or FSA area supervisor, board member, contractor etc.)

How long have you lived in the Borough? 55 years

Briefly explain, why you are you interested in serving on the board in which you are applying? I am very passionate about this issue. I do not want to see this over-regulated

List professional or personal experiences that qualify you for membership on the board? You may attach a brief resume to highlight your qualifications: Homesteaded in Kaik 1960. Grew up in AK during the decriminalization. Have waited for the legalization for years. Would like to help build the guidelines for success during this transition.

List three professional or personal references:
Name: Lisa Jensen Phone: 315-8180
Name: Chrissy Mulheaux Phone: 355-7842
Name: Candice Cottle Phone: 376-3795

Applicant Signature: Sally L. Johnson Date: 1/28/15

(N)

Office Use Only: Precinct: 08-140 Assembly District: 5 Service Area: FSA - Central Mat-Su
RSA - Knik
Position on Board: _____ Term Ends: _____
Residence Checked: Yes Map Checked: Yes Code Checked: 1st 2nd

Applicant Name: Sally L Johnson

Do you have any civil judgment against you within the last 10 years, whether monetary, non-monetary, declarative, injunctive, or any other form or manner? NO YES

If yes, please provide on a separate page the following: (1) case name, (2) nature of action, (3) year of judgment, and (4) a brief description of the judgment entered and/or sentence imposed.

Do you have any judgments against you in a criminal case within the last 10 years, whether upon finding of guilt, plea of no contest, suspended, or any form of judgment other than dismissal or not guilty?

NO YES

If yes, please provide on a separate page the following: (1) case name, (2) nature of action, (3) year of judgment, and (4) a brief description of the judgment entered and/or sentence imposed.

RECEIVED
DATE RECEIVED: FEB 10 2015
CLERKS OFFICE

BOARD, COMMISSION, AND COMMITTEE APPLICATION FORM

INSTRUCTIONS

Complete and sign the application. Do not leave any blank fields. Type or print legibly in ink. Specify exactly what board and position you are seeking. Completed applications may be emailed to debra.wetherhorn@matsugov.us or delivered or mailed to the Borough Clerk's Office, 350 E. Dahlia Avenue, Palmer, or faxed to 861-7845. If you have questions, please call 861-8683.

Board and position for which I am applying: Marijuana Advisory Board
(For example, Board of Equalization, Member 3)

Applicant Name: Lily Harig

Residence Address: 2680 Terrace Loop

Mailing Address: 2680 Terrace Loop Wasilla, Ak 99623

Home phone: 440-2628 Work phone: _____ Email: pittnrotths@yahoo.com

Name and Address of Employer: unemployed

Can you regularly attend meetings? Yes No *(Pursuant to MSB 4.05.030, "A vacancy occurs on the board when the member is absent from three (3) consecutive regular board meetings without the board excusing the absence for good cause.")*

Do you or any family member have a personal or financial interest with the Borough? Yes No

If yes, list positions and or interest: _____
(For example: employee, emergency responder, RSA or FSA area supervisor, board member, contractor etc.)

How long have you lived in the Borough? 1991

Briefly explain, why you are you interested in serving on the board in which you are applying? Matsu Valley has a unique ability to progress and prosper with prop #2, applied properly. I listen.

List professional or personal experiences that qualify you for membership on the board? You may attach a brief resume to highlight your qualifications: The personal experience of cultivating and applying it to medical use.

The knowledge of marijuana and hemp practical uses. I listen to others for their solutions, ideas.

List three professional or personal references: Name: Steve Hodgdon Phone: 242-4472
Name: Stephanie Michel Phone: 229-3422
Name: Kelle Huntsman Phone: 317-8739

Applicant Signature: Lily Harig  Date: 2/10/15

Office Use Only: Precinct: DB-140 Assembly District: 5 Service Area: FSA - Central Mat SU
Position on Board: _____ Term Ends: _____
Residence Checked: Yes Map Checked: Yes Code Checked: 1st 2nd

Applicant Name: Lily Harig

1. Do you have any civil judgment against you within the last 10 years, whether monetary, non-monetary, declarative, injunctive, or any other form or manner? NO YES

If yes, please provide on a separate page the following: (1) case name, (2) nature of action, (3) year of judgment, and (4) a brief description of the judgment entered and/or sentence imposed.

2. Do you have any judgments against you in a criminal case within the last 10 years, whether upon finding of guilt, plea of no contest, suspended, or any form of judgment other than dismissal or not guilty? NO YES

If yes, please provide on a separate page the following: (1) case name, (2) nature of action, (3) year of judgment, and (4) a brief description of the judgment entered and/or sentence imposed.

MATANUSKA-SUSITNA BOROUGH - CLERK'S OFFICE
350 E. Dahlia Avenue Palmer, AK 99645
Phone: 861-8683 Fax: 861-7845

RECEIVED
DATE RECEIVED
JAN 28 2015
CLERKS OFFICE

BOARD, COMMISSION, AND COMMITTEE APPLICATION FORM

INSTRUCTIONS

Complete and sign the application. Do not leave any blank fields. Type or print legibly in ink. Specify exactly what board and position you are seeking. Completed applications may be emailed to debra.wetherhorn@matsugov.us or delivered or mailed to the Borough Clerk's Office, 350 E. Dahlia Avenue, Palmer, or faxed to 861-7845. If you have questions, please call 861-8683.

Board and position for which I am applying: Marijuana Reform Committee
(For example, Board of Equalization, Member 3)

Applicant Name: Thomas (Tom) J Rainey living outside of
3 cities

Residence Address: 8580 E. Highlander Circle

Mailing Address: Same cell # 715-9992

Home phone: 745-7487 Work phone: 907-786-7423 Email: alaskamuster@
gmail.com

Name and Address of Employer: U.S.G.S. 4210 University Dr. Anchorage

Can you regularly attend meetings? Yes No (Pursuant to (MSB 4.05.030, "A vacancy occurs on the board when the member is absent from three (3) consecutive regular board meetings without the board excusing the absence for good cause.")

Do you or any family member have a personal or financial interest with the Borough? Yes No

If yes, list positions and or interest: _____
(For example: employee, emergency responder, RSA or FSA area supervisor, board member, contractor etc.)

