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, OCTOBER 20, 2015

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF AGENDA

IV. PLEDGE OF ALLEGIANCE

V. MINUTES OF PRECEDING MEETINGS

VI. REPORTS/CORRESPONDENCE

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

1. Reports From Cities
2. Matanuska-Susitna Borough School District
3. Valley Community For Recycling Solutions – Ms. Mollie Boyer

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. Alaska Regional Development Organizations
4. Alaska Avalanche Information Center Award Presentation Of The 2015 Emergency Preparedness Poster Contest Winners

D. ATTORNEY COMMENTS

E. CLERK COMMENTS

pp. 12-141 F. CITIZEN AND OTHER CORRESPONDENCE

1. MSB Board/Committee Minutes:

   a. Big Lake RSA Board of Supervisors: Resolution Nos. 15-02, 15-03
   b. Board of Adjustment and Appeals: 03/31/15, 06/03/15
   c. Greater Butte RSA Board of Supervisors: 04/09/15, 05/06/15, Resolution No. 15-04
   d. Library Board: 02/21/15, 03/21/15, Resolution No. 15-02
   e. Local Road Service Area Advisory Board: 05/21/15
   f. Meadow Lakes RSA Board of Supervisors: 01/19/15
   g. Parks, Recreation, and Trails Advisory Board: 04/27/15, 05/26/15, Resolution No. 15-06
   h. Planning Commission: Resolution Nos. 15-28(AM), 15-32(AM), 15-33(AM)
   i. Platting Board: 07/29/15, 08/06/15, 08/20/15, 09/03/15
   j. Port Commission: Resolution Serial No. 15-003
   k. South Colony RSA Board of Supervisors: 11/12/14, 02/11/15
   l. Transportation Advisory Board: 06/24/15
   m. Wastewater and Septage Advisory Board: 04/14/15, Resolution Serial No. 15-04
   n. West Lakes FSA Board of Supervisors: 07/13/15

2. Community Council Minutes:

   a. Gateway Community Council: 05/09/15, 08/04/15
   b. Meadow Lakes Community Council: 07/08/15
   c. Point MacKenzie Community Council: 04/09/15 (x2), Resolution Serial Nos. 15-002, 15-003
   d. Sutton Community Council: 06/24/15
   e. Trapper Creek Community Council: 06/18/15, 06/28/15, 07/17/15

G. INFORMATIONAL MEMORANDUMS

VII. SPECIAL ORDERS

ADOPTED	AMENDED	POSTPONED	DEFEATED

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. 142-152
Mayfield

1. **Ordinance Serial No. 15-114:** An Ordinance Creating 3588 South Dawn Lake Drive Noncontiguous Natural Gas Local Improvement District No. 576, 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. 15-184

pp. 153-163
Sykes

2. **Ordinance Serial No. 15-119**: An Ordinance Creating McCombs Road And Melanie Lane Noncontiguous Natural Gas Local Improvement District No. 572, 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. 15-195

pp. 164-169
Arvin

3. **Ordinance Serial No. 15-120**: An Ordinance Accepting And Appropriating $695,000 From The Alaska State Department Of Transportation And Public Facilities, To Fund 480, Project No. 20280, For Transportation Planning Activities.

pp. 170-172

   a. **Resolution Serial No. 15-096**: A Resolution Approving The Scope Of Work And Budget For Transportation Planning Activities.
      (1) IM No. 15-175

pp. 173-183
Arvin

4. **Ordinance Serial No. 15-121**: An Ordinance Accepting Late Filed Applications For Reduction Of Assessments And Abatement Of Taxes Resulting From Property Damaged By The Sockeye Fire. *(Sponsored By Mayor DeVilbiss)*
   a. IM No. 15-193

pp. 184-189
Colligan

5. **Ordinance Serial No. 15-122**: An Ordinance Amending MSB 4.75, To Clarify The Functions And Duties Of The Borough's Fish And Wildlife Commission. *(Sponsored By Assemblymember Colligan)*
   a. IM No. 15-196

C. AUDIENCE PARTICIPATION (Three Minutes Per Person.)

D. CONSENT AGENDA

ADOPTED	AMENDED	POSTPONED	DEFEATED

1. RESOLUTIONS

pp. 190-201
Sykes

a. **Resolution Serial No. 15-099:** A Resolution Requesting The Addition Of A Paved Pathway Along The Glenn Highway From Palmer To Sutton, To The State Transportation Improvement Program.
(1) IM No. 15-216

pp. 202-213
Colligan

b. **Resolution Serial No. 15-100:** A Resolution Requesting The Addition Of A Paved Pathway To The Parks Highway Alternate Corridor Project.
(1) IM No. 15-217

pp. 214-221
Sykes

c. **Resolution Serial No. 15-101:** A Resolution In Support Of Continued Housing And Urban Development Funding For The Critical Senior Home Investment Partnerships Program. *(Sponsored By Assemblymember Sykes)*
(1) IM No. 15-221

2. ACTION MEMORANDUMS

pp. 222-224
Beck

a. **AM No. 15-141:** Approval Of Change Order For Contract No. 15-104B With TBI Construction Company In The Amount Of $684,048 For The Dorothy Swanda Jones Building Roof Top Unit Connection And Fireproofing.

pp. 225-227
Beck

b. **AM No. 15-142:** Approval Of Amendment To Purchase Order No. 2015-3671 To Meridian Systems, Inc. In The Amount Of $51,567 For The Dorothy Swanda Jones Building Roof Top Unit Connection Digital Controls.

pp. 228-238
Arvin

c. **AM No. 15-143:** Acceptance Of Late Filed And Retroactive Senior Citizen And Disabled Veteran Exemption Applications.

pp. 239-244
Mayfield

d. **AM No. 15-144:** Vacate Any Public Interest In A 15-Foot Wide Access And Utility Easement Recorded At Book 56, Page 123; And Book 135, Page 259; Located In The West 1/2 Northwest 1/4 Southeast 1/4 Section 15, Township 17 North, Range 3 West, Seward Meridian.

pp. 245-252
Halter

e. **AM No. 15-145:** Award Of Bid No. 16-043B To Northern Industrial Training In The Contract Amount Of $538,991.80 For The Nancy Lake Warm Storage Building.

pp. 253-255
Mayfield

f. **AM No. 15-146:** Approval Of Change Order To Agreement No. 15-076P, With Lounsbury And Associates,

ADOPTED	AMENDED	POSTPONED	DEFEATED

Inc. In The Amount Of $5,405 For The Lu Young Lane Design Project.

pp. 256-258
Mayfield

g. **AM No. 15-147:** Approve A Contract Amendment To Contract No. 15-022L-F With Daniel Deroux In The Amount Of $23,650, As Part Of The One-Percent For Art Program At The Joe Redington, Sr. Junior/Senior High School.

pp. 259-260
Sykes

h. **AM No. 15-149:** Approval Of Change Order For Contract No. 16-001B With Diversified Construction, Inc. In The Amount Of $16,516 For Station 2-1 Upgrades And Improvements, Construction Project No. 45085.

VIII. UNFINISHED BUSINESS

pp. 261-385
Mayfield

A. **Ordinance Serial No. 15-110:** An Ordinance Approving A Less Than Fair Market Value Sale And Subdivision Of Boroughowned Property Containing 240 Acres, More Or Less, Identified As The South Half Of The Northwest Quarter, The Southwest Quarter Of The Northeast Quarter, And Government Lots 1, 2, And 3, Section 1, Township 16 North, Range 3 West, Seward Meridian; And Authorization For The Manager To Negotiate The Sale (MSB006977).

1. IM No. 15-173

IX. VETO

X. NEW BUSINESS

C. INTRODUCTIONS (For public hearing – 11/03/15, Assembly Chambers)

pp. 386-395
Doty

1. **Ordinance Serial No. 15-123:** An Ordinance Confirming The Assessment Roll For The North Sorrelwood Natural Gas Local Improvement District No. 509 And Establishing The Method Of Terminating Assessments And Making Refunds To Property Owners.

pp. 396-412

a. **Ordinance Serial No. 15-124:** An Ordinance Providing For The Issuance And Sale Of Not To Exceed $70,000 Principal Amount Of Special Assessment Bonds For The North Sorrelwood Natural Gas Local Improvement District No. 509, And Fixing Details Of Said Bonds.

(1) IM No. 15-211

pp. 413-423
Mayfield

2. **Ordinance Serial No. 15-125:** An Ordinance Confirming The Assessment Roll For The Dawn Lake Estates Natural Gas Local Improvement District No. 546 And Establishing The Method Of

ADOPTED	AMENDED	POSTPONED	DEFEATED

Terminating Assessments And Making Refunds To Property Owners.

pp. 424-440

a. **Ordinance Serial No. 15-126:** An Ordinance Providing For The Issuance And Sale Of Not To Exceed $54,000 Principal Amount Of Special Assessment Bonds For The Dawn Lake Estates Natural Gas Local Improvement District No. 546, And Fixing Details Of Said Bonds.
   (1) IM No. 15-212

pp. 441-449
Doty

3. **Ordinance Serial No. 15-127:** An Ordinance Confirming The Assessment Roll For The East Carney Road No. 2 Noncontiguous Natural Gas Local Improvement District No. 553 And Establishing The Method Of Terminating Assessments And Making Refunds To Property Owners.

pp. 450-466

a. **Ordinance Serial No. 15-128:** An Ordinance Providing For The Issuance And Sale Of Not To Exceed $10,000 Principal Amount Of Special Assessment Bonds For The East Carney Road No. 2 Noncontiguous Natural Gas Local Improvement District No. 553, And Fixing Details Of Said Bonds.
   (1) IM No. 15-213

pp. 467-475
Sykes

4. **Ordinance Serial No. 15-129:** An Ordinance Confirming The Assessment Roll For The Portion Of Wagner Subdivision Noncontiguous Natural Gas Local Improvement District No. 556 And Establishing The Method Of Terminating Assessments And Making Refunds To Property Owners.

pp. 476-492

a. **Ordinance Serial No. 15-130:** An Ordinance Providing For The Issuance And Sale Of Not To Exceed $10,000 Principal Amount Of Special Assessment Bonds For The Portion Of Wagner Subdivision Noncontiguous Natural Gas Local Improvement District No. 556, And Fixing Details Of Said Bonds.
   (1) IM No. 15-214

pp. 493-501
Mayfield

5. **Ordinance Serial No. 15-131:** An Ordinance Confirming The Assessment Roll For The Birch Hills Estates Noncontiguous Natural Gas Local Improvement District No. 560 And Establishing The Method Of Terminating Assessments And Making Refunds To Property Owners.

pp. 502-518

a. **Ordinance Serial No. 15-132:** An Ordinance Providing For The Issuance And Sale Of Not To Exceed $12,000 Principal Amount Of Special Assessment Bonds For The Birch Hills Estates Noncontiguous Natural Gas Local Improvement District No. 560, And Fixing Details Of Said Bonds.
   (1) IM No. 15-215

ADOPTED	AMENDED	POSTPONED	DEFEATED

pp. 519-530
Beck

6. **Ordinance Serial No. 15-133:** An Ordinance Approving A Sale By Application Of Tract B, Best View Subdivision And The Improvements Thereon For $1,215,000; Authorization For The Manager To Negotiate The Sale; And An Appropriation Of $50,000 From Sale Proceeds To The Parks Shop Building, Fund 440, Project No. 15039, With The Remainder Of The Sale Proceeds To Be Deposited To A Land Management Fund And Appropriated At A Later Time By The Borough Assembly (MSB007064).
   a. IM No. 15-194

pp. 531-544
Arvin

7. **Ordinance Serial No. 15-134:** An Ordinance Approving An Appropriation Of $110,000 From Bogard Road Service Area No. 25 Fund Balance, Fund 279, To Fund 410, Project No. 30045, For Bogard Road Service Area No. 25 Capital Projects.

pp. 545-546

   a. **Ordinance Serial No. 15-135:** An Ordinance Approving A Reappropriation Of $100,000 From The Bogard Road Service Area No. 25 Fiscal Year 2016 Operating Budget, Fund 279, To Fund 410, Project No. 30045, For Bogard Road Service Area No. 25 Capital Projects.
      (1) IM No. 15-202
      (2) IM No. 15-203

pp. 547-560
Beck

8. **Ordinance Serial No. 15-136:** An Ordinance Approving An Appropriation Of $100,000 From South Colony Road Service Area No. 16 Fund Balance, Fund 273, To Fund 410, Project No. 30039, For South Colony Road Service Area No. 16 Capital Projects.

pp. 561-562

   a. **Ordinance Serial No. 15-137:** An Ordinance Approving A Reappropriation Of $150,000 From The South Colony Road Service Area No. 16 Fiscal Year 2016 Operating Budget, Fund 273, To Fund 410, Project No. 30039, For South Colony Road Service Area No. 16 Capital Projects.
      (1) IM No. 15-207
      (2) IM No. 15-208

pp. 563-572
Doty

9. **Ordinance Serial No. 15-138:** An Ordinance Approving Acquisition Of The Land And Improvements Thereon Of Lot 1A, Block 10, Devon Wood Division Three, Where Twindly Bridge Charter School Is Currently Located (MSB007058).

pp. 573-576

   a. **Ordinance Serial No. 15-139:** An Ordinance Approving An Appropriation Of $800,000 From The Areawide School Site Acquisition Reserve Fund 100, For The Purpose Of Acquiring Lot 1A, Block 10, Devon Wood Division Three, Where Twindly Bridge Charter School Is Currently Located, With Full Reimbursement Of Reserve Funds To Be Paid By Twindly Bridge Charter School Through

ADOPTED	AMENDED	POSTPONED	DEFEATED

Annual Appropriations Of The Matanuska-Susitna Borough School District To The Charter School's Capital Budget (MSB007058.)
(1) IM No. 15-209

pp. 577-580
Arvin

10. **Ordinance Serial No. 15-140:** An Ordinance Accepting And Appropriating $51,775 From The Alaska State Division Of Homeland Security And Emergency Management Grant Program, To Fund 425, Project No. 45158, For The Electronic Patient Care Report Project And Small Unit Support Vehicle Communications.

pp. 581-582

a. **Resolution Serial No. 15-102:** A Resolution Approving The Scope Of Work And Budget For The Alaska State Division Of Homeland Security And Emergency Management Grant, Project No. 45158, Fund 425, For The Electronic Patient Care Report Project And Small Unit Support Vehicle Communications.
(1) IM No. 15-210

pp. 583-589
Mayfield

11. **Ordinance Serial No. 15-141:** An Ordinance Approving An Appropriation Of $50,000 From Big Lake Road Service Area No. 21 Fund Balance, Fund 277, To Fund 410, Project No. 30043, For Big Lake Road Service Area No. 21 Capital Projects.
a. IM No. 15-218

pp. 590-594
Mayfield

12. **Ordinance Serial No. 15-142:** An Ordinance Amending MSB 5.25.032(A) To Exempt City Of Houston Property From The Big Lake Road Service Area.
a. IM No. 15-220

D. MAYORAL NOMINATIONS AND APPOINTMENTS

pp. 595-638

1. VACANCY REPORT

D. OTHER NEW BUSINESS

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

pp. 639-730
Mayfield

1. **Ordinance Serial No. 15-143:** An Ordinance Appending The Big Lake Comprehensive Plan MSB 15.24.030(B)(10), With The Big Lake Corridor Impact Assessment, March 2014, And Recognizing Route 3A As The Selected Route By The Big Lake Community Council. *(Sponsored By Assemblymember Mayfield)*
a. IM No. 15-198

XI. RECONSIDERATION

XII. MAYOR, ASSEMBLY, AND STAFF COMMENTS

XIII. EXECUTIVE SESSION EXECUTIVE *(For Matters, Which The Immediate Public Knowledge Of Which Would Clearly Have An Adverse Effect Upon The Finances Of The Borough; And Matters Which By Law, Municipal Charter, Or Ordinance Are Required To Be Kept Confidential; And Matters Involving Consideration Of Government Records That By Law Are Not Subject To Public Disclosure.)*

A. Public Employees Retirement System Litigation

XIII. 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.

THERE ARE NO MINUTES OF PRECEDING MEETINGS FOR THE OCTOBER 20, 2015, PACKET

DUE 11 DAYS PRIOR TO MEETING

OFFICIAL USE ONLY

RECEIVED
SEP 18 2015
CLERKS OFFICE

Date Received: 9/18/15
Meeting Date Approved: 10/20/15
Clerk Approval:

MATANUSKA-SUSITNA BOROUGH
AGENCY REPORTS

MEETING DATE REQUESTED: October 20th

NAME OF SPEAKER: Mollie Boyer

ORGANIZATION : Valley Community for Recycling Solutions (VCRS)

PLEASE CHECK ONE OF THE FOLLOWING THAT APPLIES:

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

Borough Recognized Community Council _____ None Apply _____

DAYTIME TELEPHONE: 745-5544 FACSIMILE NO.: 745-5569

SUBJECT: Update on VCRS' Community Recycling Program

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:

RECEIVED
SEP 2 8 2015
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RESOLUTION 15-02 from the Big Lake RSA#21 Board of Supervisors

WHEREAS, the Big Lake RSA#21 Board of Supervisors has reviewed the boundaries and the financial considerations for the proposed incorporation of Big Lake as a second class city, and

WHEREAS, the Board agrees with the reasoning for incorporation presented in the Big Lake Community Council's Resolution Serial No. 2015-001-Incorp, and

WHEREAS, the Board has looked at less costly ways to improve Big Lake roads that present Borough road specifications do not address, and

WHEREAS, incorporation of Big Lake will provide more options to improve Big Lake roads and to adopt different criteria for upgrading Big Lake roads

NOW THEREFORE BE IT RESOLVED THAT: RSA #21 Board of Supervisors unanimously supports the incorporation of Big Lake as a second class city.

Adopted and signed this date, April 9, 2015, by RSA #21 Big Lake Supervisors

4/13/15
Leo von Scheben, Primary Supervisor, RSA #21

4/13/15
Jill Parson, Secretary, RSA#21

RECEIVED
SEP 28 2015
CLERKS OFFICE

A RESOLUTION OF THE ROAD SERVICE AREA #21, BIG LAKE BOARD OF SUPERVISORS REQUESTING THE TRANSFER OF $50,000 FROM THE FUND BALANCE TO THE CAPITAL IMPROVEMENTS PROGRAM.