How long have you lived in the Borough? 20 years

Briefly explain, why you are you interested in serving on the board in which you are applying? I bring a
"child of the 60's" view & want to make sure minds are open

List professional or personal experiences that qualify you for membership on the board? You may attach a brief resume to highlight your qualifications: Born in Washington D.C. Yeewager during
the 60's, 3 years in ANTI POI Grows Law Enforcement, U.S. Coast Guard

List three professional or personal references: * Name: Kat Wheeler Phone: 786-7074
* Currently out of town Name: Chris Cady Phone: 786-7116
Name: Heidi Frost Phone: 269-3567
Shirley Nowak 355-2686

Applicant Signature: Thomas J Rainey Date: 1/28/15

(N)

Office Use Only: Precinct: 09-628 Assembly District: b Service Area: FSA - Gr. Palmer
RSA - South Colony
Position on Board: _____ Term Ends: _____
Residence Checked: Yes Map Checked: Yes Code Checked: 1st 2nd

Applicant Name: Thomas J. Rainey

Do you have any civil judgment against you within the last 10 years, whether monetary, non-monetary, declarative, injunctive, or any other form or manner? NO YES

If yes, please provide on a separate page the following: (1) case name, (2) nature of action, (3) year of judgment, and (4) a brief description of the judgment entered and/or sentence imposed.

Do you have any judgments against you in a criminal case within the last 10 years, whether upon finding of guilt, plea of no contest, suspended, or any form of judgment other than dismissal or not guilty?
 NO YES

If yes, please provide on a separate page the following: (1) case name, (2) nature of action, (3) year of judgment, and (4) a brief description of the judgment entered and/or sentence imposed.

DATE RECEIVED: **RECEIVED**
JAN 26 2015
CLERKS OFFICE

BOARD, COMMISSION, AND COMMITTEE APPLICATION FORM

INSTRUCTIONS

Complete and sign the application. Do not leave any blank fields. Type or print legibly in ink. Specify exactly what board and position you are seeking. Completed applications may be emailed to **debra.wetherhorn@matsugov.us** or delivered or mailed to the Borough Clerk's Office, 350 E. Dahlia Avenue, Palmer, or faxed to 861-7845. If you have questions, please call 861-8683.

Board and position for which I am applying: Marijuana Advisory Committee, Member 7
(For example, Board of Equalization, Member 3) or MEMBER 11-13

Applicant Name: Michael C Coons

Residence Address: 5200 N Dorothy Dr Palmer AK 99645

Mailing Address: SAME AS ABOVE

Home phone: 7456779 Work phone: N/A Email: MCOONS@mtaonline.net

Name and Address of Employer: N/A

Can you regularly attend meetings? Yes No (Pursuant to (MSB 4.05.030, "A vacancy occurs on the board when the member is absent from three (3) consecutive regular board meetings without the board excusing the absence for good cause.")

Do you or any family member have a personal or financial interest with the Borough? Yes No

If yes, list positions and or interest: _____
(For example: employee, emergency responder, RSA or FSA area supervisor, board member, contractor etc.)

How long have you lived in the Borough? 20 YEARS

Briefly explain, why you are you interested in serving on the board in which you are applying? As a retired Paramedic & Firefighter very concerned on safety.

List professional or personal experiences that qualify you for membership on the board? You may attach a brief resume to highlight your qualifications: 22 YEARS AS A Paramedic, 12 years as Firefighter 10 years AS JBER Entry control officer

List three professional or personal references: Name: John Norton Phone: 907930-6945
Name: JEFF LATHAM Phone: 907306-3934
Name: John Baker Phone: 907393-2118

Applicant Signature: Michael C Coons Date: 1/25/15

(N)

Office Use Only: Precinct: <u>11-099</u>	Assembly District: <u>1</u>	Service Area: <u>Gr Palmer FSA Lazy mt RSA</u>
Position on Board: _____	Term Ends: _____	
Residence Checked: <input checked="" type="checkbox"/> Yes	Map Checked: <input checked="" type="checkbox"/> Yes	Code Checked: 1 st <input checked="" type="checkbox"/> 2 nd <input checked="" type="checkbox"/>

Applicant Name: Michael C Coors

Do you have any civil judgment against you within the last 10 years, whether monetary, non-monetary, declarative, injunctive, or any other form or manner? NO YES

If yes, please provide on a separate page the following: (1) case name, (2) nature of action, (3) year of judgment, and (4) a brief description of the judgment entered and/or sentence imposed.

Do you have any judgments against you in a criminal case within the last 10 years, whether upon finding of guilt, plea of no contest, suspended, or any form of judgment other than dismissal or not guilty?

NO YES

If yes, please provide on a separate page the following: (1) case name, (2) nature of action, (3) year of judgment, and (4) a brief description of the judgment entered and/or sentence imposed.

MATANUSKA-SUSITNA BOROUGH - CLERK'S OFFICE
350 E. Dahlia Avenue Palmer, AK 99645
Phone: 861-8683 Fax: 861-7845

RECEIVED
DATE RECEIVED: MAR 25 2015
CLERKS OFFICE

BOARD, COMMISSION, AND COMMITTEE APPLICATION FORM

INSTRUCTIONS

Complete and sign the application. Do not leave any blank fields. Type or print legibly in ink. Specify exactly what board and position you are seeking. Completed applications may be emailed to debra.wetherhorn@matsugov.us or delivered or mailed to the Borough Clerk's Office, 350 E. Dahlia Avenue, Palmer, or faxed to 861-7845. If you have questions, please call 861-8683.

Board and position for which I am applying: Marijuana Advisory Committee, Citizen Outside City Limits
(For example, Board of Equalization, Member 3)

Applicant Name: Staci Manier

Residence Address: 4060 N. Palmer Fishhook Rd., Palmer, AK 99645

Mailing Address: same as above

Home phone: 907-746-5268 Work phone: 907-745-5827 Email: stacim73@gmail.com

Name and Address of Employer: United Way of Mat-Su, 550 S. Alaska St., Ste. 205 Palmer, AK 99645

Can you regularly attend meetings? Yes No *(Pursuant to (MSB 4.05.030, "A vacancy occurs on the board when the member is absent from three (3) consecutive regular board meetings without the board excusing the absence for good cause.")*

Do you or any family member have a personal or financial interest with the Borough? Yes No

If yes, list positions and or interest: _____
(For example: employee, emergency responder, RSA or FSA area supervisor, board member, contractor etc.)

How long have you lived in the Borough? 10 years

Briefly explain, why you are you interested in serving on the board in which you are applying? I am very interested
in the thoughtful process of advising the Assembly and creating policy, especially that which may affect our younger community members.