WHEREAS, the Road Service Area #21, Big Lake Fund Balance has a balance of approximately $91,899; and

WHEREAS, it is the desire of the Road Service Area #21, Big Lake Board of Supervisors to ensure adequate funding for projects on the capital projects list; and

WHEREAS, the excess funds from the RSA #21, Big Lake Fund Balance can be used to fund Capital Improvement Projects; and

WHEREAS, the RSA #21, Big Lake Board of Supervisors request $50,000 be transferred to the Capital Improvement Projects Program;

NOW, THEREFORE, BE IT RESOLVED, that the Road Service Area #21, Big Lake Board of Supervisors requests the Matanuska-Susitna Borough Assembly approve the transfer of $50,000 from Fund Balance 277.272.000 to Capital Improvements Project 30043.6600

APPROVED by the Road Service Area #21, Big Lake Board of Supervisors:

RSA #21 Supervisor — Date: July 9, 2015

RSA #21 Supervisor — Date: 7-9-15

RSA #21 Supervisor — Date: 7/9/2015

Resolution 15-03

I. CALL TO ORDER; ROLL CALL

A meeting of the Matanuska-Susitna Borough Board of Adjustment and Appeals was called to order at 10 a.m. by Chair Buswell for the purpose of conducting an appeal heraing for BOAA Case No. 15-01.

Board members present and establishing a quorum were:
Mr. A.C. Buswell, III, Chair
Mr. Terry Nicodemus
Ms. Claudia Roberts
Ms. Tina Crawford

Staff in attendance were:
Ms. Brenda J. Henry, Assistant Clerk
Mr. John Aschenbrenner, Deputy Borough Attorney
Mr. Alex Strawn, Development Services Manager

II. APPROVAL OF AGENDA

Chair Buswell queried if there were any changes to the agenda.

Chair Buswell:
- noted that under item D. the persons listed did not meet the deadline for filing their notice of interested parties; and
- queried if there was any objection to striking them from the agenda.

Mr. Aschenbrenner stated that he has no objection to the comments that were submitted late regarding interested parties, being accepted as part of the record.

Mr. Ingaldson stated that this is a matter for the Board to decide and that the parties should not be weighing in on that.

Discussion ensued regarding whether to accept the late filed notice of interested parties.

There were no objections to striking the parties under item D. from the agenda.

Chair Buswell queried if there were any other changes to the agenda

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

III. APPROVAL OF MINUTES

A. November 24, 2014

Chair Buswell queried if there were any changes to the minutes of November 24, 2014.

GENERAL CONSENT: The minutes were approved as presented without objection.

IV. ITEMS OF BUSINESS

A. Elect Chair

MOTION: Mr. Nicodemus nominated A.C. Buswell, III.

VOTE: The motion passed without objection.

B. Elect Vice Chair

MOTION: Ms. Roberts nominated Terry Nicodemus.

VOTE: The motion passed without objection.

C. Statement of Process and Board Disclosures, If Any

Ms. Henry summarized how the appeal hearing would proceed for the benefit of the interested parties.

~~D. Board Determination regarding accepting or rejecting the following written comments without code regarding Notice of Interested Parties being adhered to:~~
~~a. Herb Bischoff~~
~~b. Dustin and Angela Boller~~
~~c. Michael Lane~~
~~d. David Lewis~~
~~e. Heather McGee Lackey~~

Chair Buswell:
- disclosed that he had a working relationship with Mr. Jacques in the past, but that it was many years ago; and
- stated that he believed he could be fair and impartial.

Mr. Nicodemus:
- noted that the list of interested parties is extremely large;
- stated that he has reviewed it for conflicts;
- related that he has no current clients that are on the list;
- spoke to the possibility that he may have worked for one or more of them within the last 30 years; and
- stated that he believed that he could be fair and impartial.

Chair Buswell queried if there was any objection to Mr. Nicodemus and himself participating in the hearing.

There was no objection noted.

E. Appeal Hearing – BOAA Case No. 15-01 – Appeal Of The Denial Of A Conditional Use Permit For Parcels 17n02e18c010 And 17n02e19b006, Central Monofill Services, Inc. – Shane Durand, Appellant *(Times Frames Are Pursuant To MSB 15.39.190(B) And Are Subject To Change At The Discretion Of The Chair Pursuant To MSB 15.39.190(C).)*

1. Borough Staff: 10 Minutes To Present The Decision Below And To Set Forth The Evidence And Rationale Of The Decision Maker.

Mr. Alex Strawn presented the decision below, the evidence and the rationale of the Planning Commission.

2. Appellant: 15 Minutes

Mr. Bill Ingaldson, attorney for appellant provided oral arguments.

Mr. Nicodemus asked questions of Mr. Ingaldson and Mr. Jacques.

3. Borough If Not The Appellant: 15 Minutes

Mr. John Aschenbrenner, Deputy Borough Attorney, provided oral arguments.

Chair Buswell asked questions of Mr. Aschenbrenner.

4. Other Interested Parties: 5 Minutes ***(Per MSB 15.39.190(C), The Chair Person May Limit Testimony By Any Person To Reduce Cumulative Or Repetitive Testimony.)***

(All Parties from a. to rrr. have Richard Harbuck accepting service on their behalf)

[Clerk's note: names with strike throughs did not appear and did not provide testimony.]

~~a. Don Berberich~~
~~b. Deidre Berberich~~
~~c. Eric Bleakney~~
~~d. Tony Bluma~~
e. Robin Bumgardner

Ms. Bumgardner spoke in opposition to the monofill.

f. Marion Bumgardner

Mr. Bumgardner spoke in opposition to the monofill.

~~g. Karen Buskirk~~
~~h. Jim Cassidy~~
i. Norman Crosby

Mr. Crosby spoke in opposition to the monofill.

~~j. Judy Crosby~~
k. Theresa Daily

Ms. Daily spoke in opposition to the monofill.

l. Johnnie Davis

Mr. Johnnie Davis spoke in opposition to the monofill.

~~m. Dan Delaney~~
~~n. Mark Denke~~
~~o. Edward Doyle~~
~~p. Kerry Eaton~~
~~q. Peggy Egelus~~
r. Stephanie Figon

Ms. Fignon spoke in opposition to the monofill.

~~s. Rachel Gernat~~
~~t. Stan Gillespie~~
u. David Gilley

Mr. Gilley spoke in opposition to the monofill.

~~v. Brian Goodman~~
~~w. Marlyn Goodman~~
~~x. Adam and Sarah Hall~~
~~y. Karen Harris~~
z. Ray Jeffers

Mr. Jeffers spoke in opposition to the monofill.

aa. David Jenkins

Mr. Jenkins spoke in opposition to the monofill.

~~bb. Kent Johnson~~
~~cc. Kathy Johnson~~
~~dd. Aaron Kallas~~
~~ee. Lisa and Roy Kallendar~~
ff. Gerry Keeling

Ms. Keeling spoke in opposition to the monofill.

gg. Bonnie Kelly

Ms. Kelly spoke in opposition to the monofill.

~~hh. Chris Kepler~~
~~ii. Arthur Keyes~~
jj. Barbara Landi

Ms. Landi spoke in opposition to the monofill.

kk. Kristin Lewis

Ms. Lewis spoke in opposition to the monofill.

ll. Bill Longbrake

Mr. Lonbrake spoke in opposition to the monofill.

(The meeting recessed at 11:45 a.m. and reconvened at 11:52 a.m.)

~~mm. Bill Marsan~~
~~nn. Elizabeth Marsan~~
~~oo. Dale Mayfield~~
pp. ~~Geri and~~ Kevin McCann

Mr. McCann spoke in opposition to the monofill.

~~qq. Megan Mercer~~
~~rr. Janice Nelson~~
~~ss. James Nelson~~
tt. Stepanie Nowers

Ms. Nowers spoke in opposition to the monofill.

~~uu. Murph O'Brien~~
~~vv. Jon Olsen~~
~~ww. Samantha Oslund~~
~~xx. Rob Oslund~~
yy. David Payne

Mr. Payne spoke in opposition to the monofill.

zz. Bill Quantick

Mr. Quantick spoke in opposition to the monofill.

~~aaa. Charles Ramage~~
~~bbb. Vicky Ramage~~
~~ccc. Samuel Raynovic~~
~~ddd. Michael Reed~~
~~eee. Susan Reed~~
~~fff. Michelle Rountree~~

~~ggg. John Rozzi~~
hhh. Jessie Saxton

Ms. Saxton spoke in opposition to the monofill.

iii. John Stuart

Mr. Stuart spoke in opposition to the monofill.

~~jjj. Ben Vander Weele~~
~~kkk. Roger Vander Weele~~
lll. Helen Vincent

Ms. Vincent spoke in opposition to the monofill.

~~mmm. Jeffrey Vincent~~
~~nnn. Terry Warta~~
~~ooo. Dennis Wetherell~~
ppp. Sarah ~~and Paule~~ Wolcoff

Ms. Wolcoff spoke in opposition to the monofill.

~~qqq. Melodie Wright~~
~~rrr. Charles and Susan Young~~

All parties from sss. to vvv. Are standalone interested parties

sss. Joe Hannan

Mr. Hannan spoke in opposition to the monofill.

ttt. Charles Homan

Ms. Homan spoke in support of the monofill.

uuu. Emmett Lance Leffel

Mr. Leffel spoke in opposition to the monofill.

~~vvv. Roseann Leiner~~

Chair Buswell:
- noted that Mr. Frank Wall, who did not file a notice of interested parties form is present;
- advised that Mr. Wall requested to provide testimony as an interested party; and
- queried if the Board wanted to allow Mr. Wall to speak.

Mr. Nicodemus, Ms. Roberts, and Ms. Crawford spoke in opposition to Mr. Wall providing testimony.

All parties from www. to aaaa. did not provide Notice of Interested Parties but did submit comments and may be present to testify. It will be up to the Board whether they are allowed to testify.

~~www. Herb Bischoff~~
~~xxx. Dustin and Angela Boller~~
~~yyy. Michael Lane~~
~~zzz. David Lewis~~
~~aaaa. Heather McGee Lackey~~

B. Appellant for Rebuttal: 10 minutes

Mr. Ingladson, Attorney for appellant, provided rebuttal.

V. ADJUDICATORY SESSION

MOTION: Mr. Nicodemus moved to enter into adjudicatory session.

VOTE: The motion passed without objection and the Board entered into adjudicatory session at 12:49 p.m.

MOTION: Mr. Nicodemus moved to exit adjudicatory session.

VOTE: The motion passed without objection and the Board exited adjudicatory session at 4 p.m.

Chair Buswell requested Ms. Henry read the entire notice of right to appeal, findings, and final decision into the record.

Ms. Henry read the document into the record.

MOTION: Mr. Nicodemus moved to approve the final decision as read into the record by the Clerk.

VOTE: The motion passed without objection.

VI. BOARD COMMENTS

(There were no comments provided.)

VII. ADJOURNMENT

The meeting adjourned at 4:06 p.m.

MATANUSKA-SUSITNA BOROUGH
BOARD OF ADJUSTMENT AND APPEALS

A.C. BUSWELL, III, Board Chair

ATTEST:

BRENDA J. HENRY, CMC, Assistant Clerk

Minutes Approved: 09/10/15

MATANUSKA-SUSITNA BOROUGH

BOARD OF ADJUSTMENT AND APPEALS

IN RE:	)	
	)	
Denial of Conditional Use Permit for	)	
Parcels 17N02E18C010 and 17N02E19B006	)	
Central Monofill Services, Inc.	)	
Shane Durand,	)	BOAA Case No. 15-01
Appellant	)	
	)	

NOTICE OF RIGHT TO APPEAL AND FINAL DECISION

NOTICE IS HEREBY GIVEN, that the Matanuska-Susitna Borough Board of Adjustment and Appeals (BOAA), on March 31, 2015, rendered the following final decision regarding the appeal filed in the above referenced matter. This final decision may be appealed within 30 days of the date of this decision, pursuant to MSB 15.39.250 and the Alaska Rules of Appellate Procedure, Part 600.

FINDINGS OF FACT

1. This appeal was filed in a timely manner.
2. The BOAA has jurisdiction over this administrative appeal from the decision of the Planning Commission on the conditional use permit application for a construction and demolition monofill pursuant to MSB 15.39.030(A)(2).
3. The Planning Commission's decision in this matter embodied in their Resolution Serial No. 15-01(AM) includes numerous

findings of fact supported by substantial evidence contained in the administrative record as follows:

a. The proposed monofill is inconsistent with numerous provisions of Borough comprehensive plans. R. 909, 947, 1040, 1124, 1519, 2103, 2804, 2852, 3014-3015.

b. Previous use of this site was for earth materials extraction, which had pre-existing legal nonconforming use rights for earth materials extraction, which means that the former industrial use of the property was not approved under the current regulatory structure or evaluated for compatibility with surrounding land uses. R. 15, 2833, 3036;

c. The applicant has not addressed how they will monitor or manage the seasonal high water table fluctuations to ensure that the bottom of the monofill is not annually saturated by groundwater. R.11-12;

d. A hydrologic report submitted to the Borough early in 2014 predicts a potential 2-foot water table rise resulting from dredging operations adjacent to the proposed monofill site to the north. R. 26, 901, 939, 1165, 1167, 1633, 2774-2775; See also Supplemental Record 1-41 "Groundwater Modeling Report, Alaska Sand and Gravel Palmer Pit".

e. The Central Monofill Services hydrologists (Maddox and Associates) used annual precipitation and evaporation rates, which ignore the fact that precipitation at the site is not evenly spread throughout the year. R. 1571;

f. The proposed monofill would be unlined with no system to capture, treat, or monitor leachate. R. 4, 11-12;

g. Soils in the area of the monofill site are very porous loose gravels and glacial loess, and with marginal filtering capacity for fluids being emitted or drained from the fill. R. 901, 958, 1082, 1145, 1289, 1899, 2321, 2829, 2941;

h. The monofill is designed to have water flow through the construction debris with an average hydro conductivity of approximately 2.0×10^{-2} centimeters per second, as determined by an engineering report submitted by the applicant. R. 410;

i. There is the potential for the construction and demolition monofill to catch fire. In the event that the material catches fire, a common method for fire suppression is application of copious amounts of water and foam, which could leach into the water table and cause dramatic and sudden increase of polluting

leachate. R. 1307, 2468-2469, 2470-2476, 2477-2499, 2500-2504, 2506-2509, 2510-2521, 2838-2839, 2849, 2946-2949, 2972-2973, 2983, 2995-2996;

j. The applicant did not propose a water quality monitoring program as part of the application. R. 11-12, 2648;

k. The applicant has not provided a plan for remediation should the water table be polluted beyond safe drinking water levels. R. 3-33.

CONCLUSIONS OF LAW

Based upon the above findings, the Board of Adjustment and Appeals makes the following conclusions:

1. The appeal was filed in a timely manner.

2. The BOAA has jurisdiction over the appeal of the decision of the Planning Commission denying the conditional use permit for the proposed construction and demolition monofill pursuant to MSB 15.39.030(A)(2).

3. The decision contained in Planning Commission Resolution Serial No. 15-01 contained numerous findings of fact supported by substantial evidence contained in the record.

4. The BOAA defers to the Planning Commission's findings of fact as required by MSB 15.39.210(B) because the findings of fact are supported by substantial evidence contained in the record that support the legal conclusions so that the Planning Commission could not find: (1) that the proposed construction and demolition monofill would preserve and not detract from the value, character, and integrity of the surrounding area; and (2) that the proposed construction and demolition monofill would not be harmful to the public health, safety, convenience and welfare, MSB 17.60.100 (B)(1)and(2) General Standards.

5. The BOAA lacks jurisdiction to adjudicate Appellant's constitutional fair hearing/due process claims of an alleged conflict by Planning Commissioner Thomas Healy and an alleged lack of a conflict by Planning Commissioner William Kendig. MSB 15.39.030(A)(2); *Alaska Public Interest Research Group v. State*, 167 P.3d 27, 36 (Alaska 2007) (*citing* Dougan v. Aurora Elec. Inc., 50 P.3d 789, 795 n. 27 (Alaska 2007)); 8A McQuillin Mun. Corp. § 25:257 (3d Ed. 2012).

6. Assuming that the BOAA had jurisdiction over the Appellant's constitutional fair hearing due process

claims, the Appellant waived this claim by failing to raise it until three weeks after the Planning Commission voted to deny the conditional use permit. See Griswold v. Homer City Council, 310 P.3d 938, 942 (Alaska 2013).

7. The BOAA does not have jurisdiction over the Appellant's constitutional fair hearing due process claims regarding William Kendig.

8. The BOAA does not have jurisdiction over the Appellant's constitutional fair hearing due process claims regarding Thomas Healy.

FINAL DECISION

Based upon the above Findings of Fact and Conclusions of Law, the Matanuska-Susitna Borough Board of Adjustment and Appeals affirms the Planning Commission's denial of the conditional use permit in the captioned case.

Dated this 31 day of March, 2015.

BOARD OF ADJUSTMENT AND APPEALS

A.C. Buswell, III
Chairperson

Attest:

Brenda J. Henry, CMC, Assistant Clerk

I. CALL TO ORDER; ROLL CALL

A meeting of the Matanuska-Susitna Borough Board of Adjustment and Appeals was called to order at 10 a.m. by Chair Buswell for the purpose of conducting motion hearings for BOAA Case No. 15-02.

Board members present and establishing a quorum were:
Mr. A.C. Buswell, III, Chair
Mr. Terry Nicodemus
Ms. Claudia Roberts

Staff in attendance were:
Ms. Brenda J. Henry, Assistant Clerk
Mr. John Aschenbrenner, Deputy Borough Attorney
Mr. Alex Strawn, Development Services Manager
Mr. Mark Whisenhunt, Planner II

II. APPROVAL OF AGENDA

Chair Buswell queried if there were any changes to the agenda.

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

III. APPROVAL OF MINUTES

A. April 13, 2015

Chair Buswell queried if there were any changes to the minutes.

GENERAL CONSENT: The minutes were approved as presented without objection.

IV. ITEMS OF BUSINESS

A. MSB Witness List – Discussion to Accept or Reject

Chair Buswell:
- advised that the Borough had filed a witness list;
- noted that there is no provision for witness lists in code for this type of hearing; and
- queried if there was any objection to it not being admitted into the record.

There was no objection noted.

B. Hearing regarding Appeal of the Approval of a Conditional Use Permit within Township 19

North, Range 3 East, Section 32, Lot B6, Tax ID No. 19N03E2B006, Seward Meridian, Christopher Rose - Appellant

1. Mark Whisenhunt, Borough Staff *(10 Minutes to present the decision below and to set forth the evidence and rationale of the decision maker)*

Mr. Whisenhunt presented the decision, the evidence, and rationale of the Planning Commission granting the conditional use permit.

2. Teresa Clemmer, Attorney for Appellant *(15 minutes)*

Ms. Clemmer provided oral arguments.

3. Jason Ruedey, Attorney for Entitlement Applicant *(15 minutes)*

Mr. Ruedy provided oral arguments

4. Shannon Bodolay, Assistant Borough Attorney *(15 minutes)*

Ms. Bodolay provided oral arguments.

5. Interested Parties (5 minutes each)

[Clerk's note: Names with strike throughs did not appear and did not provide testimony.]

~~a. Cindi Bettin~~
b. Claudia Dolfi

Ms. Dolfi spoke in support of the conditional use permit.