List professional or personal experiences that qualify you for membership on the board? You may attach a brief resume to highlight your qualifications: see attached

List three professional or personal references:

Name: <u>Stephanie Allen</u>	Phone: <u>907-745-5821</u>
Name: <u>Rob Larson</u>	Phone: <u>907-242-6860</u>
Name: <u>Dawn Gatewood</u>	Phone: <u>907-830-8961</u>

Applicant Signature: Staci Manier N Date: 3/25/15

Office Use Only: Precinct: <u>11-055</u>	Assembly District: <u>1</u>	Service Area: <u>FSA - Gar. Palmer RSA - South Colony</u>
Position on Board: <u>member BA - Citizen 3 AH</u>	Term Ends: <u>6/30/2018</u>	
Residence Checked: <input checked="" type="checkbox"/> Yes	Map Checked: <input checked="" type="checkbox"/> Yes	Code Checked: 1 st <input checked="" type="checkbox"/> 2 nd <input checked="" type="checkbox"/>

Applicant Name: Staci Manier

1. Do you have any civil judgment against you within the last 10 years, whether monetary, non-monetary, declarative, injunctive, or any other form or manner? NO YES

If yes, please provide on a separate page the following: (1) case name, (2) nature of action, (3) year of judgment, and (4) a brief description of the judgment entered and/or sentence imposed.

2. Do you have any judgments against you in a criminal case within the last 10 years, whether upon finding of guilt, plea of no contest, suspended, or any form of judgment other than dismissal or not guilty?
 NO YES

If yes, please provide on a separate page the following: (1) case name, (2) nature of action, (3) year of judgment, and (4) a brief description of the judgment entered and/or sentence imposed.

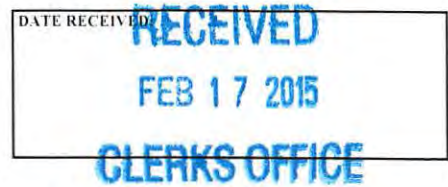
Staci Manier
4060 N Palmer Fishhook Rd.
Palmer, AK 99645
907-746-5268

Work History

United Way of Mat-Su, Community Impact Director Feb 2014-present
Thrive Mat-Su (Substance Abuse Prevention Coalition), Coalition Coordinator Feb. 2014-present
Palmer Little League Board member May 2007-Aug 2013
Palmer Booster VB Board member Aug. 2008-Nov 2010
Swanson/Sherrod PTA Aug. 2008-Aug. 2009
Palmer Soccer Club Sept. 2008-Dec. 2009

Education

University of Alaska Anchorage Bachelor of Human Services, Dec. 2013
 Minor: History
 Minor: Psychology
University of Alaska Anchorage/Mat-Su College Associate of Applied Science in Human Services, Dec.
2012
Positive Community Norms (PCN) Training, Sept. 2013 and Aug. 2014



BOARD, COMMISSION, AND COMMITTEE APPLICATION FORM

INSTRUCTIONS

Complete and sign the application. Do not leave any blank fields. Type or print legibly in ink. Specify exactly what board and position you are seeking. Completed applications may be emailed to debra.wetherhorn@matsugov.us or delivered or mailed to the Borough Clerk's Office, 350 E. Dahlia Avenue, Palmer, or faxed to 861-7845. If you have questions, please call 861-8683.

Board and position for which I am applying: Marijuana Advisory Control board
(For example, Board of Equalization, Member 3)

Applicant Name: Crystal Sunderland

Residence Address: 729 N Marley Dr. Apartment B, Palmer AK 99645

Mailing Address: PS ABOVE

Home phone: 907-982-10065 Work phone: / Email: theflora-factory@gmail.com

Name and Address of Employer: The flora factory 729 N Marley Dr. Palmer AK

Can you regularly attend meetings? Yes No (Pursuant to (MSB 4.05.030, "A vacancy occurs on the board when the member is absent from three (3) consecutive regular board meetings without the board excusing the absence for good cause.")

Do you or any family member have a personal or financial interest with the Borough? Yes No

If yes, list positions and or interest: _____
(For example: employee, emergency responder, RSA or FSA area supervisor, board member, contractor etc.)

How long have you lived in the Borough? 10 years perm. resident

Briefly explain, why you are you interested in serving on the board in which you are applying? I believe my knowledge would benefit the ~~community~~ board & Community

List professional or personal experiences that qualify you for membership on the board? You may attach a brief resume to highlight your qualifications: I studied botany in college, Im a master gardener and have been working in the agri. buisness for 8 years breeding photosensitive varieties for Alaska.

List three professional or personal references: Name: Savon Duchine Phone: 907-715-4326
Name: Susan Jones Phone: 907-232-9805
Name: Pat Tremaine Phone: 907-746-4623

Applicant Signature: Crystal Sunderland Date: 2-17-15

(N)

Office Use Only: Precinct: 12-220 Assembly District: 1 Service Area: FSA-BUILT
PSA-6R BUILT
Position on Board: member 13A-Citizen 3 A1+ Term Ends: 6/30/2018
Residence Checked: Yes Map Checked: Yes Code Checked: 1st 2nd

2/18/15 - Voter Reg emailed

Applicant Name: Crystal Sunderland

Do you have any civil judgment against you within the last 10 years, whether monetary, non-monetary, declarative, injunctive, or any other form or manner? NO YES

If yes, please provide on a separate page the following: (1) case name, (2) nature of action, (3) year of judgment, and (4) a brief description of the judgment entered and/or sentence imposed.

Do you have any judgments against you in a criminal case within the last 10 years, whether upon finding of guilt, plea of no contest, suspended, or any form of judgment other than dismissal or not guilty?

NO YES

If yes, please provide on a separate page the following: (1) case name, (2) nature of action, (3) year of judgment, and (4) a brief description of the judgment entered and/or sentence imposed.

Debra Wetherhorn

Subject: FW: MAC task force

From: STACY ESCOBEDO [<mailto:Stacy.Escobedo@matsuk12.us>]

Sent: Tuesday, March 24, 2015 9:59 AM

To: Debra Wetherhorn

Subject: RE: MAC task force

Hello,

Joe Schmidt, 501 N. Gulkana, Palmer (907) 761-4031 Joseph.Schmidt@matsuk12.us *MAC member 17*

Lebron McPhail, 1175 W. Parks Highway, Wasilla (907) 864-2671 Lebron.McPhail@matsuk12.us *MAC member 17A*

I do not have access to their personal information. Thanks, Stacy

From: John Moosey

Sent: Monday, March 23, 2015 1:17 PM

To: DEENA PARAMO; JOSEPH SCHMIDT; Larry DeVilbiss

Cc: LEBRON MCPHAIL

Subject: RE: task force

Excellent! They will enhance the Mayor's discussion group greatly.

Thank you.

John



John M. Moosey
907 861 8689

From: DEENA PARAMO [<mailto:Deena.Paramo@matsuk12.us>]

Sent: Monday, March 23, 2015 12:55 PM

To: John Moosey; JOSEPH SCHMIDT

Cc: LEBRON MCPHAIL

Subject: task force

Hi John,

Thank you for your call on the marijuana task force. The MSBSD representative, whom we would like to be on the task force, is Joe Schmidt, School Safety/Security Coordinator. Our alternate representative we would like to be LeBron McPhail, principal PACE school.