~~c. Roberta Mason~~
~~d. David Oliver~~
e. William Schmidtkunz

Mr. Schmidtkunz spoke in opposition to the conditional use permit.

f. Jessica Winnestaffer

Ms. Winnestaffer spoke in opposition to the conditional use permit.

g. John Robertson

Mr. Robertson spoke in opposition to the conditional use permit.

h. Mark Austin

Mr. Austin spoke in opposition to the conditional use permit.

6. Teresa Clemmer, Attorney for Appellant, Rebuttal *(5 minutes)*

Ms. Clemmer provided rebuttal.

V. ADJUDICATORY SESSION

MOTION: Mr. Nicodemus moved to enter into adjudicatory session.

VOTE: There was no objection noted and the Board entered into adjudicatory session at 11:17 a.m.

MOTION: Mr. Nicodemus moved to exit adjudicatory session.

VOTE: There was no objection noted and the Board exited adjudicatory session at 12:45 p.m.

Chair Buswell requested that Ms. Henry read only the final decision portion into the record.

Ms. Henry read the final decision into the record.

MOTION: Mr. Nicodemus moved to approve the final decision as read into the record by the Clerk.

VOTE: The motion passed without objection.

VI. BOARD COMMENTS

(There were no comments provided.)

VII. ADJOURNMENT

The meeting adjourned at 12:46 p.m.

MATANUSKA-SUSITNA BOROUGH
BOARD OF ADJUSTMENT AND APPEALS

A.C. BUSWELL, III, Board Chair

ATTEST:

BRENDA J. HENRY, CMC, Assistant Clerk

Minutes Approved: 09/10/15

MATANUSKA-SUSITNA BOROUGH

BOARD OF ADJUSTMENT AND APPEALS

IN RE:	)	
	)	
Appeal of the Approval of a Conditional Use Permit within Township 19 North Range 3 East, Section 32, Lot B6 Tax ID #19N03E32B006, Seward Meridian	)	
	)	
Christopher Rose, Appellant	)	BOAA Case No. 15-02
	)	

NOTICE OF RIGHT TO APPEAL AND FINAL DECISION

NOTICE IS HEREBY GIVEN that the Matanuska-Susitna Borough Board of Adjustment and Appeals ("BOAA"), on June 3, 2015, rendered the following decision regarding the appeal filed in the above referenced matter.

This final decision may be appealed within 30 days of the date of this final decision, pursuant to MSB 15.39.250 and the Alaska Rules of Appellate Procedure, Part 600.

FINDINGS OF FACT

1. This appeal was filed in a timely manner.
2. The BOAA has jurisdiction over this administrative appeal from the decision of the Planning Commission's approval of the conditional use permit for a shooting range in the

Sutton Special Use District pursuant to MSB 15.39.030(A)(2).

3. This appeal challenges the decision of the Planning Commission that granted the entitlement applicant a conditional use permit for a shooting range in the Sutton Special Use District pursuant to MSB 17.27. R. 168-174 and R. 185 - 188.

4. The conditional use permit governs the use of the Entitlement Applicant's property.

5. The Appellant owns property near the Entitlement Applicant's property. The Entitlement Applicant was granted a conditional use permit; the conditional use permit does not allow or place any restrictions on the Appellant's property. R. 111-112

6. Once the Borough received a complete application for the proposed conditional use, Borough staff had the notice of public hearing on the conditional use permit published in the December 26, 2014, Frontiersman newspaper. R. 61-92

7. December 29, 2014, a total of 109 public notices were mailed; 108 were mailed to all the owners of property within one mile radius of the property and one was mailed to the community council. R. 62

8. The public notices stated that the application material was available to be viewed on line or at the Borough permit center. R. 62

9. The public notices also stated that comments received prior to January 16, 2015, would be included in the Planning Commission's packet, and that comments received after that date (including to the night of the hearing) would be provided as handouts to the Commission.

10. The application materials were placed in the materials that were compiled for the public and the commissioners in the Planning Commission packet for the January 5, 2015, public meeting; the conditional use permit was listed under the introduction section of the agenda and scheduled for public hearing on February 2, 2015. R. 60

11. The staff report, staff's proposed findings of fact and conclusions of law, and public comments received by Borough staff were provided to the Planning Commission Clerk on January 21, 2015.

12. Thereafter the materials were placed so they could be viewed online.

13. By January 21, 2015, all of the materials were also available to review at the permit center upon request.

14. The Appellant submitted written testimony to the Planning Commission prior to the public hearing on the conditional use permit.

15. On February 2, 2015, the Planning Commission held a public hearing.

16. The Appellant provided three minutes of testimony to the Planning Commission at the public hearing on the conditional use permit. R. 219 - 222

17. The Appellant did not request additional time to testify at the public hearing on the conditional use permit.

18. Upon the receipt of a conditional use permit, shooting ranges are a permissible use in the Sutton Special Land Use District, per MSB 17.27.060, Conditional Uses.

19. Shooting ranges are not expressly prohibited, per MSB 17.27.070, Prohibited Uses.

20. The Planning Commission granted the conditional use permit allowing a shooting range on applicant's property; the decision on the application is embodied in Planning Commission Resolution Serial No. 15-03. R. 168 - 174

21. The Planning Commission has no purview over "gun rights," therefore their resolution does not contain a finding of fact or conclusion of law about "gun rights. R. 168 - 174

22. Because this is an administrative appeal there is limited information in the record regarding the economic harm the Appellant alleges.

23. The Appellant's taking claim seeks compensation and is based on the Borough's grant of a permit to an individual other than the Appellant.

CONCLUSIONS

Based on the above findings, the Board of Adjustment and Appeals makes the following conclusions:

1. The appeal by was filed in a timely manner.
2. The BOAA has jurisdiction over the appeal of the decision of the Planning Commission, which approved the conditional use permit for within Township 19 North, Range 3 East, Section 32, Lot B6 Tax ID #19N03E32B006, Seward Meridian.
3. The Appellant cannot assert claims for other property owners.
4. The BOAA concludes that the Planning Commission's Findings of Fact are supported by substantial evidence as contained in the record.
5. The BOAA concludes that public notice was provided consistent with Borough code.

6. The BOAA concludes that the Appellant had sufficient time to prepare written comments and review the entitlement applicant and Borough staff's position on the proposed conditional use because the application materials which contained the Entitlement Applicant's explanation as to how its proposed use met Borough code was available on line or upon request approximately a month in advance of the hearing. Also, additional materials including the staff report and proposed findings of fact were provided to the Planning Commission Clerk 12 days before the hearing and available on line or upon request shortly thereafter.

7. The Appellant had actual notice of the nature of the proceedings as he submitted written and oral testimony at the public hearing that was held for the conditional use permit.

8. To the extent it is a due process challenge, the BOAA concludes that it does not have jurisdiction over Appellant's claim that he was not provided sufficient amount of time to testify because it is a constitutional claim.

9. To the extent the BOAA has jurisdiction over the Appellant's due process claim, the BOAA concludes that the hearing procedures were not flawed.

10. To the extent the BOAA has jurisdiction over the Appellant's due process claim, the BOAA concludes that the Appellant was provided an adequate opportunity to be heard on the conditional use permit. The ability to submit unlimited written testimony, to testify for three minutes at a public hearing, and to have other individuals testify about impacts to the Appellant's property is adequate in light of the property and administrative interests.

11. To the extent the BOAA has jurisdiction over the Appellant's due process challenge, the BOAA concludes that even if the opportunity to testify was not sufficient, the Appellant waived any challenge to the opportunity provided by failing to object.

12. The BOAA concludes that it does not have jurisdiction over the takings claims asserted by the appellant, as it is a constitutional claim.

13. To the extent the BOAA has jurisdiction over the Appellant's takings claim, the Borough is immune pursuant to Alaska Statute 09.65.070(d)(3).

14. To the extent the BOAA has jurisdiction over the Appellant's taking claim, the BOAA concludes that the Borough's/government action did not directly appropriate any part of the Appellant's land.

15. To the extent the BOAA has jurisdiction over the Appellant's taking claim, the BOAA concludes that the granting of the conditional use permit did not regulate Appellant's use of his land.

16. To the extent the BOAA has jurisdiction over the Appellant's taking claim, the BOAA concludes that the granting of the conditional use permit did not damage Appellant's land by constructing a public project or otherwise using the land for a public project.

17. To the extent the BOAA has jurisdiction over the Appellant's taking claim, the BOAA concludes that the granting of the conditional use permit did not deprive the appellant of the beneficial use of his property.

18. To the extent the BOAA has jurisdiction over the Appellant's taking claim, the BOAA concludes that the granting of the conditional use permit did not interfere with a reasonable business interest.

19. The BOAA concludes that the Borough has a legitimate interest in following its zoning code.

DECISION

Based on the above Findings of Fact and Conclusions of Law, the Board of Adjustment and Appeals hereby affirms the decision of the Planning Commission.

Dated this 3 of June, 2015, at Palmer, Alaska.

MATANUSKA-SUSITNA BOROUGH
BOARD OF ADJUSTMENT AND APPEALS

A.C. BUSWELL, III, Chair

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JUL 10 2015
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Greater Butte
Road Service Area Board
RSA #26
Regular Meeting Minutes

Approved Michael D. Shields
Attested
Date 7/9/15

April 9, 2015, at the MSB O&M Building

Meeting Called to Order at 6:02 pm

In Attendance:

Mike Shields, Supervisor
Roy Nuttal, Supervisor
Will Barickman, MSB Superintendent
Alex Senta, MSB Projects Manager
James Ross, J.A. Spain & Sons

Visitors
none

Roll Call: A quorum of 2 RSA 26 Supervisors present.

Approval of Minutes from January 8, 2015, regular meeting; approved as written.

Borough Staff Reports

Road Superintendent's Report on:

Monthly Budget Performance handout.

CIP Projects status: Bergman probable start work late July or early August, still waiting for utility relocates cost for Melin; design complete for Lois Subdivision and Lazenby.

ROW issues: Melin east end resolved; Birch Hill cul-de-sac we live with for now.

Planned crack-sealing and RAP applications: 2017 is our cycle year for crack sealing; through Optional and Road Rehab, looking at RAP on King's, Colonist, and Dancer.

Optional Maintenance projects status: Cheechako drainage work awarded; have some minor work to do on Clare and Juniper.

Maintenance Contract re-bid: Will not be a combined RSAs 26/19 solicitation due to probable funding allocation conflict with State Code.

Unfinished Business

Streetlight on Robert Lile: MEA has installed it.

Cheechako drainage "fix" has been awarded; project will not solve resident's complaint, which is affected by groundwater and topography levels rather than road drainage.

Lombardo cul-de-sac problems: Revisit possible solutions during Drive-Around meeting.

Bodenburg Creek bridges: In design, hoping for simple solutions except for North Bridge.

New Business

Discussed Request for Comments from Platting on Smith (Irvine Ranch subdivision with 3 stacked flag-lot drives entering a collector road) and Maud Extension (PUE off 17b DNR easement to provide access for future subdivision); Mike will respond with agreed-upon comments.

Residents' Notification of pending CIP upgrades: Alex said notice will go out early in the design process, and again prior to construction start; can include questionnaire when necessary.

Early breakup issues: Will be addressed during Drive-Around.

Drive-Around Meeting date: Agreed on Monday April 20, 10:00 am at Butte Fire Sta.

Bandaid topping lifts for selected rough-surface roads: Detailed discussion of pro's, con's, and limitations.

Proposed Road Bond projects list: Smith and Smith Extension will stay on list, Walling will undoubtedly be dropped since criteria is aimed at collector/subcollector, not residential, roads.

Flag lots issue update: Mike reported that this will be addressed by the "Big Board" next week, with input from both Platting and Planning as it relates to revising Title 43.

Repeal of the Vehicle Licensing change: Mike reported that Assemblyman Sykes will propose repeal at the next Assembly meeting, and the "Big Board" will most likely present a Resolution supporting repeal.

Fund Transfer: The Board approved a Resolution to transfer $50,000 from fund balance to CIP.

Adjourned: Meeting adjourned at 7:13 pm. Drive-Around meeting scheduled for April 20, 2015. Next regular meeting is on July 9, 2015.

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RSA 26, Greater Butte

Minutes of Drive-Around Meeting conducted on May 6, 2015

In Attendance:	Mike Shields, Supervisor	Will Barickman, MSB Superintendent
	Lucy Klebesadle, Supervisor	John Ross, Contractor Representative
	Roy Nuttal, Supervisor	Larry DeVilbiss, MSB Mayor
		Jim Sykes, MSB Assembly Member

Quorum was met.
Meeting started at 10:02 am at the Butte Public Safety Building, and included specific inspection of the following roads, listed in the order visited:

Lombardo: South end flooding due to resident's uphill clearing and random ditching; outflow from roadway undefined, cross-pipe too small for volume. Mr. Lombardo has raised his drive about half the depth probably necessary. Raise road up to 24" in this area, deepen and realign ditches, add or enlarge cross-pipe, create adequate turnaround with enlarged settlement ponds on both sides. Rest of maintained road should receive another lift and drainage redefinition at the same time. CIP project due to magnitude of work required.

Smith & N. Smith: Discussed DOT plans to repave Smith & N. Smith (excluding Smith Extension) this year, and impact of Irvine Ranch flag-lots development on N. Smith as a collector road.

Witherspoon subdivision: Repairs to pavement failure above culvert due to poor bedding and backfill working. Discussed history of paved vs non-paved portions and lack of adequate base material.

Mothershead: Inspected over-winter performance of RAP application (very good), and possible repercussions of one resident's "borrow" of the RAP surface to improve his driveway.

Doc McKinley: Better condition than usual due to mild breakup, but pin-pointed 3 soft spots needing dig-out and improved base backfill, possible drainage improvement.

Knik View: Soft spot near road start pumped and failed more than usual this year; bridged with mud-mat. Need geotech boring to determine cause(s) and depth of base failure, followed by full excavation and repair.

King & Dancer Circle: Discussed possible RAP application, need to improve ditchlines along Dancer Circle first.

Bergman, Melin: Discussed CIP project upgrade status re Melin ROW and utilities relocate costs.

Our Road & Republican: Inspected surface condition; good for this time of year.

Tempra/Birch Hill/Reich/Twin: Held up well through light winter and breakup except for some soft shoulders near Knik River Road junction. Very high silt content at surface on Tempra, Twin and Reich, coming from pumping of silt-rich subgrade.

Ivanhoe & Ben Hur: Better condition than expected due to mild spring breakup. Overdue for a CaCl maintenance treatment which will require some added fines; very reluctant to do so since it would be a waste of limited funds.

Clare: Looks okay. Resident has questioned ROW boundaries at curve.

Ed Rush: Bone-rock surface rough but normal for this time of year. It and Buckshot could benefit from a crusher run and/or a surface lift, with possible RAP application to follow.

Heritage subdivision: Discussed history of road drainage problems and proximity to river level; looks pretty good compared to most years.

Windsong subdivision: Discussed history of subdivision drainage problems (the entire area is saturated, very close to river level; connector roads are unmaintainable bogs), and the fact that solving the road drainage would require flooding the houses. Looks "normal" compared to other years.

Twin Peaks: Roads in pretty good shape; need to reestablish inslope ditchline to prevent future water damage.

Drive-around concluded at roughly 1:40 pm at the Butte Public Safety Building.

Approved 7/9/15

Michael D. Shields, Primary
Mike Shields

Lucy Klebesadel, 1st Alternate
Lucy Klebesadel

Roy Nuttal, 2nd Alternate
Roy Nuttal

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GREATER BUTTE ROAD SERVICE AREA #26 BOARD
RESOLUTION 15-04

A RESOLUTION BY THE GREATER BUTTE ROAD SERVICE AREA BOARD OF SUPERVISORS TO THE BOROUGH ASSEMBLY TO INCREASE THE RSA #26 MIL RATE

WHEREAS: Beginning in FY 2006, the RSA 26 Board has attempted to implement a 20-year program of upgrading certified Borough roads, primarily Residential in class, to a maintainable MSB standard which, though initially stymied by the lack of MSB design and project management capacity, since 2012 has seen full upgrade of 4.7 miles of roads in 6 subdivisions. One result has been a dramatic reduction in this RSA's Fund Balance to a worrisomely low level in FY 2016. And

WHEREAS: Starting in FY 2016 this RSA will suffer an annual loss of Vehicle Registration Tax revenue estimated by both the State and MSB Finance Departments to be roughly $23,100, 45% of which is "Dust Control" funding eligible for MSB 50:50 matching funding, thus making the total annual revenue loss $33,500 (this loss is projected to accelerate between FY 2023 and 2027 when, by MSB legislated formula, it will reach $117,000 and all funding may cease to exist thereafter); and

WHEREAS: State grants which have assisted CIP upgrade projects accomplishment, and have averaged $46,250 between FY 2012 and 2015, fell to $3,750 in FY 2016 and are projected to be unavailable through perhaps beyond FY 2020; and

WHEREAS: This RSA proposes to continue its program of upgrading certified roads to MSB standards, thus reducing the per-mile cost for road maintenance and better serving the travelling public and RSA taxpayers. To do so with any hope of substantial program completion by FY 2032 (and discounting inflation) will require an annual CIP amount within the RSA budget of $400,000; so

THEREFORE BE IT RESOLVED: That the Greater Butte RSA Board, in order to to make up for the Vehicle Registration Tax revenue loss and continue road upgrades without reliance on State grant funds, requests an increase of 0.39 mil (11.3%), from 3.45 mil to 3.84 mil, as subject to the MSB Revenue Cap, to become effective in FY 2016 or 2017.

Approved on October 8, 2015

Michael D. Shields _____ Primary Supervisor

Lucy Kubesa _____ Supervisor

_____ Supervisor

cc: Borough Manager John Moosey
Assembly Representative Jim Sykes, District #1
Public Works Director Terry Dolan

MATANUSKA-SUSITNA BOROUGH
LIBRARY BOARD

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Chair – Marci Hawkins - Sutton
Vice Chair – Bonnie Cavanaugh - At-Large 1
Secretary – Melinda Dale - Willow
Ginny Robson – Trapper Creek
Jennifer Rinaldi - Big Lake
Virginia Richey - At Large 2
VACANT – Wasilla
VACANT - Talkeetna
VACANT – Palmer

MINUTES

REGULAR MEETING **February 21, 2015**
OWL Network **10:00 A.M.**

I. CALL TO ORDER
Meeting was called to order by Ms. Hawkins at 10:19 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: Jo Cassidy, Big Lake Librarian; Jennie Earles, Trapper Creek Librarian; Ann Yadon, Talkeetna Librarian
D. Guest Present: Beth Skow, Palmer Librarian; Patty Grosz, Friends of Talkeetna Library; Jeff Grelson, Trapper Creek Library Association; Marian Charles, Willow Library Association; Carol Goltz, Willow Library Association

III. APPROVAL OF AGENDA
MOTION: Ms. Robson moved, Ms. Rinaldi 2nd, agenda approved.

IV. PLEDGE OF ALLEGIANCE
All members said the Pledge.

V. MINUTES OF PRECEDING MEETING
A. January 17, 2015
MOTION: Ms. Rinaldi moved, Ms. Robson 2nd, to accept minutes as written. Minutes approved.

VI. BOROUGH STAFF REPORT
- Mat Su Libraries are preparing for summer reading programs.
- All libraries will be closed on April 28 for annual staff training.
- Jo Cassidy reported that the Big Lake Library has received approval for two grants, one to upgrade its security system, and one to purchase early literacy educational materials.
- Ms. Earles reported that the Trapper Creek Library is participating in the Cabin Fever Reliever celebration.
- Ms. Yadon reported that construction of the new Talkeetna Public Library is ahead of schedule. She believes it will be completed before June 30.

VII. PERSONS TO BE HEARD

VIII. UNFINISHED BUSINESS

A. 2015 Meeting Schedule

Our next meeting will be held on March 21 at the Wasilla Public Library.

B. Discussion of MSLB Duties

Members discussed the MSLB Handbook and duties listed therein.

C. Ms. Dale moved, Ms. Robson 2nd, to post the following information on the new Mat Su Borough website:

- what the MSLB does
- list of current members
- meeting schedule
- recruitment flyer.

Motion passed. Ms. Rinaldi will work with Ms. Irsik to provide a link to the MSLB from the main page. She will bring a draft to our next meeting which states what MSLB is and what we do, so that it may be published on the website.

IX. NEW BUSINESS

X. CORRESPONDENCE

A. Library Board Recruitment Flyer

Recruitment flyers will be posted around the Valley. Ms. Hawkins will look into placing an ad in newspapers and on radio.

XI. MEMBER COMMENTS

XII. FUTURE MEETING

- March 21, 2015 – Wasilla Public Library

XIII. ADJOURNMENT

Ms. Hawkins adjourned the meeting at 11:02 am

Marci Hawkins

Marci Hawkins, Chairperson

ATTEST:

Melinda Dale

Melinda Dale, Board Secretary

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MATANUSKA-SUSITNA BOROUGH
LIBRARY BOARD

Chair – Marci Hawkins - Sutton
Vice Chair – Bonnie Cavanaugh - At-Large 1
Secretary – Melinda Dale - Willow
Ginny Robson – Trapper Creek
Jennifer Rinaldi - Big Lake
Virginia Richey - At Large 2
VACANT – Wasilla
VACANT - Talkeetna
VACANT – Palmer

MINUTES

REGULAR MEETING **March 21, 2015**
Wasilla Public Library **10:00 A.M.**

I. CALL TO ORDER
Meeting was called to order by Ms. Hawkins at 10:00 am

II. ROLL CALL-DETERMINATION OF QUORUM
A. Members present and establishing a quorum were: Bonnie Cavanaugh, Melinda Dale, Marci Hawkins, Virginia Richey, Ginny Robson, and Jen Rinaldi.
B. Members Absent and Excused:
C. Staff Present: Hugh Leslie, Recreation and Library Services Manager
D. Guest Present: K.J. Martin-Albright, Wasilla Librarian

III. APPROVAL OF AGENDA
MOTION: Ms. Rinaldi moved, Ms. Cavanaugh 2nd, agenda approved.

IV. PLEDGE OF ALLEGIANCE
All members said the Pledge of Allegiance led by Ms. Martin-Albright

V. MINUTES OF PRECEDING MEETING
A. February 21, 2015
MOTION: Ms. Robson moved, Ms. Cavanaugh 2nd, to accept minutes as written. Minutes approved.

VI. BOROUGH STAFF REPORT
- Mr. Leslie reported on the Willow Library Feasibility Committee meeting of March 17. There has not been a decision yet on whether to expand and remodel the existing library or to build a new stand- alone facility. More information on costs associated with each option will be presented at the April 15 meeting.
- The Planning Commission unanimously passed the Matanuska-Susitna Library Network Strategic Plan. Next it will be presented to the Assembly for approval.
- Members are encouraged to write state legislators to show support for the OWL program so it will continue to be funded.

VII. PERSONS TO BE HEARD
- Ms. Martin-Albright invited MSLB members to attend the groundbreaking ceremony for the new Wasilla Public Library on March 31 at 2:30 pm. She also shared a flyer with facts about the new library.

VIII. UNFINISHED BUSINESS

A. Discussion of MSLB Duties

MSLB members believe it is important to inform the public of all the activities available at public libraries.

B. Library Board website page

A list of MSLB members, meeting dates and times are in the process of being published on the new Borough website. Ms. Rinaldi shared a draft statement that explains what the Board does. Members were able to comment on it as well as possible future content.

IX. NEW BUSINESS

A. Resolution 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.

- Ms. Robson motioned, Ms. Dale 2nd, to approve Resolution 15-01.

Resolution was unanimously approved.

X. CORRESPONDENCE

XI. MEMBER COMMENTS

- The Bird Rehabilitation Center is bringing a Sandhill Crane to visit on March 26 at 7:00 to the Willow Community Center, sponsored by the Willow Library Association.
- Wasilla Library is holding a used book sale from April 10-14.

XII. FUTURE MEETING

- April 18, 2015 – Talkeetna Public Library

XIII. ADJOURNMENT

Ms. Hawkins adjourned the meeting at 11:45 am

Marci Hawkins, Chair

ATTEST:

Melinda Dale, Board Secretary

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MATANUSKA-SUSITNA BOROUGH
LIBRARY BOARD
RESOLUTION NO. 15-02

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH LIBRARY BOARD ADOPTING THE MATANUSKA-SUSITNA LIBRARY NETWORK STRATEGIC PLAN.

WHEREAS, Matanuska-Susitna Borough Library Board revised and recommended for adoption the Matanuska-Susitna Library Network Strategic Plan per the Matanuska-Susitna 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 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.

NOW THEREFORE, BE IT RESOLVED that the Matanuska-Susitna Borough Library Board does hereby adopt the revised Matanuska-Susitna Library Network Strategic Plan.

ADOPTED by the Matanuska-Susitna Borough Library Board this 19th day of September, 2015.

Marci Hawkins
, Chairperson

ATTEST:

Melinda Dale
, Board Secretary

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MEETING

Held 6:30 pm Thursday May 21, 2015 at West Lakes Fire Station #73

IN ATTENDANCE:

RSA #	RSA Members Present		
09-Midway	Dan Tucker **P**		
14-Fairview	Dan Elliott **P**	Richard Buzby	
15-Caswell Lakes			
16-South Colony			
17-Knik			
19-Lazy Mountain			
20-Willow	Jim Norcross **P**		
21-Big Lake	Leo Von Scheben **P**	Jill Parson	
23-North Colony			
25-Bogard	Carol Christiansen		
26-Greater Butte			
27-Meadow Lakes	Stephen Edwards **P**	Robert Cassell	
28-Gold Trails			
29-Talkeetna	John Strasenburgh **P tc**		
30-Trapper Creek	Joan Meberry **P tc**		
31-Alpine	Jill Alford **tc**	Dean Lust **tc**	

tc = by teleconference **P** = Primary

RSAs not represented: Caswell Lakes (15), South Colony (16), Knik (17), Lazy Mountain (19), North Colony (23), Greater Butte (26) and Gold Trails (28).

MSB Staff: Public Works: Terry Dolan and Jennifer Ballinger

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

Borough Mayor: N/A

Assembly Representatives: N/A

Visitors: N/A

CALL TO ORDER at 6:43 PM, with Pledge of Allegiance, Chair Stephen Edwards presiding.

ROLL CALL and QUORUM DETERMINATION: 9 of 16 RSAs represented. Quorum was met.

APPROVAL OF AGENDA: Approved as amended, changed order and moved Unfinished Business to be addressed immediately after the approval of the minutes.

APPROVAL OF MINUTES: Minutes of April 16, 2015 were approved as written.

UNFINISHED BUSINESS:

A. **Resolution 15-03 Seeking Revision of the Platting Requirements regarding Flag Lots –** Discussion commenced and Chair read the latest version, number three and explained that there were just a few minor changes made as recommended by Eileen Probasco in Planning. Discussion continued clarifying the changes and exact version that was being voted on. The Chair called for a roll call vote on Resolution 15-03, resolution passed unanimously.

TRAINING: Jennifer Ballinger presented an overview of how to read the monthly budget reports and a brief explanation of the fund balance, the operating and the CIP accounts.

STAFF REPORTS:

A. O&M: Terry Dolan: Handed out current Project Status report. Lots of progress, about 15 projects ready to construct. Received the calcium chloride product and application is in progress, less than 5% of roads receiving. Weight restrictions are at 100%, no overloads in core area with the exception of Big Lake is still at 50% for gravel. They will go to 100% Tuesday, May 26th. Expect Northern areas to go to 100% late next week.

BOARD MEMBER REPORTS:

A. TAB: Dan Elliott: DOT Capital budget is 944 million, most of it pass through. Approximately 85% going towards existing projects, not going to get help fund new projects needed for the growing community. Some money could go to MSB if the road project involved feeding a major state road, example was Museum Drive. If upgraded it could be a frontage road for the Parks Hwy. Palmer Wasilla Hwy expansion project delayed due to ROW acquisition issues. Park Hwy from Church Road on will be in segments, starting 2017. Parks Hwy Phase III has some ROW issues. Clapp / Mac project started as City of Wasilla but MSB will be taking it over. Construction on Big Lake Roundabout will commence after July 4th. Carol Christensen asked if TAB addresses new subdivisions being built in a road service area and how they propose or plan to address the impact that may have on traffic and road usage for other road service areas in the vicinity. Also, who he could talk to about projects that were needed to address the issue? Discussion followed, joint effort with other road service area would be beneficial. Terry Dolan suggested checking with Sara Jensen in Planning and see about getting that type of project added to the long range CIP list that Planning processes and presents to Assembly.

At this time a member had to leave the meeting, with his departure, no quorum. See Adjournment.

NEW BUSINESS: None

OTHER BUSINESS: None

PERSONS TO BE HEARD: None

CORRESPONDENCE AND INFORMATION: NONE

BOARD COMMENTS: None

ADJOURNMENT: John Strasenburgh announced that he had to leave the meeting. Due to lack of quorum with his departure, meeting was adjourned at 7:30pm.

NEXT MEETING: Thursday, June 18, 2015 at the West Lakes Fire Station #73, 1250 Spring Drive.

Board Chair _____

Board Secretary _____

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RSA 27 Meadow lakes meeting

Held at fire station 7-3 January 19, 2015 at 6:30pm

BOARD PRESENT: Steve Edwards, Mike Fulton, Bob Cassell, Quorum met.

STAFF PRESENT: Scott Sanderson

Agenda approved

Minutes from Aug 20, 2014 approved.

Staff report: Scott reported that most of the capital list projects were designed to 65% and would be moving forward to construction in the spring. Several of the projects were discussed.

The board inquired about the ROW acquisition for Gunflint but Scott had not been able to get a status on that. He promised to find out in the next week. He presented 95% drawings for this project.

A lengthy discussion around the subject of paving on the Forest Park project which was originally approved for upgrade but somehow paving was added and approved by the assembly. The ROW problems on Forest Lake (which is the access for Forest Park) do not seem likely to be resolved anytime soon so the board felt it inappropriate to pave the subdivision when the road leading to it wasn't even upgraded. A resolution was read to remove the paving portion of the Forest Park project while leaving the scheduled upgrade in place. If approved by the assembly, this resolution would then free up the funds needed to complete the Elizabeth road upgrade which was next on the unfunded list. Elizabeth is nearly completed in design and the board wishes to complete the construction this season.

The resolution was discussed, Mike moved to accept it and Bob seconded. It passed with unanimous approval and will be submitted to the assembly for consideration.

The road crushing machine was discussed and the board requested it be used in our RSA for a test. This is the 4rd year this has been requested. Scott said he would consider it for Cherry lake to White Knight as requested by Mike.

A written list of roads for minor upgrades and topping was developed. King Arthur, Golden, Day, Tweed, Joes, Calico, were identified for these "inhouse" improvements. Charlene has been requested before and was mentioned again. Scott said he would look into it. Lockley loop is already started and funded and should be completed in the spring.

The board considered changing the maintenance status of Vine to tier 1 due to the recent upgrades and increasing traffic. That concept was approved for next year if Scott can successfully negotiate a reasonable price. If not, the board approved the idea of opening a PO for additional maintenance on an "as-needed" basis.

There was no correspondence or persons to be heard. Meeting adjourned at 8:45pm.

Approved 3-27-2015

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

Chairperson - David Palmer – At Large 4
Vice Chair — Daniel Harrell – District 7
Craig Saunders – District 1
James Gustafson – At Large 1
George Brown – District 2
Kenny Barber – At Large 2
Sonya Walden - District 3
Lyle Downing – At Large 3
VACANT – District 4
VACANT - District 5
Dave Rector - District 6

MINUTES

REGULAR MEETING **April 27, 2015**
Wasilla Pool **5:00 P.M.**

I. CALL TO ORDER
Meeting called to order by Mr. Palmer at 5:03 P.M.

II. ROLL CALL – DETERMINATION OF QUORUM

A. Members present: Kenny Barber, David Palmer, George Brown, Daniel Harrell, Dave Rector, Craig Saunders, Gus Gustafson
Members Absent: Lyle Downing
Members Absent and Excused: Sonya Walden

B. Staff Present: Hugh Leslie, Recreation Services Manager
Jill Irsik, CD Admin Spec.

III. APPROVAL OF AGENDA
MOTION: Mr. Barber moved, Mr. Harrell 2nd. An amendment was brought forward to add to New Business, Snowbird Glacier Access. All in favor of adding the amendment. Mr. Barber moved, Mr. Rector 2nd. Agenda approved as amended.

IV. PLEDGE OF ALLEGIANCE
Mr. Palmer led the Pledge of Allegiance.

V. MINUTES OF PRECEDING MEETING

A. March 23, 2015

MOTION: Mr. Barber moved, Mr. Harrell 2nd. Minutes approved as corrected.

VI. BOROUGH STAFF REPORTS
Mr. Leslie reported:

- FY16 Budget process has started. The departments received their operating budgets back from the manager with little to no changes.
- The Jim Creek clean-up will be May 16, 2015
- There was some vandalism at Jim Creek, where the lock on the pay pipe was being cut and money was being stolen. A trail camera was put up, and the perpetrators were caught.
- Attendance numbers are very good at all facilities
- Cottonwood Lake public lake access issue is heating up
- Jim Creek parking lot project has gone out to bid.
- The Fox Trails at Crevasse Moraine are scheduled to be finished up by June 30.
- A contractor has been selected for the upgrades at the Government Peak Chalet.

- The property for the new Butte Parking lot has been acquired. Missing one homeowner signature to sign off on property being used as a parking lot.
- Talkeetna Library is coming along quickly. At this point, it looks like it will be open in June.

VII. TAB REPORT

Ms. Walden was not present.

VIII. PERSONS TO BE HEARD / AUDIENCE PARTICIPATION

- Joe Denney – Hatcher Pass access
- Dean Nelson – Hatcher Pass Snowriders Club – offered services of club to the board, also spoke to access from upper parking lot.

IX. UNFINISHED BUSINESS

A. Trail Use Permit

Staff has been directed to put together a draft Trail Use Permit that will be brought to the board at the next meeting.

B. Alaska LNG project

No new news.

X. PUBLIC NOTICES

XI. NEW BUSINESS

A. PRTAB Resolution 15-03 - A RESOLUTION OF THE MATANUSKA–SUSITNA BOROUGH PARKS, RECREATION AND TRAILS ADVISORY BOARD REQUESTING THE ADDITION OF A SEPARATED TRAIL ALONG THE GLENN HIGHWAY FROM PALMER TO SUTTON TO THE STATE TRANSPORTATION IMPROVEMENT PROGRAM.
MOTION: Mr. Saunders moved, Mr. Brown 2nd. Discussion.
Mr. Palmer called for the question. Resolution 15-03 passed with all in favor.

B. PRTAB Resolution 15-04 - A RESOLUTION OF THE MATANUSKA–SUSITNA BOROUGH PARKS, RECREATION AND TRAILS ADVISORY BOARD REQUESTING THE ADDITION OF A BIKE TRAIL AND FLATENED DITCH ALONG THE PARKS HIGHWAY BYPASS.
MOTION: Mr. Barber moved. Mr. Saunders 2nd. Discussion.
Mr. Palmer called for the question. Resolution 15-04 passed with all in favor.

C. PRTAB Policy Statement regarding "No Net Loss"

- Mr. Gustafson would like the board to consider adopting a policy of no net loss when it comes to existing motorized trails being lost to non-motorized uses.
- Mr. Saunders advised that the board look at other states that currently have similar policies.
- Mr. Saunders moved that the board adopt a policy of no net loss, as well as draft a resolution to the assembly in the hope that the Borough will also adopt a no net loss policy. Mr. Gustafson 2nd.

- Mr. Rector moved to amend the first motion to state that a draft policy and resolution will be brought forward so the board can review it prior to it being adopted by the board. Mr. Harrell 2nd. All in favor.
- A PRTAB policy statement regarding "No Net Loss" will be brought forward at the May meeting. A resolution to the Assembly in support of a "No Net Loss" policy will also be brought forward at the May meeting.

D. Hatcher Pass Access – west to east
- Mr. Denney asked the board, via written proposal, to consider making a recommendation in support of allowing snowmachine access from the Fishhook parking lot in Hatcher Pass to the Willow side of the pass when the Palmer side is closed.
- MOTION: Mr. Rector moved that the board draft a letter to Alaska State Parks in support of allowing snowmachine access from the Fishhook parking lot in Hatcher Pass to the Willow side of the pass when the Palmer side is closed. A resolution to the Assembly in support of the proposal will be drafted. Mr. Gustafson 2nd. All in favor. The letter and resolution will be brought before the Board at the May meeting.

E. Snowbird Glacier Access
- Mr. Denney asked the board, via written proposal, to consider making a recommendation in support of allowing snowmachine access from the Reed Lakes trail up the Glacier Creek chute to Snowbird Glacier.
- MOTION: Mr. Saunders moved that the board draft a letter to Alaska State Parks in support of allowing snowmachine access from the Reed Lakes trail up the Glacier Creek chute to Snowbird Glacier. A resolution to the Assembly in support of the proposal will be also be drafted. Mr. Barber 2nd. All in favor. The letter and resolution will be brought before the Board at the May meeting

XII. VOLUNTEER NOMINATIONS

A. Kenny and Patti Barber
Mr. Barber recused himself for this agenda item.
MOTION: Mr. Harrell moved. Mr. Saunders 2nd. All in favor.

XIII. CORRESPONDENCE

A. Public Meeting flyer for Palmer Hayflats – Cottonwood Creek Trail

XIV. MEMBER COMMENTS
- Mr. Palmer – went to the Palmer Hayflats – Cottonwood Creek Trail public meeting. Informed the board that he invited Mr. Meehan to come back to the board at a later date in order to work with the Borough regarding this subject.