Thank you,
Deena

MATANUSKA-SUSITNA BOROUGH - CLERK'S OFFICE
350 E. Dahlia Avenue Palmer, AK 99645
Phone: 861-8683 Fax: 861-7845

RECEIVED
DATE RECEIVED:
MAR 10 2015
CLERKS OFFICE

BOARD, COMMISSION, AND COMMITTEE APPLICATION FORM

INSTRUCTIONS

Complete and sign the application. Do not leave any blank fields. Type or print legibly in ink. Specify exactly what board and position you are seeking. Completed applications may be emailed to debra.wetherhorn@matsugov.us or delivered or mailed to the Borough Clerk's Office, 350 E. Dahlia Avenue, Palmer, or faxed to 861-7845. If you have questions, please call 861-8683.

Board and position for which I am applying: RSA#9 Midway
(For example, Board of Equalization, Member 3)

Applicant Name: Robert Mario Ramilo

Residence Address: 650 S Agnas St. Wasilla, AK 99654

Mailing Address: 650 S Agnas St. Wasilla, AK 99654

Home phone: 907-373-0244 Work phone: 907-841-0244 Email: rmramilo@yahoo.com

Name and Address of Employer: National Vision INC 2000 Newpoint Parkway Lawrenceville, GA 30043

Can you regularly attend meetings? Yes No (Pursuant to (MSB 4.05.030, "A vacancy occurs on the board when the member is absent from three (3) consecutive regular board meetings without the board excusing the absence for good cause.")

Do you or any family member have a personal or financial interest with the Borough? Yes No

If yes, list positions and or interest: N/A
(For example: employee, emergency responder, RSA or FSA area supervisor, board member, contractor etc.)

How long have you lived in the Borough? 13 continuous years. 28 years if including military service.

Briefly explain, why you are you interested in serving on the board in which you are applying? I believe a communities healthy growth and development is directly proportional to the level of involvement of its members.

List professional or personal experiences that qualify you for membership on the board? You may attach a brief resume to highlight your qualifications: As a District Manager for a National chain I supervise multiple facilities across multiple states.

Developing realistic long term goals while gradually implementing the steps to get there is what I do on a daily basis.

List three professional or personal references: Name: Dan J. Tucker Phone: (907)982-9716
Name: Andrea L. Walker Phone: (907)841-6677
Name: Mark Armstrong Phone: (907)301-0523

Applicant Signature: [Signature] Date: 3/10/2015

Office Use Only: Precinct: <u>11-090</u>	Assembly District: <u>3</u>	Service Area: <u>RSA-Midway</u>
Position on Board: <u>RSA 9 member 3</u>	Term Ends: <u>12/31/2015</u>	
Residence Checked: <input checked="" type="checkbox"/> Yes	Map Checked: <input checked="" type="checkbox"/> Yes	Code Checked: 1 st <input checked="" type="checkbox"/> 2 nd <input checked="" type="checkbox"/>

Applicant Name: Robert Mario Ramilo

1. Do you have any civil judgment against you within the last 10 years, whether monetary, non-monetary, declarative, injunctive, or any other form or manner? NO YES

If yes, please provide on a separate page the following: (1) case name, (2) nature of action, (3) year of judgment, and (4) a brief description of the judgment entered and/or sentence imposed.

2. Do you have any judgments against you in a criminal case within the last 10 years, whether upon finding of guilt, plea of no contest, suspended, or any form of judgment other than dismissal or not guilty?
 NO YES

If yes, please provide on a separate page the following: (1) case name, (2) nature of action, (3) year of judgment, and (4) a brief description of the judgment entered and/or sentence imposed.

I. CALL TO ORDER

The regular meeting of the Matanuska-Susitna Borough Assembly was held on March 17, 2015, at the Borough Assembly Chambers, 350 E. Dahlia Avenue, Palmer, Alaska. The meeting was called to order at 6 p.m. by Mayor Larry DeVilbiss.

II. ROLL CALL

Assembly members present and establishing a quorum were:

Mr. Jim Sykes, Assembly District No. 1
Mr. Matthew Beck, Assembly District No. 2
Mr. Ronald Arvin, Assembly District No. 3 (*Deputy Mayor*)
Mr. Steve Colligan, Assembly District No. 4 (*arrived at 6:14 p.m.*)
Mr. Dan Mayfield, Assembly District No. 5
Ms. Barbara Doty, Assembly District No. 6
Mr. Vern Halter, Assembly District No. 7

Staff in attendance were:

Ms. Lonnie R. McKechnie, Borough Clerk
Mr. John Moosey, Borough Manager
Mr. George Hays, Assistant Borough Manager
Mr. Nicholas Spiropoulos, Borough Attorney
Ms. Brenda J. Henry, Assistant Clerk
Mr. Mike Brown, Capital Projects Director
Ms. Tammy Clayton, Finance Director
Mr. Terrance Dolan, Public Works Director
Ms. Eileen Probasco, Planning and Land Use Director
Mr. Dennis Brodigan, Emergency Services Director
Ms. Patty Sullivan, Public Affairs Director
Mr. Eric Phillips, Community Development Director
Mr. Michael Brown, Capital Projects Director
Mr. Eric Wyatt, Information Technology Director
Ms. Debra Wetherhorn, Administrative Secretary II

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 Chief Mahlon Greene, District Chief for Caswell Lakes and Willow Fire Stations.

V. MINUTES OF PRECEDING MEETINGS

- A. Regular Assembly Meeting: 02/17/15
- B. Special Assembly Meeting: 02/21/15
- C. Regular Assembly Meeting: 03/03/15

Mayor DeVilbiss inquired if there were any changes/corrections to the regular meeting minutes of February 17, 2015, the special meeting minutes of February 21, 2015, or the regular meeting minutes of March 3, 2015.

GENERAL CONSENT: The minutes were approved as presented without objection.

VI. REPORTS/CORRESPONDENCE

A. AGENCY REPORTS

1. Reports from cities

Wasilla City

Mayor Bert Cottle:

- related that the new Wasilla City Library ground breaking is March 31 at 2:30 p.m. at the corner of Crusey Street and Swanson Avenue in Wasilla;
- thanked the Assembly for their support of the new library project;
- stated that Mayor DeVilbiss has been invited to speak at the ceremony;
- advised that the City is looking for camp ground hosts for the Lake Lucille campground;
- noted that the job is scheduled for thirty day intervals, with a \$500 stipend, free water, sewer and electric;
- related that April 10 through April 14, the Friends of Wasilla Library will be having their annual book sale at the American Legion, Post 35, located at mile post 36 on the Parks Highway; and
- noted that the funds raised have always gone toward the library.