XV. NEXT MEETING

A. Next regularly scheduled meeting is Tuesday, May 26, 2015, Government Peak Chalet, 10690 N. Mountain Trails Dr. Palmer

XVI. ADJOURNMENT

Mr. Palmer adjourned the meeting at 7:10 p.m.

David Palmer - Chairperson

ATTEST:

Jill Irsik, Comm. Dev. Admin. Specialist

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

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Chairperson - David Palmer – At Large 4
Vice Chair — Daniel Harrell – District 7
Craig Saunders – District 1
James Gustafson – At Large 1
George Brown – District 2
Kenny Barber – At Large 2
Sonya Walden - District 3
Lyle Downing – At Large 3
VACANT – District 4
VACANT - District 5
Dave Rector - District 6

MINUTES

REGULAR MEETING **May 26, 2015**
Government Peak Chalet **5:00 P.M.**

I. CALL TO ORDER
Meeting called to order by Mr. Palmer at 5:21 P.M.

II. ROLL CALL – DETERMINATION OF QUORUM

A. Members present: David Palmer, George Brown, Dave Rector, Craig Saunders, Gus Gustafson, Lyle Downing
Members Absent:
Members Absent and Excused: Sonya Walden, Kenny Barber, Daniel Harrell

B. Staff Present: Jill Irsik, CD Admin Spec.

III. APPROVAL OF AGENDA
MOTION: Mr. Gustafson moved, Mr. Rector 2nd. Agenda approved.

IV. PLEDGE OF ALLEGIANCE
Mr. Palmer led the Pledge of Allegiance.

V. MINUTES OF PRECEDING MEETING

A. April 27, 2015

MOTION: Mr. Gustafson moved, Mr. Brown 2nd. Minutes approved.

VI. BOROUGH STAFF REPORTS

- The Jim Creek Cleanup was held on May 16 with over 100 yards of garbage pulled out of the borough and state property surrounding the Jim Creek Area
- The Borough Assembly approved all fees as written on May 20 including the new permit fees.
- The letter in support of the proposed changes to Snowbird Glacier access and the Trail leading from the Fishhook Parking Lot to the Willow/Fishhook Road was not written. I did contact Wayne Biesel from State Parks and have asked him to draft a response to the request for a letter. The larger reason I did not write the letters was in light of a lawsuit filed recently against the State of Alaska on behalf of the people ticketed last winter. Once the lawsuit is settled, I think we should revisit the subject.
- Paving at the Jim Creek Parking Lot is scheduled (no contractor yet) for August.
- I met with Richard Antonio of Project Management regarding the Sunshine Creek Access. We have about $60k set aside to repair the road and put in a primitive campground onsite.

- The Talkeetna Library will open in June, grand opening TBA. There is no plan for the existing building although we will entertain suggestions.
- Big Lake, Jay Nolfe Park, Jordan Lake Park and the Big Lake Library are being pounded with vandalism. Surveillance cameras have caught some people at Big Lake Library and charges are pending.

VII. TAB REPORT

Ms. Walden was not present.

VIII. PERSONS TO BE HEARD / AUDIENCE PARTICIPATION

- Ed Strabel – gave a report to the board regarding GPRA projects that the Mat-Su Ski Club have going
- Dean Nelson – Hatcher Pass Snow Riders

IX. UNFINISHED BUSINESS

A. Trail Use Permit

- The Borough Assembly approved all fees as written on May 20 including the new permit fees. Fees are effective July 1, 2015.
- The Board would like to see a draft permit now that the fees have been approved.

B. Alaska LNG project - http://ak-lng.com/

- Mr. Palmer had a list of public meeting dates that he shared with the board. There is a link to the calendar on the above website.

C. Hatcher Pass Access – west to east

- Due to the litigation coming forward regarding motorized use in the Hatcher Pass State Management area, staff recommends tableing this issue until the next meeting.
- Mr. Saunders motioned to table the issue to the next meeting on the recommendation of staff. Mr. Gustafson 2nd. Motion passed.

D. Snowbird Glacier Access

- Due to the litigation coming forward regarding motorized use in the Hatcher Pass State Management area, staff recommends tableing this issue until the next meeting.
- Mr. Saunders motioned to table the issue to the next meeting on the recommendation of staff. Mr. Gustafson 2nd. Motion passed.

E. PRTAB Policy Statement regarding "No Net Loss"

- Due to board members being absent, Mr. Gustafson motioned to table this agenda item until June meeting. He did provide a draft policy that will be including in the June packet. Mr. Rector 2nd. Motion passed

X. PUBLIC NOTICES

XI. NEW BUSINESS

A. FY 2017-2022 Capital Improvement Projects

- Ms. Jansen presented the FY2017-2022 CIP list to the board for their input.
- Asked the board to look at priority listing and make changes if they felt the need to.
- The board requested more information regarding the amount of money for the Big Lake Boat Bilge Water Disposal Site.
- Mr. Downing moved to table this agenda item until the June meeting. Mr. Brown 2nd. The motion passed.
- The board requested Ms. Jansen come back to the June meeting, and provide more information regarding the Big Lake Boat Bilge Water Disposal Site.

B. PRTAB Resolution 15-05 - A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH PARKS, RECREATION, AND TRAILS ADVISORY BOARD RECOMMENDING PRIORITY PROJECTS FOR PARKS, TRAILS, AND RECREATIONAL FACILITIES TO BE INCLUDED IN THE MATANUSKA-SUSITNA BOROUGH CAPITAL IMPROVEMENT PROGRAM FOR FISCAL YEARS 2017 – 2022.
MOTION: Mr. Downing moved to table until June meeting. Mr. Brown 2nd. Motion passed.

XII. VOLUNTEER NOMINATIONS

XIII. CORRESPONDENCE

XIV. MEMBER COMMENTS

Mr. Gustafson – had questions regarding the Maud Rd. shooting range. Informed the board that the Upper Susitna Shooting Range is now open.

Mr. Rector – informed the board he will not be present at the June meeting.

Mr. Downing – informed the board that he will not be present at the June meeting.

XV. NEXT MEETING

A. Next regularly scheduled meeting is Monday, June 22, 2015. The meeting will be held at the Northern Region Parks Shop in Talkeetna.

XVI. ADJOURNMENT

Mr. Palmer adjourned the meeting at 6:13 p.m.

David Palmer - Chairperson

ATTEST:

Jill Irsik, Comm. Dev. Admin. Specialist

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MATANUSKA-SUSITNA BOROUGH
PARKS, RECREATION, AND TRAILS ADVISORY BOARD
RESOLUTION NO. 15-06

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH PARKS, RECREATION AND TRAILS ADVISORY BOARD SUPPORTING THE MAT-SU SKI CLUB'S REQUEST THROUGH THE ALASKA DIVISION OF NATURAL RESOURCES RECREATIONAL TRAILS GRANT PROGRAM TO PURCHASE GROOMING EQUIPMENT FOR GROOMING SKI TRAILS IN HATCHER PASS AND THE CORE AREA OF THE MATANUSKA-SUSITNA BOROUGH.

WHEREAS, THE Mat-Su Ski Club has an Alaska State Parks Special Park Use Permit to groom ski trails at Independence Mine and Archangel Road; and

WHEREAS, the Mat-Su Ski Club has a Trail Care Agreement for winter grooming with the Mat-Su Borough for grooming Independence Mine, Archangel Road, Gold Mint Trail, Mat Valley Moose Range, Government Peak Nordic Trails/Mountain Streams trails under the MSB Trail Care Volunteer Program; and

WHEREAS, recreational users of the afore mentioned ski trails from throughout South Central Alaska continue to increase each year straining the ability of the Mat-Su Ski Club to adequately groom these trails; and

WHEREAS, the Mat-Su Ski Club's grooming equipment fleet of four snowmachines and two tracked ATV's are aging and unable to efficiently maintain all these ski trails, especially after major snowfalls or during heavy weekend skier usage; and

WHEREAS, the Mat-Su Ski Club has identified the Argo Centaur 9590T with snow tracks as the "best fit" grooming

vehicle along with a 108" Ginzu Groomer as the equipment that would meet the needs of the recreational trail users and also efficiently groom the trails while also being easily transportable to different grooming locations with the ski club's truck and trailer.

NOW, THEREFORE, BE IT RESOLVED that the Matanuska-Susitna Borough Parks, Recreation, and Trails Advisory Board supports Mat-Su Ski Club's request for Alaska RTG grant funds to purchase this more efficient grooming equipment to meet the needs of recreational winter trail users in South Central Alaska

ADOPTED by the Matanuska-Susitna Borough Parks, Recreation, and Trails Advisory Board this 28th day of September, 2015.

David Palmer, Chairperson

ATTEST:

Jill Irsik, CD Admin. Spec.

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By: Eileen Probasco
Introduced: August 3, 2015
Public Hearing: August 17, 2015
September 21, 2015
Action: Approved

MATANUSKA-SUSITNA BOROUGH
PLANNING COMMISSION RESOLUTION NO. 15-28(AM)

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH PLANNING COMMISSION RECOMMENDING ASSEMBLY INVESTIGATION OF AMENDMENTS TO MSB TITLE 43 SUBDIVISIONS.

WHEREAS, the MSB population has grown consistently over the past 4 decades, and is expected to exceed 100,000 residents in the next few years; and

WHEREAS, MSB Title 43 Subdivisions is the section of borough code that defines the requirements for subdivision of property and access/transportation related development; and

WHEREAS, when Title 43 was adopted by the assembly in 2011, it removed many of the requirements in the previous Title 27, which regulated access to borough and state roads, and transportation related impacts; and

WHEREAS, when Title 43 was adopted, the assembly directed staff to work with it for a year and bring forth suggested amendments for consideration; and

WHEREAS, on March 1, 2013, the platting staff prepared a memorandum outlining suggested changes to Title 43, as requested by the assembly; and the memo contains 4 categories of changes,

two of which have been approved by the assembly, and the others awaiting discussion and/or further action; and

WHEREAS, in January of 2014, the borough facilitated a week long discussion of transportation issues in the Mat-Su Borough and produced an action document with recommendations; and

WHEREAS, a *White Paper #1, Mat-Su Subdivision Code – Title 43 Draft, Impacts on the Transportation System and Regional Mobility* has been prepared submitted by the Alaska Department of Transportation,; and

WHEREAS, on February 19, 2015, the Local Road Service Area Advisory Board adopted a resolution requesting the review of Title 43 to require 5 acre lot size minimums on Pioneer Access roads within RSA's; and

WHEREAS, on May 21, 2015, the Local Road Service Area Advisory Board adopted a resolution recommending the assembly review Title 43 to address the impact of flag lots on the transportation system; and

WHEREAS, the Central Mat-Su Fire Service Area Board of Supervisors and the West Lakes Fire Service Area Board of Supervisors submitted a joint resolution recommending the assembly review Title 43 to address the impact of flag lots on the transportation system; and

WHEREAS, the existing 2007 Long Range Transportation Plan makes recommendations for ensuring safety, congestion

management, corridor preservation, connectivity, and access in the borough's transportation network; and

WHEREAS, the borough assembly and planning commission, at their joint meeting on March 24, 2015, approved the effort to compile these recommendations and present them to the assembly for discussion and direction to staff.

NOW, THEREFORE BE IT RESOLVED that the MSB Planning Commission hereby recommends the assembly support investigation of amendments to MSB Title 43 Subdivisions through public meetings of the MSB Platting Board, Transportation Advisory Board, and Planning Commission.

ADOPTED by the Matanuska-Susitna Borough Planning Commission this 21st day of September, 2015.

JOHN KLAPPERICH, Chair

ATTEST

MARY BRODIGAN, Planning Clerk

(SEAL)

PASSED UNANIMOUSLY: Klapperich, Endle, Healy, Walden, Kendig, and Adams.

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CLERKS OFFICE

By: Emerson Krueger
Introduced: August 17, 2015
Public Hearing: September 21, 2015
Action: Approved

MATANUSKA-SUSITNA BOROUGH
PLANNING COMMISSION RESOLUTION NO. 15-32(AM)

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH PLANNING COMMISSION REQUESTING THE ADDITION OF A SEPARATED TRAIL ALONG THE GLENN HIGHWAY FROM PALMER TO SUTTON TO THE STATE TRANSPORTATION IMPROVEMENT PROGRAM.

WHEREAS, separated paved pathways similar to those along the Glenn Hwy from Chugiak to Anchorage, along portions of the Parks Highway, and along Knik-Goose Bay Road are desirable; and

WHEREAS, the railroad right-of-way from Palmer to Sutton has been contemplated for future development of a pathway from Palmer to Sutton; and

WHEREAS, the existing and future erosion associated with the Matanuska River makes development of a paved pathway from Palmer to Sutton along the railroad right-of-way cost prohibitive; and

WHEREAS, an at-grade, paved pathway along the Glenn Highway from Palmer to Sutton would create a vital recreation connection between the two communities; and

WHEREAS, The Matanuska-Susitna Borough Parks, Recreation, and Trails Advisory Board unanimously adopted a resolution supporting construction of a paved pathway from Palmer to Sutton; and

WHEREAS, the Matanuska-Susitna Borough Transportation Advisory Board unanimously adopted a resolution supporting construction of a paved pathway from Palmer to Sutton.

NOW, THEREFORE, BE IT RESOLVED, that the Matanuska-Susitna Borough Planning Commission requests the addition of an at-grade, paved pathway along the Glenn Highway from Palmer to Sutton to the State Transportation Improvement Program.

ADOPTED by the Matanuska-Susitna Borough Planning Commission this 21ST day of September, 2015.

JOHN KLAPPERICH, Chair

ATTEST:

MARY BRODIGAN, Planning Clerk

(SEAL)

YES: Klapperich, Healy, Kendig, and Adams

NO: Endle and Walden

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SEP 29 2015
CLERKS OFFICE

By: Emerson Krueger
Introduced: August 17, 2015
Public Hearing: September 21, 2015
Action: Approved

MATANUSKA-SUSITNA BOROUGH
PLANNING COMMISSION RESOLUTION NO. 15-33(AM)

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH PLANNING COMMISSION REQUESTING THE ADDITION OF A PAVED PATHWAY ALONG THE PARKS HIGHWAY ALTERNATE CORRIDOR PROJECT.

WHEREAS, paved pathways have been constructed along portions of the Parks Highway; and

WHEREAS, the existing Parks Highway Alternate Corridor Project does not include a paved pathway that would provide for trail connectivity around Wasilla; and

WHEREAS, paved pathways similar to those along the Glenn Hwy from Chugiak to Anchorage, along portions of the Parks Highway and along Knik-Goose Bay Road are desirable; and

WHEREAS, a paved pathway along the Parks Highway Alternate Corridor around Wasilla would create a vital recreation connection bypassing the traffic congestion in the city; and

WHEREAS, The Matanuska-Susitna Borough Parks, Recreation, and Trails Advisory Board unanimously adopted Resolution 15-04 supporting the addition of a paved pathway and flattened ditch along the Parks Highway Alternate Corridor Project around Wasilla; and

WHEREAS, the Matanuska-Susitna Borough Transportation Advisory Board unanimously approved Resolution 15-07 supporting

the addition of a paved pathway along the Parks Highway Alternate Corridor Project around Wasilla.

NOW, THEREFORE, BE IT RESOLVED, that the Matanuska-Susitna Borough Planning Commission requests the addition of a paved pathway along the Parks Highway Alternate Corridor Project.

ADOPTED by the Matanuska-Susitna Borough Planning Commission this 21st day of September, 2015.

JOHN KLAPPERICH, Chair

ATTEST:

MARY BRODIGAN, Planning Clerk

(SEAL)

YES: Klapperich, Healy, Walden, Kendig, and Adams

NO: Endle

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The special platting board hearing of the Matanuska-Susitna Borough Platting Board was held on July 29, 2015, at the Matanuska-Susitna Borough Assembly Chambers, 350 E. Dahlia Avenue, Palmer, Alaska. The meeting was called to order at 9:00 A.M. by the Chairman, Ms. Diana Sorensen.

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 (Chairman)
Mr. Stan Gillespie, District #3
Vacant, District #4
Mr. Tait Zimmerman, District #5
Ms. Katie Cruthers, District #6 (Vice Chairman) (Excused Absence)
Vacant, District #7
Mr. Marty Van Diest, Alternate 1
Vacant, Alternate 2

Staff in attendance:

Ms. Sloan Von Gunten, Platting Division Administrative Specialist
Mr. Paul Hulbert, Platting Officer
Ms. Peggy Horton, Platting Technician
Ms. Amy Otto-Buchanan, Platting Technician

B. THE PLEDGE OF ALLEGIANCE

- The pledge of allegiance was led by Mr. Zimmerman.

C. APPROVAL OF THE AGENDA

The Chairman, Diana Sorensen inquired if there were any changes to the agenda.

GENERAL CONSENT: The agenda was approved without objection.

2. APPROVAL OF MINUTES

The Chairman, Diana Sorensen inquired if there were any changes to the minutes.

GENERAL CONSENT: The minutes for July 2, 2015, were approved without objection.

3. UNFINISHED BUSINESS

4. PUBLIC HEARINGS

A. ZASTROW ACRES ADD 1

Sloan Von Gunten (Secretary)

- Stated that 19 public hearing notices were mailed out on June 25, 2015, to this date there has been 1 return, no objections, no non-objections, and no concerns.

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.

Joy Cypra (Petitioner's Representative)

- Would like to change the wording on recommendation #5 for the plat note for lot 4-6 to have a single access and lots 7 & 8 have a shared common access.
- Does not agree on recommendation #7 on ADOT&PF's 30' dedication.
- Will be creating a private access and utility easement.

MOTION:

- Mr. Jay Van Diest moved to approve the preliminary plat for Zastrow Acres Addition 1, seconded by Mr. Gillespie. Modify recommendation #5 and Add #10.

RECOMMENDATIONS:

- Modify #5: Add plat note to address the single access for Lots 4-6 and shared drive way for Lots 7 & 8.
- Add #10: Prepare a private access and utility easement for lots 4-6 to be recorded with the final plat.

VOTE:

- The motion passed with all in favor. There are 10 findings.

TIME: 9:17 A.M.
CD: 0:15:09

B. KRISTIN LEE ESTATES

Sloan Von Gunten (Secretary)

- Stated that 70 public hearing notices were mailed out on June 25, 2015, to this date there has been 3 returns, no objections, no non-objections, and no concerns.

Amy Otto-Buchanan (Platting Technician)

- Gave an overview on the case.
- The Petitioner would like to continue the case to the August 20, 2015 platting board hearing to gather more information from DOT.

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, kept the public hearing open.

MOTION:

- Mr. Gillespie moved to continue the preliminary plat of Kristin Lee Estates and the elimination/modification of the 10' wide utility easements, and the change to plat note #3, to August 20, 2015 platting board hearing, seconded by Mr. Zimmerman.