Palmer City

Mr. Joe Hannan, City Manager:

- announced that PDC Engineering is moving into the city of Palmer;
- requested consideration of the continuing partnership of the Borough and cities regarding libraries;
- spoke to a front page Frontiersman article regarding development of the Bella Vista Subdivision and water issues;

- advised that the city of Palmer would like to partner with the Borough and the State to ensure water infrastructure in that area;
- spoke to residential construction that is occurring within the city of Palmer; and
- invited the body to eat at the “Two Girls and a Grill” food wagon that is located at the Palmer Airport.

2. Matanuska-Susitna Borough School District

Dr. Deena Paramo, Superintendent:

- thanked Mayor DeVilbiss for providing feedback regarding the School District’s math curriculum;
- stated that on March 31, from 4 p.m. to 7 p.m., at Valley Pathways School, there is a regional conference within the state of Alaska concerning a study that is regarding benefits and advantages of prototypical schools in Alaska;
- advised that interviews will be conducted this week to replace Tiffany Scott, who moved back to Kotzebue; and
- stated that there are only nine weeks left of school.

B. COMMITTEE REPORTS

1. Joint Assembly/School Board Committee on School Issues

(There was no report provided.)

2. Joint MSB Assembly/MOA Assembly Transportation Subcommittee

(There was no report provided.)

3. Assembly Public Relations

(There were no reports provided.)

C. MANAGER COMMENTS

1. State/Federal Legislation
2. Strategic Planning Issues

Mr. Moosey:

- spoke to recent negotiations with the Federal Transit Administration (FTA);
- advised that there is no resolution as of yet regarding the ferry, but that discussion went well;
- summarized numerous other meetings that he went to while in Washington, D.C.;
- spoke to his concerns with Senate Bill 64, which will halt any school construction funding for five years;
- spoke to his concerns with Senate Bill 42, regarding personal use fisheries; and
- noted that he was looking for direction on how the body would like those issues addressed.

D. ATTORNEY COMMENTS

Mr. Spiropoulos:

- noted that the meeting with FTA was engaging;
- summarized the history of the FTA demand letter;
- stated that the Borough will be getting a written response from FTA, after which time negotiations will begin;
- advised that he will provide updates as the issue progresses;
- advised that settlement should be discussed in an executive session within the next two months;
- stated that the Ketchikan lawsuit was stayed by the Supreme Court, but that he has not yet had an opportunity to speak to the Ketchikan Attorney to find out why;
- advised that the stay means that for the coming fiscal year, the local and maximum contribution is still in place;
- noted that there are a lot of bills pending in Juneau;
- stated that he received an email inquiring if the Borough wants to take a position on whether there should be a 12 plant or 24 plant per household limit; and
- noted that if the body would like to weigh in on that, to please let him know.

E. CLERK COMMENTS

Ms. McKechnie:

- spoke regarding the upcoming meeting schedule;
- stated that the dates and locations of the two budget public hearings had to be switched due to facility availability;
- noted that the agenda for the March 24 joint Assembly/Planning Commission meeting is attached; and
- reminded the body that she will be out of the office March 24 through April 7.

F. CITIZEN AND OTHER CORRESPONDENCE

1. MSB Board/Committee Minutes:

- a. Central Mat-Su and West Lakes FSA Board of Supervisors: Resolution Serial No. 15-01
- b. Local Road Service Area Advisory Board: Resolution Serial No. 15-01
- c. Planning Commission: 10/06/14
- d. Platting Board: 12/04/14
- e. Transportation Advisory Board: 12/17/14, Resolution Serial No. 15-02
- f. Trapper Creek RSA Board of Supervisors: 05/21/14, 08/13/14, 11/05/14, Resolution Serial No. 14-02
- g. West Lakes FSA Board of Supervisors: 11/10/14, 12/08/14

2. Community Council Minutes:

- a. Sutton Community Council: 02/26/14, 03/26/14, 04/30/14, 05/28/14, 06/25/14, 07/25/14, 08/27/14, 09/25/14, 10/29/14, 11/19/14, 12/17/14

The citizen and other correspondence were presented and no comments were noted.

G. INFORMATIONAL MEMORANDUMS

(There were no informational memorandums presented.)

VII. SPECIAL ORDERS

A. PERSONS TO BE HEARD (Three minutes per person.)

(There were no persons to be heard.)

B. PUBLIC HEARINGS (Three minutes per person.)

- 1. **Ordinance Serial No. 15-020:** An Ordinance Creating A Portion Of North Suzanna Street Natural Gas Local Improvement District No. 537, Approving The Improvement Plan For The District, Authorizing The Manager To Proceed With The Improvement, And Assessing Equally Among The Properties Within The District The Costs Of The Improvement.

- a. IM No 15-030

Mayor DeVilbiss opened the public hearing.

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

MOTION: Assemblymember Halter moved to adopt Ordinance Serial No. 15-020.

VOTE: The motion failed unanimously.

- 2. **Ordinance Serial No. 15-021:** An Ordinance Creating A Portion Of Wagner Subdivision Natural Gas Local Improvement District No. 556, Approving The Improvement Plan For The District, Authorizing The Manager To Proceed With The Improvement, And Assessing Equally Among The Properties Within The District The Costs Of The Improvement.

- a. IM No. 15-031

Mayor DeVilbiss opened the public hearing.

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

MOTION: Assemblymember Sykes moved to adopt Ordinance Serial No. 15-021.

VOTE: The motion passed without objection.

3. **Ordinance Serial No. 15-031:** An Ordinance Amending MSB 4.58, Health And Social Services Board.
 - a. IM No. 15-051

Mayor DeVilbiss opened the public hearing.

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

MOTION: Assemblymember Arvin moved to adopt Ordinance Serial No. 15-031.

VOTE: The motion passed without objection.

4. **Ordinance Serial No. 15-032:** An Ordinance Authorizing The Issuance Of State Of Alaska Lease Revenue Refunding Bonds, Series 2015 (Goose Creek Correctional Center Project) In An Amount Not To Exceed \$195,000,000; Approving The Form And Substance Of A First Supplement To Trust Indenture, A Second Amendment To Lease Purchase Agreement, A Refunding Trust Agreement And A Bond Purchase Agreement; Authorizing An Offering Document; Making Certain Findings And Determinations; Authorizing The Execution Of Documents And Instruments Necessary Or Convenient To Accomplish The Foregoing; And Containing Other Provisions Relating To The Subject.
 - a. IM No. 15-059

Mayor DeVilbiss opened the public hearing.

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

MOTION: Assemblymember Arvin moved to adopt Ordinance Serial No. 15-032.

VOTE: The motion passed without objection.

C. AUDIENCE PARTICIPATION (Three minutes per person.)

The following persons spoke to concerns with single source bids for generators: Mr. Nicholas Graves, NC Power Systems; and Mr. David Cunningham.

The following persons spoke in support of Resolution Serial No. 15-029: Mr. Mike Klawitter, Nancy Lake Homeowners Association President; Mr. Rene Gonzalez; Ms. Tamara Boeve; Mr. Randall Kowalke; Mr. Nathan Graber; Mr. Steve Charles; Mr. Ed McCain; Mr. Victor Carlson; Mr. William Mailer; and Ms. Kathy Mailer.

The following person spoke to concerns with Resolution Serial Nos. 15-030 and 15-032: Ms. Sara Williams.

The following persons spoke in opposition to Resolution Serial No. 15-032: Mr. Randy LaRose, Ms. Savon Duchein, Mr. Darryl Dreher, Jeanine Erickson; and Ms. Samantha Rogers.

The following person spoke to concerns with the public process: Mr. Eugene Haberman.

The following persons spoke in opposition to Resolution Serial No. 15-029: Mr. James Huston and Mr. Doyle Holmes.

(The meeting recessed at 7:20 p.m. and reconvened at 7:30 p.m.)

Mr. Moosey introduced Ms. Sarah Heath, who staffs Governor Walker's Office that is located in the Borough.

D. CONSENT AGENDA

1. RESOLUTIONS

a. **Resolution Serial No. 15-025:** A Resolution Amending The Scope Of Work For Project No. 45167 To Include The Purchase Of An Enclosed Trailer To Haul And Store Willow Rescue Snow Machines And Equipment.

(1) IM No. 15-052

d. **Resolution Serial No. 15-028:** A Resolution Supporting The Alternate Route Past Point Mackenzie For The Alaska Liquid Natural Gas Pipeline.

(1) IM No. 15-067

e. **Resolution Serial No. 15-029:** A Resolution Approving A Loan From The Fire Service Area Revolving Loan Fund, Fund 605, In The Amount Of \$200,000 To The Willow Fire Service Area, Fund 258, To Provide The Funds Necessary To Purchase Property For The New Nancy Lake Warm Storage Fire Station.

(1) IM No. 15-069

g. **Resolution Serial No. 15-031:** A Resolution In Support Of A Cost Of Community Services Study To Provide Information For Development Of The Fiscal Year 2016 Budget. *(Sponsored By Assemblymember Sykes)*

(1) IM No. 15-074

2. ACTION MEMORANDUMS

a. **AM No. 15-013:** Approving An Amendment To The Road Service Area Road Improvements; Road Maintenance And Repair Capital Projects, Summer 2015 List.

b. **AM No. 15-019:** Approval To Enter Into A Purchase Agreement With The Owner Of Lot 1, Block 2, Shadowmere Estates, Phase I, To Purchase Land In The Amount Of \$30,000 For Future Construction Of A New West Butte Trail Parking Facility (MSB006958).

- c. **AM No. 15-021:** Approval Of A Contract Amendment To The Boutet Company In The Amount Of 330,792.23, To Extend The Contract To December 31, 2016, For Construction Management Services.
- d. **AM No. 15-022:** Award Of Invitation To Bid No. 15-099B To Swalling Construction Company, Inc. In The Amount Of \$2,595,850 For Kroto Creek Bridge No. 2161 Replacement.
- e. **AM No. 15-025:** Award Of Bid No. 15-096B To Valley General Construction, LLC. In The Contract Amount Of \$339,278 To Upgrade Juniper, Spruce, Cottonwood, Cranberry, And Rose Streets To Borough Standards.

Ms. McKechnie read the above legislation into the record.

MOTION: Assemblymember Arvin moved to approve the consent agenda as read into the record by the Clerk.

VOTE: The motion passed without objection.

- b. **Resolution Serial No. 15-026:** A Resolution Approving The Financial Responsibility For The M/V Susitna For April, May, And June 2015.
 - (1) IM No. 15-057

MOTION: Assemblymember Arvin moved to adopt Resolution Serial No. 15-026.

VOTE: The motion passed with Assemblymembers Arvin and Sykes opposed.

- c. **Resolution Serial No. 15-027:** A Resolution Supporting House Bill 87 And Senate Bill 32, An Act Relating To The Sale Of Timber On State Land, And Providing For An Effective Date. *(Sponsored by Mayor DeVilbiss)*
 - (1) IM No. 15-065

MOTION: Assemblymember Arvin moved to adopt Resolution Serial No. 15-027.

VOTE: The motion passed without objection.

- f. **Resolution Serial No. 15-030:** A Resolution Creating Alternate Seats For The Marijuana Advisory Committee. *(Sponsored by Mayor DeVilbiss)*
 - (1) IM No. 15-071

MOTION: Assemblymember Arvin moved to adopt Resolution Serial No. 15-030.

MOTION: Assemblymember Halter called for the question (to stop debate).

VOTE: The motion passed without objection.

VOTE: The motion passed with Assemblymembers Doty, Sykes, and Halter opposed.

- h. **Resolution Serial No. 15-032:** A Resolution To Submit Advisory Questions To The Qualified Non-Areawide Voters Of The Borough At The October 6, 2015, Regular Borough Election To Determine Whether The Public Supports The Prohibition Of Marijuana Cultivation Facilities, Marijuana Product Manufacturing Facilities, Marijuana Testing Facilities, And/Or Retail Marijuana Stores. *(Sponsored By Mayor DeVilbiss)*
(1) IM No. 15-075

MOTION: Assemblymember Arvin moved to adopt Resolution Serial No. 15-032.

MOTION: Assemblymember Colligan moved to postpone Resolution Serial No. 15-032 to June 16, 2015.

VOTE: The motion to postpone failed with Assemblymember Colligan in support.

VOTE: The main motion failed unanimously.

VIII. UNFINISHED BUSINESS

- A. **Resolution Serial No. 15-023:** A Resolution Testing A New Seating Arrangement For The Assembly. *(Sponsored by Assemblymember Sykes)*
1. IM No. 15-061

MOTION PENDING: Assemblymember Sykes moved to adopt Resolution Serial No. 15-023.

MOTION: Assemblymember Halter called for the question (to stop debate).

VOTE: The motion failed with Assemblymembers Halter, Colligan, and Arvin in support.

VOTE: The main motion failed with Assemblymembers Doty, Sykes, and Beck in support.

IX. VETO

(There were no vetoes presented.)