VOTE:

- The motion passed with all in favor.

TIME: 9:21 A.M.
CD: 0:18:49

C. **CROCKER CREEK PHASE V**

Sloan Von Gunten (Secretary)

- Stated that 243 public hearing notices were mailed out on June 25, 2015, to this date there has been 8 returns, no objections, no non-objections, and no concerns.

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.

The Petitioner and/or the Petitioner's Representative were not present.

- The Petitioner's Representative called before the meeting saying they consented to the conditions.

MOTION:

- Mr. Zimmerman moved to approve the preliminary plat for Crocker Creek Phase V, seconded by Mr. Marty Van Diest.

VOTE:

- The motion passed with all in favor. There are 8 Findings.

TIME: 9:26 A.M.
CD: 0:23:58

D. **FISH LAKE LANDING ADD 1**

Sloan Von Gunten (Secretary)

- Stated that 31 public hearing notices were mailed out on June 25, 2015, to this date there has been no returns, 1 objection, no non-objections, and no concerns.

Peggy Horton (Platting Technician)

- Gave an overview on the case.
- The plat will be redesigned as there is a violation of code on the lot shapes.
- Would like to amend recommendation #2 and #3.

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.

George Paulsberg (Petitioner's Representative)

- Working with MTA to resolve issues.
- Is working on a redesign for the lots that are incorrect on the plat.

MOTION:

- Mr. Jay Van Diest moved to approve the preliminary plat for Fish Lake Landing Add 1, seconded by Mr. Gillespie. Remove recommendations #2, #3, #4, #5, add recommendation #2, and modify finding #3.

RECOMMENDATION:

- Remove #2, #3, #4, #5
- Add #2: Redesign Lot 7A Block 2 and Lot 1A Block 3 so that the lots have the required frontage on the physical road of S. Dragonfly Brook Trail.

FINDINGS:

- Delete the last sentence on #3.

DISCUSSION:

- Ms. Sorensen does not agree to the action of the subdivision being in the public's common good.

VOTE:

- The motion passed with 4 in favor and 1 against. (Ms. Sorensen voted against) There are 8 findings.

TIME: 9:57 A.M.
CD: 0:54:35

E. **EXECUTIVE PROPERTIES #3**

Sloan Von Gunten (Secretary)

- Stated that 104 public hearing notices were mailed out on June 25, 2015, to this date there has been no returns, 1 objection, no non-objections, and no concerns.

Peggy Horton (Platting Technician)

- Gave an overview on the case.
- The Petitioner would like to continue the case to August 6, 2015 platting board meeting.

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, kept the public hearing open.

MOTION:

- Mr. Zimmerman moved to continue the preliminary plat for Executive Properties to August 6, 2015 platting board hearing, seconded by Mr. Marty Van Diest.

VOTE:

- The motion passed with all in favor.

TIME: 9:59 A.M.
CD: 0:57:19

F. **NORTH MERIDIAN**

Sloan Von Gunten (Secretary)

- Stated that 61 public hearing notices were mailed out on June 25, 2015, to this date there has been 1 return, no objections, no non-objections, and no concerns.

Peggy Horton (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.

The Petitioner and/or the Petitioner's Representative were not present.

MOTION:

- Mr. Jay Van Diest moved to approve the preliminary plat for North Meridian, seconded by Mr. Zimmerman.

VOTE:

- The motion passed with all in favor. There are 10 findings.

TIME: 10:05 A.M.
CD: 01:03:21

5. MISCELLANEOUS

6. RECONSIDERATIONS/APPEALS

7. PERSONS TO BE HEARD

8. PLATTING OFFICER COMMENTS

- There will be 5 cases to be heard at the August 6, 2015 platting board hearing.
- Will have a work session at the August 6, 2015 platting board meeting on Transportation and Flag Lot Resolution.

9. BOARD COMMENTS

- The Resolution from TAB will be presented to the Assembly either in September or October from the Planning Division.
- The secretary let the board know that there have been no board applications sent into the borough office at this time.

Adjourned 10:11 A.M.
CD: 01:09:22

Diana Sorensen, Chairman

Sloan Von Gunten, Platting Division Administrative Specialist

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The regular meeting of the Matanuska-Susitna Borough Platting Board was held on August 6, 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. Diana Sorensen.

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 (Chairman)
Mr. Stan Gillespie, District #3
Vacant, District #4
Mr. Tait Zimmerman, District #5
Ms. Katie Cruthers, District #6 (Vice Chairman) (Excused Absence)
Vacant, District #7
Mr. Marty Van Diest, Alternate 1
Vacant, Alternate 2

Staff in attendance:

Ms. Sloan Von Gunten, Platting Division Administrative Specialist
Mr. Paul Hulbert, Platting Officer
Ms. Peggy Horton, Platting Technician

B. THE PLEDGE OF ALLEGIANCE

- The pledge of allegiance was led by Mr. Jay Van Diest.

C. APPROVAL OF THE AGENDA

The Chairman, Diana Sorensen inquired if there were any changes to the agenda.

GENERAL CONSENT: The agenda was approved without objection.

2. APPROVAL OF MINUTES

None

3. UNFINISHED BUSINESS

None

4. PUBLIC HEARINGS

A. MOUNTAIN GLORY HEIGHTS

Sloan Von Gunten (Secretary)

- Stated that 19 public hearing notices were mailed out on June 10, 2015, for the July 2, 2015 platting board meeting. To this date there has been 1 return, no objections, no non-objections, and no concerns.

Paul Hulbert (Platting Officer)

- 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)

- Explained the flood hazard area on the plat.
- Agrees with all the recommendations.
- Clarified property information regarding building on the lots.

MOTION:

- Mr. Jay Van Diest moved to approve the preliminary plat for Glory Heights Master Pan, seconded by Mr. Gillespie.

VOTE:

- The motion passed with all in favor. There are 12 findings.

TIME: 8:50 A.M.
CD: 0:19:42

B. <u>CRYSTAL FOREST MASTER PLAN</u>

Sloan Von Gunten (Secretary)

- Stated that 42 public hearing notices were mailed out on July 15, 2015, to this date there has been 2 returns, 1 objection, no non-objections, and no concerns.

Paul Hulbert (Platting Officer)

- 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.

Ted Trueblood (Owner of Parcel D1)

- Concerned on the access points on the plat.
- Concerned on the economic burden on the roadways, the design, and grade of the roads.
- Would like to see another access point added to his property.
- Concerned on the useable area and the vertical curves on the roadways.

Diana Sorensen (Chairman)

- Closed the public hearing.

Gary LoRusso (Petitioner's Representative)

- Gave a brief overview of the plat design.
- Explained why there are 2 open spaces being developed and any questions regarding open space.
- Has read all the recommendations and agrees with them.

MOTION:

- Mr. Jay Van Diest moved to approve the preliminary plat for Crystal Forest Master Plan, seconded by Mr. Gillespie.

DISCUSSION:

- Discussion on open space.

VOTE:

- The motion passed with all in favor. There are 9 findings.

TIME: 9:23 A.M.
CD: 0:52:56

C. MILLER'S PLACE VACATION OF 60' PUE

Sloan Von Gunten (Secretary)

- Stated that 44 public hearing notices were mailed out on July 15, 2015, to this date there has been no returns, no objection, no non-objections, and no concerns.

Paul Hulbert (Platting Officer)

- 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.

Jeff Miller (Petitioner)

- Appreciates the platting board time and agrees with the recommendations.

MOTION:

- Mr. Jay Van Diest moved to approve the vacation of the 60' wide x 582.6' long Public Use Easement within Lot 2 Miller's Place, seconded by Mr. Zimmerman.

VOTE:

- The motion passed with all in favor. There are 8 findings.

TIME: 9:34 A.M.
CD: 01:03:08

D. THE TERRACES AT THE RANCH

Sloan Von Gunten (Secretary)

- Stated that 102 public hearing notices were mailed out on July 22, 2015, to this date there has been no returns, 1 objection, no non-objections, and no concerns.

Peggy Horton (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.

Carolyn Porter (Owner of A3 in Duterrow Subdivision)

- Is opposed to the access to Jensen Road.
- Does not agree with the design on the roadways on the plat.

Sena Nunley (Owner of A4 in Duterrow Subdivision)

- Jensen roadway is not suitable for high traffic and for heavy equipment use.
- Objects to the roadway design on the plat.

April Pugh (Owner of A5 in Duterrow Subdivision)

- Does not object to the subdivision lots being made, just objects to the variance.
- Objects to the access to Jensen Road.

Greg Pugh (Owner of A5 in Duterrow Subdivision)

- Did not see a code in the state statutes that there has to be 2 accesses to a development project.
- Does not agree with Jensen Road access to the subdivision.
- Did not see any impact report or documentation done by a civil engineer for Jensen Road.
- Objects to the open roadway from Jensen Road to the Subdivision.

Diana Sorensen (Chairman)

- Kept the public hearing open.

Richard Besse (Petitioner's Representative)

- Gave a brief overview of the redesign of the plat and other changes made to the plat.
- The petitioner wants to build two access roads into the subdivision.
- Answered platting board questions on Jensen Road.

TIME: 10:40 A.M.
CD: 02:09:04
BREAK
TIME: 10:50 A.M.
CD: 02:20:33

Richard Besse (Petitioner's Representative)

- Would like to do a continuance so the petitioner can do a Master Plan design to show modifications to the platting board.

MOTION:

- Mr. Zimmerman moved to continue The Terraces at the Ranch to September 17, 2015 Platting Board hearing, seconded by Mr. Gillespie.

VOTE:

- The motion passed with all in favor.

TIME: 10:58 A.M.
CD: 02:28:18

E. EXECUTIVE PROPERTIES #3

Sloan Von Gunten (Secretary)

- Stated that 104 public hearing notices were mailed out on June 25, 2015, for July 29, 2015 platting board meeting. To this date there has been no returns, 1 objection, no non-objections, and no concerns.

Peggy Horton (Platting Technician)

- The Petitioner's would like a continuance for redesign.

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, kept the public hearing open.

- The Chairman, Diana Sorensen queried if there were any objections for a continuance for Executive Properties #3 for 6.
- There was no objection noted.

TIME: 11:01 A.M.
CD: 2:30:30

Ms. Diana Sorensen Suspended the Rules for the Work Session.

5. MISCELLANEOUS

A. Work Session of Transportation within the borough

B. Resolution by Tait Zimmerman on flag lots.

DISCUSSION:

- Discussion on flag lots and what the platting board should act upon.
- Discussion on both Transportation Resolution and Tait Zimmerman's Resolution.

MOTION:

- Mr. Zimmerman moved to approve the resolution on Title 43 flag lots, seconded by Mr. Jay Van Diest.

VOTE:

- The motion passed with all in favor.

MOTION:

- Mr. Marty Van Diest moved to approve the resolution on Title 43 Platting Board Authority, seconded by Mr. Gillespie.

VOTE:

- The motion passed with all in favor.

Ms. Diana Sorensen returned the meeting back to the Agenda.

6. RECONSIDERATIONS/APPEALS

7. PERSONS TO BE HEARD

8. PLATTING OFFICER COMMENTS

- Brought up the subject of having night meetings for the Platting Board.
- Will write up an amendment to the platting pamphlet for the platting board to look over.

9. BOARD COMMENTS

- Continue doing work sessions on the 13 Items in the Transportation packet.
- Mr. Gillespie will be gone at the next platting board meeting.

Adjourned 1:19 A.M.
CD: 04:48:41

Diana Sorensen, Chairman

Sloan Von Gunten, Platting Division Administrative Specialist

The regular meeting of the Matanuska-Susitna Borough Platting Board was held on August 20, 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. Diana Sorensen.

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 (Chairman)
Mr. Stan Gillespie, District #3 (Excused Absence)
Vacant, District #4
Mr. Tait Zimmerman, District #5
Vacant, District #6
Vacant, District #7
Mr. Marty Van Diest, Alternate 1
Vacant, Alternate 2

Staff in attendance:

Ms. Sloan Von Gunten, Platting Division Administrative Specialist
Mr. Paul Hulbert, Platting Officer
Ms. Amy Otto-Buchanan, Platting Technician

B. THE PLEDGE OF ALLEGIANCE

- The pledge of allegiance was led by Mr. Jay Van Diest.

C. APPROVAL OF THE AGENDA

The Chairman, Diana Sorensen inquired if there were any changes to the agenda.

GENERAL CONSENT: The agenda was approved without objection.

2. APPROVAL OF MINUTES

A. The Chairman, Diana Sorensen inquired if there were any changes to the minutes.

GENERAL CONSENT: The minutes for July 29, 2015, were approved without objection.

B. The Chairman, Diana Sorensen inquired if there were any changes to the minutes.

GENERAL CONSENT: The minutes for August 6, 2015, were approved without objection.

3. UNFINISHED BUSINESS

None

4. PUBLIC HEARINGS

A. BULLOCK VARIANCE

Sloan Von Gunten (Secretary)

- Stated that 106 public hearing notices were mailed out on July 29, 2015, to this date there has been 1 return, 1 objection, no non-objections, and no concerns.

Paul Hulbert (Platting Officer)

- 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)

- Agrees with all the recommendations.

MOTION:

- Mr. Zimmerman moved to approve the variance to MSB 43.20.120, Legal Access and 43.20.140, Physical Access, to allow for the combining of Lots 8 & 9, Block 2, End of the Rainbow Subdivision, Plat #70-23 and the creation of a utility lot for the existing cell tower where the existing legal and physical access to the property does not meet the current requirements, seconded by Mr. Jay Van Diest.

VOTE:

- The motion passed with all in favor. There are 6 findings.

TIME: 8:43 A.M.
CD: 0:11:29

B. KRISTIN LEE ESTATES

Sloan Von Gunten (Secretary)

- Stated that 70 public hearing notices were mailed out on June 25, 2015, to this date there has been 3 returns, no objections, no non-objections, and no concerns.

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.

Joy Cypra (Petitioner's Representative)

- Gave a brief explanation of the splits for the tracts and current issues.
- The Petitioner does not agree to the conditions.
- Would like to remove recommendation #6 and #8.

DISCUSSION:

- Discussion on dedicating the 100' right-of-way for N. Pittman Road and the 15' wide utility easement requested by MTA.

MOTION:

- Mr. Marty Van Diest moved to approve the preliminary plat for Kristin Lee Estates and the elimination/modification of the 10' wide utility easements, and the change to plat note #3, seconded by Mr. Jay Van Diest. Remove recommendation #6 and modify #9 & #11.

DISCUSSION:

- More discussion on the dedication for the 100' right-of-way for N. Pittman Road.

RECOMMENDATIONS:

- Remove #6.
- Modify #9: Record a resolution for the elimination of the 10' wide utility easement.
- Modify #11: Add a plat note to read: "Only one driveway access allowed onto N. Pittman Road from Tract A, Tract B, and Tract C. Tract D access to N. Pittman Road is limited to current access to driveways. Show the existing driveway locations on final plat.

VOTE:

- The motion passed with all in favor. There are 11 findings.

TIME: 9:28 A.M.
CD: 0:56:10

C. RESOLUTION NO. 15-099 OF THE MSB PLATTING BOARD TO THE BOROUGH PLANNING COMMISSION AND BOROUGH ASSEMBLY

Paul Hulbert (Platting Officer)

- Gave an overview on resolution no. 15-99.

Diana Sorensen (Chairman)

- Opened the public hearing and asked any members of the public wishing to speak to come forward.

Gary LoRusso (Keystone Surveyor)

- Would like to see the resolutions go through smoothly.

Eileen Probasco (MSB Planning Director)

- Clarified information and what issues are being brought forth to the Assembly.

Diana Sorensen (Chairman)

- Closed the public hearing.

MOTION:

- Mr. Jay Van Diest moved to approve Resolution 15-99 of the MSB Platting Board to the Borough Planning Commission and Borough Assembly, seconded by Mr. Marty Van Diest.

VOTE:

- The motion passed with all in favor.

TIME: 9:56 A.M.
CD: 01:24:08

D. RESOLUTION NO 15-100 MSB TITLE 43 FLAG LOTS

Paul Hulbert (Platting Officer)

- Gave an overview on resolution no. 15-100.

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.

MOTION:

- Mr. Jay Van Diest moved to approve Resolution 15-100 MSB Title 43 Flag lots, seconded by Mr. Zimmerman.

VOTE:

- The motion passed with all in favor.

TIME: 9:59 A.M.
CD: 01:27:26

E. RESOLUTION 15-102 AMEND THE PLATTING PROCEDURES IN PAMPHLET ON PLATTING BOARD PUBLIC HEARING TIME.

Paul Hulbert (Platting Officer)

- Gave an overview on resolution 15-102.

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.

DISCUSSION:

- Discussion on changing the day and time of the platting board meetings.

MOTION:

- Mr. Zimmerman moved to continue Resolution 15-102 Amending the platting procedures in Pamphlet on Platting Board Public Hearing Time to September 3, 2015, seconded by Mr. Marty Van Diest.

VOTE:

- The motion passed with all in favor.

TIME: 10:13 A.M.
CD: 01:41:30
BREAK
TIME: 10:30 A.M.
CD: 01:58:42

5. MISCELLANEOUS

A. Work Session on the 13 items listed in the Transportation packet.

DISCUSSION:

- Discussion on the Transportation packet and the resolution for the 13 items listed.
- Discussion on re-writing the resolution from TAB or write a new resolution with the platting board's concerns.
- Secretary to draft changes read into the record by Mr. Jay Van Diest for the TAB Resolution 15-01 for the next meeting.

Paul Hulbert (Platting Officer)

- Gave information on item #7.

DISCUSSION:

- Discussion on inter-connectivity between subdivisions.

6. RECONSIDERATIONS/APPEALS

7. PERSONS TO BE HEARD

Eileen Probasco (MSB Planning Director)

- If you need any type of information or need a draft written, she will be at the platting board's disposal.

8. PLATTING OFFICER COMMENTS

- Secretary will put the election of officer for the vice chair on the agenda for the next platting board meeting.
- Secretary will draft up a revision on 15-01 Resolution on the Transportation Issues
- Secretary to change the advertisement for the September 3, 2015 meeting.
- The new Glenn Highway ROW Acquisition Plat has been turned in to the platting office.

9. BOARD COMMENTS

- Mr. Zimmerman will be out of state the month of October.

Adjourned 12:17 A.M.
CD: 03:45:16

Diana Sorensen, Chairman

Sloan Von Gunten, Platting Division Administrative Specialist

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The regular meeting of the Matanuska-Susitna Borough Platting Board was held on September 3, 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. Diana Sorensen.