X. NEW BUSINESS

- A. INTRODUCTIONS (For public hearing – 04/07/15 Assembly Chambers)

1. **Ordinance Serial No. 15-036:** An Ordinance Amending Title 43, Subdivisions, To Address Housekeeping And Procedural Items Outlined In The Planning Department Staff Memorandum Dated March 1, 2013. *(Sponsored by Assemblymember Beck)*
a. IM No. 15-058

2. **Ordinance Serial No. 15-037:** An Ordinance Accepting And Appropriating Additional Grant Funds In The Amount Of \$15,461.92 From The Alaska State Division Of Homeland Security And Emergency Management Grant, Project No. 45158, Fund 425, For Reimbursement Of Communications Equipment.
 - a. **Resolution Serial No. 15-033:** A Resolution Amending The Scope Of Work And Budget For The Alaska State Division Of Homeland Security And Emergency Management Grant, Project No. 45158, Fund 425, To Include Reimbursement For Communications Equipment.
 - (1) IM No. 15-066
 3. **Ordinance Serial No. 15-038:** An Ordinance Appropriating \$404,304 To Fund 400, For Issuance Costs From The Proceeds Of The 2015 Series "A" School Refunding General Obligation Bonds.
 - a. IM No. 15-072
 4. **Ordinance Serial No. 15-039:** An Ordinance Placing A Moratorium On The Acceptance And Processing Of Applications To Dispose Of Fee Simple Interests Of Previously Disposed Agricultural Property. *(Sponsored by Assemblymember Sykes)*
 - a. IM No. 15-073
- B. INTRODUCTIONS (For public hearing – 04/21/15, Assembly Chambers)
1. **Ordinance Serial No. 15-023:** An Ordinance Creating North Westfork Drive Road Paving Local Improvement District No. 562, Approving The Improvement Plan For The District, Authorizing The Manager To Proceed With The Improvement, And Assessing Equally Among The Properties Within The District The Costs Of The Improvement.
 - a. IM No. 15-047
 2. **Ordinance Serial No. 15-024:** An Ordinance Creating Country Ridge Estates Road Paving Local Improvement District No. 563, Approving The Improvement Plan For The District, Authorizing The Manager To Proceed With The Improvement, And Assessing Equally Among The Properties Within The District The Costs Of The Improvement.
 - a. IM No. 15-048
 3. **Ordinance Serial No. 15-025:** An Ordinance Creating East New Field Drive Road Paving Local Improvement District No. 564, Approving The Improvement Plan For The District, Authorizing The Manager To Proceed With The Improvement, And Assessing Equally Among The Properties Within The District The Costs Of The Improvement.
 - a. IM 15-049
 4. **Ordinance Serial No. 15-034:** An Ordinance Creating A Portion Of West Greensward Drive Natural Gas Local Improvement District No. 549, Approving The Improvement Plan For The District, Authorizing The Manager To Proceed With The Improvement, And Assessing Equally Among The Properties Within The District The Costs Of The Improvement.
 - a. IM No. 15-063

5. **Ordinance Serial No. 15-035:** An Ordinance Creating A Portion Of Stepan Lake Non-Contiguous Natural Gas Local Improvement District No. 554, Approving The Improvement Plan For The District, Authorizing The Manager To Proceed With The Improvement, And Assessing Equally Among The Properties Within The District The Costs Of The Improvement.
 - a. IM No. 15-064

Ms. McKechnie read the above legislation into the record.

MOTION: Assemblymember Arvin moved to introduce the legislation as read into the record by the Clerk and set the public hearings for April 7, 2015, and April 21, 2015, respectively.

VOTE: The motion passed without objection.

C. MAYORAL NOMINATIONS AND APPOINTMENTS

1. VACANCY REPORT

Mayor DeVilbiss requested the following appointments for confirmation:

Enhanced 911 Advisory Board

Rebecca Frey

Marijuana Advisory Committee

Darryl Dreher

Mark Rempel

Sarah Williams

Ed Gravley

Crystal Nygard

Lance Ketterling

Savon Duchein

Lisa Albert-Konecky

John Anderson

John Norris

Link Fannon

Ronda Marcy

Brandon Montano

Rebecca Rein

DeLena Johnson

Lyn Carden

MOTION: Assemblymember Arvin moved to confirm the Mayor's appointments.

VOTE: The motion passed without objection.

D. OTHER NEW BUSINESS

(There was no other new business.)

- E. REFERRALS (For referral to the Planning Commission for 90 days or other date specified by the Assembly)

(There were no referrals presented.)

XI. RECONSIDERATION

(There was no reconsideration presented.)

XII. MAYOR, ASSEMBLY, AND STAFF COMMENTS

Mr. Moosey:

- advised that he will report back to the body regarding the generator acquisition issue;
- spoke to a meeting scheduled with WesPac regarding a possible lease at Port MacKenzie for liquid natural gas;
- requested direction on how the body would like him to proceed with addressing Senate Bill 64, which proposes a moratorium on new school construction for five years;
- requested direction on how the body would like him to proceed with addressing Senator Bill 42, regarding personal fisheries;
- noted that the Matanuska-Susitna Borough (MSB) Fish and Wildlife Commission has a lot of very smart and capable members;
- stated that he would like to keep them from the political issues that surround making recommendations for board appointments to the State Fisheries Board;
- related that he does not want their value to be diminished by participation in political issues when they are so valuable on scientific issues; and
- advised that he would prefer to be the one to make recommendations to Governor Walker.

Discussion ensued regarding:

- the purview of the MSB Fish and Wildlife Commission;
- the need to clarify the duties of that Commission;
- that the Commission is an advisory board in nature; and
- the impacts Senate Bills 64 and 42 would have on the Borough.

Mayor DeVilbiss queried if there was any objection to Mr. Moosey representing the interests of the Borough regarding Senate Bills 42 and 64.

There was no objection noted.

Assemblymember Sykes:

- noted that the body has a communication policy and that a letter should be sent to the Legislature;
- opined that it should be adhered to in all instances; and

- opined that Mr. Moosey should propose an amendment to Senate Bill 64 that says it does not apply to districts that are growing.

Assemblymember Beck:

- stated that he was glad that the body is opposed to Senate Bill 64; and
- opined that because there is such a potential for an impact to the Borough that a person should testify before the Legislature rather than just sending a letter.

Discussion ensued regarding:

- that Senate Bill 64 does not impact prior bond commitments;
- that Senate Bill 64 has a provision for the municipality of Anchorage to get reimbursement for schools that are already under development;
- how an amendment could be crafted that would decrease the impact to the Borough;
- the growth rate of the Borough and how growth impacts the need for more schools;
- that the Borough and the School District both have their own lobbyist in Juneau;
- the desire to have the MSB Fish and Wildlife Commission testify before the Legislature;
- the work of the MSB Fish and Wildlife Commission; and
- the opinion that the Manager should solicit input from the MSB Fish and Wildlife Commission regarding Senate Bill 42.