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 (Chairman)
Mr. Stan Gillespie, District #3
Vacant, District #4
Mr. Tait Zimmerman, District #5
Vacant, District #6
Vacant, District #7
Mr. Marty Van Diest, Alternate 1 (Excused Absence)
Vacant, Alternate 2

Staff in attendance:

Ms. Sloan Von Gunten, Platting Division Administrative Specialist
Mr. Paul Hulbert, Platting Officer
Ms. Amy Otto-Buchanan, Platting Technician
Ms. Peggy Horton, Platting Technician

B. THE PLEDGE OF ALLEGIANCE

- The pledge of allegiance was led by Mr. Gillespie.

C. APPROVAL OF THE AGENDA

The Chairman, Diana Sorensen inquired if there were any changes to the agenda.

GENERAL CONSENT: The agenda was approved without objection.

2. APPROVAL OF MINUTES

The Chairman, Diana Sorensen inquired if there were any changes to the minutes.

GENERAL CONSENT: The minutes for August 20, 2015, were approved without objection.

3. UNFINISHED BUSINESS

None

4. PUBLIC HEARINGS

A. MARVINS GARDENS

Sloan Von Gunten (Secretary)

- Stated that 76 public hearing notices were mailed out on August 13, 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.

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 what the petitioner's intentions are for the 3 lots.
- Would like to reword recommendation #5.
- Agrees with the recommendations.

MOTION:

- Mr. Zimmerman moved to approve the preliminary plat of Marvins Gardens and the variance from MSB 43.20.280(A), seconded by Mr. Jay Van Diest. Modify recommendation #5.

RECOMMENDATION:

- Modify #5: Install the engineered wastewater disposal leach fields on lots 2 and 3 prior to recording. Provide ADEC approval to construct to Platting staff.

VOTE:

- The motion passed with all in favor. There are 8 findings.

TIME: 8:45 A.M.
CD: 0:15:28

B. DOG SLED, ASLS 2014-69

Sloan Von Gunten (Secretary)

- Stated that 34 public hearing notices were mailed out on August 13, 2015, to this date there has been no returns, 1 objection, no non-objections, and no concerns.

Peggy Horton (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.

Jon Guffey (Petitioner's Representative)

- The Petitioner's representative agrees with all the recommendations.

MOTION:

- Mr. Jay Van Diest moved to approve the preliminary plat for Dog Sled, ASLS 2014-69, seconded by Mr. Gillespie.

DISCUSSION:

- Discussion on the dedication for the 100' right-of-way.

VOTE:

- The motion passed with all in favor. There are 7 findings.

TIME: 8:55 A.M.
CD: 0:25:17

C. <u>DOG SLED WEST, ASLS 2014-70</u>

Sloan Von Gunten (Secretary)

- Stated that 14 public hearing notices were mailed out on August 13, 2015, 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.

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.

John Guffey (Petitioner's Representative)

- Agrees with all the recommendations.
- Will add the flood hazard area and base elevations on the plat.

MOTION:

- Mr. Jay Van Diest moved to approve the preliminary plat for Dog Sled West, ASLS 2014-70, seconded by Mr. Gillespie.

VOTE:

- The motion passed with all in favor. There are 5 findings.

TIME: 9:03 A.M.
CD: 0:33:34

D. **RESOLUTION 15-102 MSB PLATTING PROCEDURES PAMPHLET ON PLATTING BOARD PUBLIC HEARING TIME**

Diana Sorensen (Chairman)

- Opened resolution 15-102, on platting procedures pamphlet on platting board public hearing time.

Paul Hulbert (Platting Officer)

- Gave more information concerning meeting times.

DISCUSSION:

- The board voiced their concerns and opinions on having night meetings.
- Mondays are the best days for evening meetings.
- Thursday evening meetings are out as most board members cannot attend the meetings due to other priorities.

MOTION:

- Mr. Jay Van Diest moved to approve Resolution 15-102 MSB Platting Procedures Pamphlet, time of Platting Board meetings, seconded by Mr. Zimmerman.

VOTE:

- The motion failed with 4 against.

TIME: 9:10 A.M.
CD: 0:40:25

E. **RESOLUTION 15-118**

Diana Sorensen (Chairman)

- Opened planning resolution 15-118.

DISCUSSION:

- Worked through the Transportation Resolution write up, that the platting board agrees to send to the planning commission and the assembly.

TIME: 10:37 A.M.
CD: 02:06:55
BREAK
TIME: 10:42 A.M.
CD: 02:10:45

DISCUSSION:

- Working through the Transportation Resolution.

MOTION:

- Mr. Gillespie moved to approve Resolution 15-118 MSB Platting Board recommending no substantial changes to MSB Title 43 be made at this time, seconded by Mr. Zimmerman.

VOTE:

- The motion passed with all in favor.

TIME: 10:52 A.M.
CD: 02:19:01

5. MISCELLANEOUS

A. Election of Officers (Vice Chair)

MOTION:

- Mr. Marty Van Diest nominated Mr. Zimmerman as the Platting Board Vice Chair.

VOTE:

- The Platting Board approved Mr. Zimmerman to be the Vice Chair for the Platting Board.
- Mr. Zimmerman abstained.

B. Work Session on the Transportation packet.

- Made a decision on the Resolution under public hearings on the agenda.

6. RECONSIDERATIONS/APPEALS

George Horton (Petitioner for Dog Sled Subdivision)

- Has a concern on Dog Sled Subdivision
- The Plat needs to show the legal description lot line for the Talkeetna and Palmer districts.
- There are drainage issue

DOG SLED, ASLS 2014-69 RECONSIDERATION

MOTION:

- Mr. Gillespie moved to reconsider the preliminary plat for Dog Sled, ASLS 2014-69, seconded by Mr. Zimmerman.

VOTE:

- The motion passed with all in favor.

RECOMMENDATION:

- Replace #3: Provide a plat note indicating the lots within this plat may lie within both the Talkeetna and Palmer recording districts. The boundary is unplottable at this time.

Wording to be resolved with staff.

MOTION:

- Mr. Gillespie moved to approve the preliminary plat for Dog Sled, ASLS 2014-69, seconded by Mr. Zimmerman. Replace recommendation #3.

VOTE:

- The motion passed with all in favor. There are 7 findings.

7. PERSONS TO BE HEARD

8. PLATTING OFFICER COMMENTS

- Will bring forth a presentation on Ex-Parte from John Aschenbrenner.
- Let the board know of the two new platting board members.
- Will bring up a list of items on Title 43 inconstancies for the next work session.

9. BOARD COMMENTS

- Mr. Gillespie will not be at the next platting board meeting.
- Mr. Zimmerman will be out of state the month of October.
- Ms. Sorensen has Jury Duty for the month of October.

Adjourned 11:11 A.M.
CD: 02:41:34

Diana Sorensen, Chairman

Sloan Von Gunten, Platting Division Administrative Specialist

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MATANUSKA-SUSITNA BOROUGH
PORT COMMISSION RESOLUTION SERIAL NO. 15-003

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH PORT COMMISSION ENCOURAGING THE NON-MIXING OF INDUSTRIAL/COMMERCIAL USES AT LAKE LORRAINE OR OTHER AREAS WITHIN THE PORT DISTRICT.

WHEREAS, the role of the Port Commission is declared in MSB Code 18.03.010"…to provide advice to the Assembly and Manager on harbors, wharves, docks, elevators, storage yards and other marine related facilities;" and

WHEREAS, uplands and port district area lands are included in the topics of advice that impact the development and operation of the Port; and

WHEREAS, mixing land users near areas that are forecasted to include heavy traffic and heavy commercial and industrial uses is not recommended due to potential conflicts, life safety and Port operating reasons; and

WHEREAS, land areas around Lake Lorraine are anticipated to increase in their appeal for recreational uses due to easier access, good fishing and other reasons; and

WHEREAS, the Port Commission desires to minimize life safety and other land use conflicts within the Port District especially those concerned with recreational and other non-Port dependant uses of land near industrial Port improvements;

NOW, THEREFORE, BE IT RESOLVED, the Matanuska-Susitna Borough Port Commission encourages the Matanuska Susitna

Planning Department, Platting Board and Assembly to only allow and facilitate industrial uses within the Port district including the lands around Lake Lorraine, except for the already established public use easement on the south side of the lake which allows the public traditional access to use the lake, in order to advance the interests of the port for the long term benefits of the citizens of the Matanuska-Susitna Borough.

ADOPTED by the Matanuska-Susitna Borough Port Commission this 21 day of Sept., 2015.

GREG BELL, CHAIRMAN

ATTEST:

THERESE DOLAN, PORT SECRETARY

(SEAL)

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MAT-SU BOROUGH

RSA 16 QUARTERLY MEETING MINUTES

O&M BUILDING 6PM NOVEMBER 12, 2014

1. Call to order 6:07 PM
2. Present were Will Barickman, Ed Strabel, Dan Monarch, and Andy Weiland
3. Agenda was approved
4. Pledge of Allegiance took place
5. The previous quarterly meeting minutes were approved
6. Persons to be heard – None
7. Staff Report – Will Barickman went over the optional maintenance work being performed in the RSA : Ryder Dr. had gravel hauled and placed for $708, Norse AK had $4900 of rental of the MSB compactor, Will explained the advantages of using RAP on gravel roads vs D1 (dust control), and Will gave an overview of Jana Dr. upgrade (non-certified)

8. Unfinished Business

   a) CIP List – Board Discussed and Approved List -All in Favor-
   b) Transfer $280K to Capital from Fund Balance -All in Favor-

9. New Business
   a) Funds used in Optional Maintenance - Covered in Staff Report-

10. Establish / Confirm Meeting Dates
    Feb 11, 2015 6PM
    May 13, 2015 6PM
    Aug 12, 2015 6PM
    Oct 14, 2015 6PM

11. Member Comments - Ed asked about Jim Colvers "Vehicle Registration" Bill
12. Adjournment 7:03
13. Next Meeting Feb 11, 2015 6PM, MSB O&M BUILDING

2-11-15

Andy Weiland 2-11-15

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MAT-SU BOROUGH

RSA 16 QUARTERLY MEETING MINUTES

O&M BUILDING 6PM FEBRUARY 11, 2015

1. Call to Order 6:37
2. Present were Ed Strabel, Will Barickman, Mathew Beck, Paula Caywood, and Andy Weiland
3. Agenda was Approved
4. Pledge of Allegiance took place
5. The previous quarterly meeting minutes were approved
6. Person's to be heard – Mathew Beck introduced himself as new Assembly Member District 2
7. Staff Report – Will and Paula explained changes to the maintenance contracts, new roads to be certified and taken over by MSB (Trinity Dr, Arabian Dr). Will & Paula explained the Optional Maintenance Funds spent on Independence Dr, ROW purchased on Fenceline & Bel Air Dr, Golden Hills slope stabilization (Tew's Inc. repair). Staff shared the possibility of a future project of Showers Rd to Norman Rd (Fishhook to Soapstone connection), Bush Dr and Peters Dr projects (Dirt Works Inc), status of Bogard Extension and the crack seal contract.

8. Unfinished Business
   a) CIP List – Update given in staff report

9. New Business
   a) Funds used in Optional Maintenance – covered in staff report

10. Establish / Confirm Future Meeting Dates
    May 13, 2015 6PM
    Aug 12, 2015 6PM
    Oct 14, 2015 6PM
    Feb10, 2016 6PM

11. Member Comments – Ed discussed the glaciating and freezing in culverts and ditches due to the lack of snow.

12. Adjournment 7:22 PM

13. Next Meeting May 13, 2015 6PM, O &M Building

Andy Weiland 5-13-15

5/13/2015

Ed Strabel May 13 2015

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I. CALL TO ORDER

The regular meeting of the Matanuska-Susitna Borough Transportation Advisory Board was held on Wednesday, June 24, 2015, at the Matanuska-Susitna Borough MSB School District Administrative Offices, 501 N. Gulkana Street, Palmer, Alaska. The meeting was called to order at 2:00 pm by Mr. Don Carney.

II. ROLL CALL AND DETERMINATION OF A QUOROM

Transportation Advisory Board members present and establishing a quorum were:

Mr. LaMarr Anderson
Mr. Don Carney
Mr. Dan Elliott
Ms. Beth Fread
Mr. David Lundin
Mr. Kenneth Walch
Ms. Sonya Walden

Transportation Advisory Board members absent and excused were:

Mr. Rick Besse

Staff and Agency Representatives in attendance were:

Mr. Brad Sworts, MSB Acting Capital Projects Director
Mr. Mike Weller, Traffic Data Technician
Ms. Debbie Passmore, MSB Administrative Assistant
Ms. Eileen Probasco, MSB Planning Director
Mr. Emerson Krueger, MSB Land Management Specialist
Ms. Sara Jansen, MSB Planner II
Ms. Peggy Horton, MSB Platting Technician

III. AUDIENCE INTRODUCTION

Mr. Bill Kendig, Planning Commission/Knik-Fairview Community Council
Mr. Bill Klebesadel, City of Wasilla Deputy Public Works Director
Mr. Allen Kemplen, ADOT&PF Planner III
Ms. Melanie Nichols, ADOT&PF Planner II – by telephone
Mr. Chuck Leet, AK Rim Engineering
Mr. Gerry Welsh, ADOT&PF Engineer/Architect III – by telephone
Mr. Eugene Carl Haberman – joined us at 4:04

IV. APPROVAL OF TODAY'S AGENDA

Amendment to the agenda: Mr. Bill Kendig will be giving a presentation regarding the Planning Commission's Resolution 15-22.

GENERAL CONSENT: Approval of the agenda as amended passed without objection.

V. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Mr. Don Carney

VI. APPROVAL OF MINUTES OF PRECEDING MEETINGS

A. May 27, 2015 (Regular Meeting)

MOTION: Ms. Sonya Walden moved to approve the minutes of May 27, 2015; Ms. Beth Fread seconded. Discussion.

GENERAL CONSENT: Motion to approve the minutes of May 27, 2015 passed without objection.

VII. INFORMATION FROM THE CHAIR

A. Current road construction taking place this summer near schools.

VIII. REPORTS FROM OTHER BOARDS AND COMMITTEES

A. AAB – Beth Fread - waived
B. Parks & Trails – Sonya Walden - waived
C. RSA's CIP Project Update – Dan Elliott

IX. AGENCY AND STAFF REPORTS

A. Cities
   1. Palmer – *none today*
   2. Wasilla – Mr. Bill Klebesadel, City of Wasilla Deputy Public Works Director
   3. Houston – *none today*

B. State Agencies
   1. Mr. Allen Kemplen, ADOT&PF Planner III
      a. State's Road Projects Under Construction in the MSB Summer 2015

C. MSB Staff
   1. Mr. Brad Sworts, MSB Acting Capital Projects Director
      a. MSB Road Construction Update
   2. Ms. Sara Jansen, MSB Planner II
      a. Capital Improvement Program FY2017-2022, requesting that the TAB pass Resolution 15-10 recommending priority projects. (This resolution is included in Section XII Unfinished Business of today's agenda.)
   3. Mr. Emerson Krueger, Land Management Specialist
      a. Discuss Resolutions 15-07 and 15-08 (These resolutions are included in Section XII Unfinished Business of today's agenda.)

D. Tribal Organizations
   none today

E. MSB Transit
   none today

X. PRESENTATIONS

1. Mr. Bill Kendig, Planning Commission & Knik-Fairview Community Council: Planning Commission Resolution 15-22.

XI. AUDIENCE PARTICIPATION *(limited to three minutes)*

none today

XII. UNFINISHED BUSINESS

A. Memo to the Planning Commission re: their Resolution 15-22 (recommending the section of Knik Goose Bay Road between Fairview Loop and Vine Road be constructed to urban standards and recommending the Assembly adopt a similar resolution) with a map from Ken Walch

MOTION: Mr. David Lundin moved that this memo be approved; Mr. Ken Walch seconded. Discussion.

MOTION TO AMEND THE MEMO: Mr. Ken Walch moved that the memo topics be divided into two; Ms. Beth Fread seconded. Discussion.

VOTE ON AMENDMENT TO SPLIT THE MEMO INTO TWO ITEMS (ONE MEMO AND ONE RESOLUTION): no objection and the amendment passes.

VOTE ON ORIGINAL MOTION TO APPROVE THE MEMO CONCERNING PROCESS: no objection and the motion passes. Permission granted from the Board to revise and send the memo to the PC and the Assembly as soon as possible without bringing it to the Board next month.

MOTION TO CREATE A TAB RESOLUTION, INSTEAD OF A MEMO, IN OPPOSITION TO THE PC RESO 15-22: Ms. Beth Fread moved; Ms. Sonya Walden seconded. Discussion.

MOTION TO USE THE MEMO TO CREATE THE TAB RESOLUTION IN OPPOSITION TO THE PC RESOLUTION 15-22: Mr. Dan Elliott moved; Ms. Beth Fread seconded. Discussion.

AMENDMENT TO TITLE THE TAB RESOLUTION AS "OUR OPINION" OF PC RESO 15-22 AND NOT "IN OPPOSITION."

VOTE ON THE AMENDMENT: no objection

AMENDMENT TO CREATE A TAB RESOLUTION REGARDING OUR SUPPORT OF KGB AS CURRENTLY DESIGNED AS A RURAL HIGHWAY FROM FAIRVIEW LOOP TO VINE ROAD: Ms. Sonya Walden moved, Mr. Ken Walch seconded.

VOTE ON THE AMENDMENT: no objection

VOTE ON THE MOTION: no objection. It was decided that the Chair and staff will draft this resolution and bring it to the next TAB meeting. It will be Resolution 15-11.

B. Resolution 15-06, RECOMMENDING ASSEMBLY APPROVAL OF A RESOLUTION SUPPORTING AMENDMENTS TO MSB TITLE 43 SUBDIVISIONS, TO IMPROVE THE OVERALL MSB AND STATE OF ALASKA TRANSPORTATION SYSTEM

1. Title 43 discussion – comment matrix provided by the Planning Department
2. Flag lot discussion

MOTION: Ms. Beth Fread moved that this resolution be approved; Mr. Dan Elliott seconded. Discussion.

AMENDMENT: Mr. David Lundin amended the resolution's second to the last whereas: remove the word "end" and in the Now Therefore paragraph insert after "assembly support" "the Planning Department's efforts to examine MSB Title 43 regarding" and then correct the title to match the Now Therefore paragraph; Mr. Ken Walch seconded. Discussion.

MOTION: Mr. Ken Walch moved that we extend today's meeting for 30 minutes; Ms. Beth Fread seconded. No objections.

VOTE ON THE AMENDMENT: no objections and the meeting is extended for 30 minutes.

AMENDMENT TO THE MOTION: Ms. Beth Fread moved that the following be added: be it further resolved that the TAB recommends that the assembly support a much more comprehensive public involvement in the process of the revisions and following issues regarding msb title 43 subdivisions; Ms. Sonya Walden seconded.

VOTE ON THE AMENDMENT MADE BY MS. BETH FREAD: discussion.
Mr. David Lundin - no
Ms. Beth Fread - yes
Ms. Sonya Walden - yes
Mr. Dan Elliott - no
Mr. Ken Walch - yes
Mr. LaMarr Anderson - no

The vote is 3 to 3; we must have five to pass a motion one way or the other so this amendment fails.