MOTION: Assemblymember Sykes moved to have the Manager represent the Borough and to have him consult the MSB Fish and Wildlife Commission and the School Board prior to making any representation before the Legislature regarding Senate Bills 42 and 64.

VOTE: The motion passed without objection.

Ms. McKechnie advised that she hopes to have the new podium by the next regular meeting.

Assemblymember Sykes:

- spoke to how quickly the marijuana issue is moving;
- noted that he is looking forward to the work that the Marijuana Advisory Committee will do;
- reiterated the need for the body to adhere to the communication policy;
- opined that Mayor DeVilbiss needs to be careful when sharing his opinion in public, as it is easy for the public to misconstrue the Mayor's opinion as that of the Assembly;
- spoke to concerns regarding the timing of Assembly resolutions in support of legislation in Juneau;
- opined that the State Lobbyist should advise the Assembly on which legislation they should weigh in on;
- read the Assembly's communication policy into the record; and
- spoke to the need to honor the wish of the voters of Alaska regarding marijuana issues.

Assemblymember Mayfield:

- opined that the Willow Fire Service area is the most ill equipped in the Borough;

- spoke to looking forward to the insurance rating lowering and having better fire service in that area; and
- wished Assemblymember Halter happy anniversary.

Assemblymember Halter:

- thanked Assemblymember Mayfield;
- related that he and his wife were married in Nome in 1985;
- wished his wife a happy anniversary;
- spoke to his desire to take the politics and divisiveness out of the Willow Fire Service Area issue;
- opined it is a major step forward to purchase the building;
- stated that if Mr. Mayor intends to veto the legislation to please do so during this meeting so that he can move to override the veto to keep the building purchase moving forward;
- spoke to the amenities that the building has;
- stated that he wants the mill rate for the Willow Fire Service Area set at 2.75 for fiscal year 2016, which will build up the reserve quickly;
- opined that it is a very low mill rate compared to the road service area mill rate in the same area;
- noted that the square foot cost for the building is \$89 per foot, while the Willow Library remodel was \$475-\$535 a square foot; and
- reiterated that it is a good deal for the service area.

Assemblymember Mayfield wished the body Happy St. Patrick's Day.

Assemblymember Beck:

- thanked the public for their participation in the meeting;
- opined that Assembly District No. 7 is well represented;
- spoke to concerns with the disconnect between the Willow Fire Service Area Board of Supervisors and the residents in that area;
- spoke to concerns with the sole source procurement of generators;
- spoke in support of a new podium;
- stated that he thinks it is a brilliant idea to have a step in front of the dais for the public to be able to step up on to speak to the Assembly;
- stated that he has faith in the Marijuana Advisory Committee to provide a good recommendation to the Assembly; and
- noted that there are many aspects to the marijuana issue that he had never considered.

Assemblymember Colligan:

- spoke to a letter he received regarding a large increase in the value of house assessments;
- noted that he has received a lot of public comment regarding the issue;
- stated that he would like to have any information regarding whether there has been a change in the way assessments are conducted; and
- spoke to the large volume of professional work that the MSB Fish and Wildlife Commission has done on behalf of the Borough.

Assemblymember Doty:

- thanked the Willow community for their participation in the meeting;
- opined that the marijuana issue is quite large with a lot of science;
- stated that she believes that with the decriminalization of marijuana, it will provide an opportunity for better research;
- related that she has seen medical marijuana be very successful in some uses, but that it is a complicated issue;
- spoke to looking forward to the new Wasilla Library opening;
- stated that she appreciates Mr. Moosey coming forward and requesting clarification on how the body would like to proceed in regard to the senate bills that were discussed this evening; and
- spoke to the need for assessments to be fair and equal and allow the public time to address concerns when they arise.

Assemblymember Arvin:

- related that he has received a number of calls concerning the increase of electric bills;
- requested the Manager to have a representative from Matanuska Electric Association (MEA) come and speak to that;
- stated that due to the public notification that MEA did, that costs should have been decreased due to the Eklutna generation station rather than increase;
- stated that he would also like a report on the status of the high mast power lines through Wasilla;
- stated that he has never seen members of a road service area or a fire service area come and ask for a mill levy increase;
- spoke in support of obtaining a new fire station for the Willow community; and
- stated that it was a good meeting.

Mayor DeVilbiss:

- spoke to a meeting with Governor Walker's Office in which a payment in lieu of taxes agreement was reached;
- stated that he was glad to see that the bid issue raised tonight will be addressed; and
- related that he has been invited to provide testimony in support of Senate Bill 8 regarding hemp regulation.

Assemblymember Sykes queried the nature of the Mayor's testimony.

Mayor DeVilbiss:

- stated that he would be testifying in support of separating hemp from marijuana and in support of cultivation of hemp;
- advised that he does not intend to veto the legislation regarding the Willow Fire Service Area; and
- spoke to the possibility of the building being acquired in a different manner.

Assemblymember Halter advised that it is not possible.

Mayor DeVilbiss:

- spoke to a population comparison he did between Meadow Lakes and Willow;
- spoke to concerns with a sustainable operation if there are too many fire stations;
- stated that he does not think that an increased mill levy will support the service area;
- stated that he likes to be up on the dais during meetings;
- noted that it allows him to very easily see what is happening in the audience; and
- related that he is glad that the body will continue to use the facility as it was built.

Mr. Spiropoulos:

- summarized the Mayor's veto powers regarding the budget;
- noted that when the Mayor strikes or reduces appropriation items, there is no automatic mechanism for a corresponding reduction in the mill rate;
- stated that the issue comes up each year; and
- stated that the body could consider bringing forward legislation that would adjust that automatically.

Mayor DeVilbiss queried if that could be done through the budget or if it should be separate legislation.

Mr. Spiropoulos advised that it should be a separate code ordinance.

Assemblymember Beck requested to sponsor that legislation.

Assemblymember Sykes:

- stated that he has not yet received the chart of grants he requested;
- noted that he wants that information prior to budget season;
- stated that he wants all the budget documents available for the public on the Borough's website;
- stated that he agrees with the Mayor's concerns regarding sustainability; and
- noted that the study he has requested will provide answers to the sustainability issue.

Mayor DeVilbiss:

- noted that the Alaska Municipal League and the Conference of Mayor's are two totally separate things; and
- advised that the conference was a statement of the Mayor's not the municipalities.

Assemblymember Sykes:

- stated that he appreciates the clarification; and
- opined that it still needs to be very clear when the Mayor is speaking on behalf of himself or on behalf of the Assembly; and
- stated that if there is no disclosure that it could easily be seen that the Mayor's comments are a representation of what the Assembly wants.

XIII. EXECUTIVE SESSION

(There was no executive session held.)

XIV. ADJOURNMENT

The regular meeting adjourned at 9:28 p.m.