VOTE ON THE AMENDMENT MADE BY MR. DAVID LUNDIN: discussion.
Ms. Beth Fread - no
Ms. Sonya Walden - abstain
Mr. Dan Elliott - yes
Mr. Ken Walch - yes
Mr. LaMarr Anderson - yes
Mr. David Lundin - yes

We must have five to pass a motion one way or the other so this amendment fails.

VOTE ON THE MOTION AS THE RESOLUTION IS WRITTEN:
Mr. David Lundin asked that we table this resolution until the next meeting; Ms. Sonya Walden seconded.

No objection and this motion is tabled until the next meeting.

C. Resolution 15-10, RECOMMENDING PRIORITY PROJECTS FOR THE NATIONAL HIGHWAY SYSTEM, TRANSPORTATION PLANNING, ALASKA HIGHWAY SYSTEM, COMMUNITY TRANSPORTATION PROGRAM AND TRANSIT IN THE BOROUGH CAPITAL IMPROVEMENT PROGRAM FOR FISCAL YEARS 2017 – 2022

MOTION: Mr. LaMarr Anderson moved that this resolution be approved; Mr. Dan Elliott seconded. Discussion.

AMENDMENT: Ms. Beth Fread moved that the list be revised at page 4 of Attachment A; #4 of the Transportation Planning Projects' list should be "Port to Parks Hwy at Houston" as is listed in the Transportation Planning section of the CIP on page 7 of the CIP handout; the Old and New Glenn Highway Intersection Park and Ride Facility will be removed as it is already on the list under Transit Projects, #4.; Ms. Sonya Walden seconded.

VOTE ON THE AMENDMENT: no objection and the amendment passed.

AMENDMENT: Ms. Beth Fread moved that the RTPO be added to the Transportation Planning Projects' list as project 1# or #5; Ms. Sonya Walden seconded. Discussion.

VOTE ON THE AMENDMENT TO ADD THE RTPO TO THE LIST AS PROJECT 1:
Ms. Beth Fread – yes
Ms. Sonya Walden – no
Mr. Dan Elliott – no
Mr. Ken Walch – no
Mr. LaMarr Anderson – no
Mr. David Lundin - no

VOTE ON THE AMENDMENT TO ADD THE RTPO TO THE LIST AS PROJECT 5:
Ms. Beth Fread changed her vote so that this amendment will pass. This amendment passed.

AMENDMENT: Mr. Dan Elliott moved that we drop #3 to the end of the list of National Highway System projects. Discussion.

Mr. Dan Elliott withdrew his amendment.

AMENDMENT: Mr. Dan Elliott moved that we move item 9 in the Community Transportation Program list to #4 so S. Trunk Road Extension Phase 1 and Phase 2 are together, and move the other projects down; Mr. Ken Walch seconded.

VOTE ON THE AMENDMENT: no objections and the amendment passed.

VOTE ON THE MOTION TO APPROVE RESO 15-10 AS AMENDED: no objections and this resolution passed.

D. Resolution 15-07, REQUESTING THE ADDITION OF A BIKE TRAIL AND FLATTENED DITCH ALONG THE PARKS HIGHWAY BYPASS

Withheld until next meeting.

E. Resolution 15-08, REQUESTING THE ADDITION OF A SEPARATED TRAIL ALONG THE GLENN HIGHWAY FROM PALMER TO SUTTON TO THE STATE TRANSPORTATION IMPROVEMENT PROGRAM

MOTION: Mr. Ken Walch moved that this resolution be approved; Ms. Beth Fread seconded. Discussion.

VOTE: no objections and this resolution passed.

XIII. NEW BUSINESS
None today

XIV. UPCOMING MEETING REMINDER(S)
A. Our next regular TAB meeting will be on Wednesday, July 22, 2015, 2:00 - 4:30 pm In the MSB Assembly Chambers

XV. MISC. INFORMATIONAL HANDOUTS AND COMMUNICATIONS
A. Latest version of MSBSD's Road Design Standards for School Bus Route
B. Agendas for Next Planning Commission Meetings – June 29, 2015; July 6, 2015
C. Meeting Deadlines for Next TAB Meeting – July 22, 2015

XVI. COMMENTS FROM THE BOARD

XVII. ADJOURNMENT

Ms. Beth Fread moved that we adjourn.

With no further business at hand, the meeting was adjourned at 5:00 p.m.

Don Carney, Chair

ATTEST:

Debbie Passmore, Board Admin. Support

I. CALL TO ORDER

The regular meeting of the Matanuska-Susitna Borough Wastewater and Septage Advisory Board was held on Tuesday, April 14, 2015, at the MSB Assembly Chambers, 350 E. Dahlia Avenue, Palmer, Alaska. The meeting was called to order at 11:42 a.m. Mr. Tom Healy chaired the meeting.

II. ROLL CALL AND DETERMINATION OF A QUOROM

Wastewater and Septage Advisory Board members present and establishing a quorum were:

Mike Campfield, P.E.
Archie Giddings, P.E.
Tom Healy
Gina Jorgensen
Helen Munoz
Ronald Phillips
Thomas Stoelting

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Wastewater and Septage Advisory Board members absent and excused were:

Staff and Agency Representatives in attendance were:

Debbie Passmore, Board Administrative Support
Terry Dolan, Public Works Director
Kimberly Bustillos, Civil Construction Project Manager

III. APPROVAL OF AGENDA

GENERAL CONSENT: Today's agenda was approved without objection.

IV. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Assembly Member Matthew Beck

V. AUDIENCE INTRODUCTIONS

Mr. Eugene Haberman
Corey Hinds, CH2M Hill
Reporter Brian O'Conner, Frontiersman
Assembly Member Matthew beck
Priscilla _____, CRW
Aimee Rathbun, PE, PDC Inc. Engineers

VI. APPROVAL OF MINUTES OF PRECEDING MEETING

A. Minutes for the February 10, 2015 meeting were reviewed by the board.
GENERAL CONSENT: The minutes were approved without objection.

VII. PRESENTATIONS

A. Cory Hinds, CH2M Hill – Septage & Leachate Facility Site Suitability and Engineering Analysis

VIII. AUDIENCE PARTICIPATON (*Three minutes per person*)

Eugene Carl Haberman

- Encouraged the Board to adopt a resolution that includes members of the public before all decisions are made

IX. AGENCY AND STAFF REPORTS

A. City of Wasilla - Archie Giddings, P.E., Public Works Director
B. City of Palmer – Tom Healy, Public Works Director
C. City of Houston – Gina Jorgenson, City Council Member
D. Anchorage Water & Wastewater Utility
E. Matanuska-Susitna Borough - Mike Campfield, P.E., Environmental Engineer
F. State of Alaska - DEC
G. Environmental Protection Agency

X. UNFINISHED BUSINESS

XI. NEW BUSINESS

A. Resolution 15-02, Recommending Designation of the Central Landfill as the Site for a New Septage & Leachate Treatment Facility.

MOTION: Mr. Archie Giddings moved that this Board adopt Resolution 15-02; Mr. Mike Campfield seconded. Discussion.

GENERAL CONSENT: Resolution 15-02 passes unanimously

XII. INFORMATIONAL HANDOUTS AND COMMUNICATIONS

A. February 12, 2015 Article in the Alaska Public Media Mat Su Pursues Waste Solution
B. April 5, 2015 Article in the Frontiersman Soil Testing Narrows Septage Sites
C. Meeting deadlines for the next meeting

XIII. COMMENTS FROM THE BOARD

Ms. Gina Jorgensen

- Thanked everyone

Mr. Ron Phillips

- no comments

Mr. Tom Stoelting

- Is excited to see what comes out of the resolution

Mr. Mike Campfield

- no comment

Mr. Tom Healy

- no comment

Mr. Archie Giddings

- Has a question for Mike Campfield regarding funding to move forward

Mr. Mike Campfield
- this will need to go before the planning commission and then the assembly
- About the time it gets to the assembly, we should know more about available funding

Mrs. Helen Munoz:
- Is pleased but hopes it moves quickly
- Will be in Juneau in May and would like to speak with the Governor about this issue and her concern that it not slow down or stop. Shared how important public input is to get projects moving.

XIV. NEXT MEETING

Tuesday, June 9, 2015, 2:00 p.m. at MSB Assembly Chambers in the DSJ building

XV. ADJOURNMENT

With no further business at hand, the meeting was adjourned at 12:25 p.m. by Mr. Tom Healy.

Mr. Tom Healy, Chair

ATTEST:

Ms. Debbie Passmore, Board Admin. Support

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MATANUSKA-SUSITNA BOROUGH
WASTEWATER AND SEPTAGE ADVISORY BOARD
RESOLUTION SERIAL NO. 15-04

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH WASTEWATER & SEPTAGE ADVISORY BOARD RECOMMENDING THE ASSEMBLY AUTHORIZE THE MANAGER TO APPLY FOR A LOAN FROM THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, ALASKA CLEAN WATER FUND, IN THE AMOUNT OF $5,000,000 FOR DESIGN AND CONSTRUCTION OF A LEACHATE PIPELINE SYSTEM, HOLDING PONDS AND ACCESS ROAD.

WHEREAS, the current method and only existing option for disposal of leachate from the Mat-Su Borough Central Landfill is to haul it to the Anchorage Water & Wastewater Utility (AWWU) system in Anchorage; and

WHEREAS, a leachate pipeline must eventually be built to accommodate expansion of the landfill because the current leachate pickup location will be inaccessible to haul trucks in the future as new solid waste cells develop; and

WHEREAS, zinc levels within the leachate occasionally rise above the limits that AWWU will accept; and

WHEREAS, current arrangements offer no alternative methods to treat leachate with zinc levels above the prescribed limits; and

WHEREAS, construction of leachate holding ponds would enable some removal of heavy metals from the leachate, including zinc, enough to meet AWWU limits before transport; and

WHEREAS, the Capital Projects Department is currently managing the planning and design of a septage and leachate

treatment and disposal facility located at the Central Landfill for long-term leachate treatment and disposal; and

WHEREAS, pipeline construction will facilitate access to the area designated for future development of the Septage and Leachate Treatment and Disposal Facility; and

WHEREAS, the Matanuska-Susitna Borough's consulting engineers completed a preliminary design (50% developed) for the proposed leachate pipeline system, holding ponds and access road; and

WHEREAS, the Alaska State Department of Environmental Conservation requires a resolution from the Matanuska-Susitna Borough Assembly authorizing an application for this loan to be submitted with the loan application; and

WHEREAS, an ordinance will be submitted to the Matanuska-Susitna Borough Assembly for authorization for the Borough to incur the debt once approval has been received from the State of Alaska.

NOW, THEREFORE, BE IT RESOLVED, that the Wastewater and Septage Advisory Board recommends that the Matanuska-Susitna Borough Assembly authorize the Manager to apply for a $5,000,000.00 loan to be used for design and construction of a leachate pipeline, holding ponds and access road from the Alaska State Department of Environmental Conservation, Alaska Clean Water Fund. This loan is expected to be paid back by the Solid Waste Enterprise Fund tipping fees.

ADOPTED by the Matanuska-Susitna Borough Wastewater & Septage Advisory Board this 9th day of September, 2015.

Mr. Tom Healy, Chair

ATTEST:

Ms. Debbie Passmore, Board Admin. Support

West Lakes Fire Service Area Board of Supervisors

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Meeting Minutes
West Lakes Station 73
1250 Spring Drive, Meadow Lakes, Alaska
July 13, 2015

CALL TO ORDER:

Chair William Browne called to order the regular meeting of the **West Lakes Fire Service Area Board of Supervisors** at **6:00pm on July 13, 2015** at Station 73 at 1250 Spring Drive in Meadow Lakes

ROLL CALL AND DETERMINATION OF QUORUM:

Board members present and establishing a quorum:

Chair William Browne, Cathi Kramer, Steve Simpson

Also present:

District Chief Bill Gamble, WL Secretary LuJean Fetchenhier

APPROVAL OF MINUTES – joint meeting JUNE

The minutes were approved as written.

CHIEF'S REPORT:

- We posted for the two full-time Fire Service Area Assistant positions. We interviewed 7 individuals. Two were selected: one from outside the West Lakes Fire Service Area and one from within. I can't tell you who they are because it has not been approved through all the channels yet.
- I anticipate posting for the new Fire Chief as soon as I hear from the Manager about the 2 FSAA hires. That will be put out until I come back from vacation so I can go through the applications. The Board needs to be involved in the process of hiring the new Chief. We will figure out how to do that. I would like to have this done by September.
- We finished the Engineer/Operator class with 12 students. Ten were from West Lakes and all of them passed.
- A third fire truck repair company out of Oregon called Hughes Fire Equipment has given us a bid on repairing the two super-tankers. They actually sell fire trucks for Pierce. The bid is about $65,000 each instead of the $160,000 we had previously or the $120,000 from Bob's Services in Anchorage that don't really do fire trucks. That included the shipping, picking up the trucks in Seattle and driving them down to their shop in Eugene, Oregon. They should probably add 10% contingency to that. Hopefully, it will only cost about $150,000 instead of more than twice that.
- On Friday I'm meeting with HDL Engineering who are doing the surveying and engineering for the Parks Highway and the frontage road and access to the Parks Highway from the new Station 73.
- We ended the year on June 30 with $612,975 in the budget. After all the receipts are in we will end up with about $500,000. After repairing those trucks, about $350,000 will go back into our fund balance. So we are going to end up right about $1.65 million in our fund balance to start the new fiscal year.
- The Finance Director got back to me about the COP process. The minimum we can go out for with COP is $5 million. The funds can only be used for buildings, a fixed asset, not fire trucks

or anything else. If it is less than that, we could look at a private placement. I need a better explanation of that and what the percentage rates are for that. We talked about going for the 5 million and see if we could also get fire trucks. The language for the project funds we already have doesn't sound like it allows for fire trucks, but we could go back to Representative Newman and ask to change the language in one of those grants. Right now, the State Legislature is very reluctant to change the language in any of the grants. In fact, if you are not spending the money, they are taking it back. At the next meeting, we have to make a decision so we can get started.

UNFINISHED BUSINESS

- The flag lot resolution has been written, signed, and forwarded to the Assembly.

Next meeting is scheduled for August 10, 2015 at 6:00pm at Station 73.

The meeting adjourned at 6:25 PM

West Lakes Fire Service Area Board of Supervisors

WILLIAM BROWNE, Chair, West Lakes FSA B.O.S.

ATTEST:

LUJEAN FETCHENHIER, Secretary, West Lakes FSA F.D.

Minutes approved: 8/10/15 (WL FSA B.O.S.)

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Gateway Community Council Minutes
May 9, 2015 @ Turkey Red restaurant in Palmer

I. Grants Discussion
   a. Gateway CC must submit letter to MSB about which grants were awarded to which groups. Borough will write Gateway CC a check, then grantees will come to the Gateway CC for reimbursement. Letter needs to be sent to awardees that notes the CC reserves the right to inspect the work with notice. Also will stipulate that receipts received by 30th of the month will be paid by the 10th of the next month

II. Yak Grant
   a. Motion to award $2,500 to Yak out of $12,500 applied for. 3-2 vote in favor of $2,500. Murph, Richard, & Bill in favor, Stephanie and Stan opposed.

III. Nov. 5 General meeting & Future Grants Discussion
   a. Meeting set for Nov. 5, 2015 at 6pm
   b. Discussion about how to refine grant process including setting up evaluation criteria, ballot counting and ensuring no double counting on ballots, giving better notice that grant money is available. General schedule outlined:
      b.i. August 1, 2015 Public notice on facebook, and free public notice places like Frontiersman
      b.ii. Sept. 1, 2015 Application Deadline
      b.iii. Oct. 15, 2015 Send out mailed ballots

IV. Adjournment and Next meeting will be August 4, 2015

M Murph OB
Secretary GWCC

Chair GWCC

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Gateway Community Council
August 4, 2015 Board Meeting
6-8 pm MTA Building
Meeting Minutes

1. Call to order. Meeting was called to order and a quorum was established. It was noted that Stan Gillespie resigned for family reasons and the Vice President Harbuck took over as President per the bylaws and Stephanie Nowers assumed the Vice President position.
2. The agenda was approved.
3. Minutes from the May 9, 2015 meeting will be resent once corrected for approval.
4. Treasurer's Report: A report was given both on the Operating account and the Grant Account.
5. Unfinished Business:
    a. Grant Information Update and Planning for Fall Grants
        i. Decided available funding for this cycle $20,500.
        ii. Decide to send a post card to all GWCC residents about Grant Program and November 5, 2015 General Meeting
        iii. Decided that Grant Applications would be due September 1, 2015.
        iv. Decided to fund the mailing with available grant funds set up for GWCC administration.
    b. Our Information Needs for MSB
        i. President would contact MSB to determine what meeting information was still outstanding.
    c. Mailer Information
        i. See information under a.
    d. Planning for Fall Meetings
        i. Discussion was held to determine agenda, location and date. Agenda items to include vote on grant applications and transportation update. Other items may be added at later meetings.
6. New Business
    a. Vacant Position re. Article 7 Part A
        i. The board agreed that Richard Harbuck should take over the position of President and Stephanie Nowers would take over as Vice President leaving the At Large position unfilled until the next election.
        ii. The board agreed to prepare a GWCC resolution in opposition to Planning Commission Resolution 15.31.
7. Adjournment. The meeting was adjourned with the next meeting scheduled September 10, 2015.

approved 10/8/15
chair

M. Murphy
Secretary

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AUG 12 2015
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Meadow Lakes Community Council, Inc.

Minutes – July 8, 2015 - Meeting – Meadow Lakes Birch Creek Villas
Board Members Required for Quorum: ☒ 5 Board Members & ☒ 5 Committee Chairs - YES
☒ **Pres:** Terry Boyle ❖ ☒ **Vice Pres:** Heather Heusser ❖ ☒ **Treasurer:** Patti Fisher ❖ ☒**Sec:** Janet Henkel
☒ **Ed:** Sherri Rusher ❖ ☒ **Com. Coordinator:** Tim Swezey ❖ ☐ **CIP:** Maria Kalmbach ☒ **Game:** Ariel Cannon
☒ **Bylaw:** Don Stevens ❖ ☒ **Mem:** Holly Gerlach-Grant ❖ ☐ **Trail:** Robert Koruna ❖ ☒ **Saf:** Larry Michaelson
10 Members of the Meadow Lakes Community: ☒ Yes

1. **Call to Order:** The meeting was called to order at 7:00 pm by President Terry Boyle.

1a. **Determination of Quorum:** A quorum was determined to be present by Terry Boyle, President.

2. **Pledge of Allegiance:** Recited

3. **Approval of Agenda:** Cindy Michaelson noted that the date of the meeting minutes on the agenda was incorrect and needed to be changed from May 2015 to June 2015. A motion was made by Cindy Michaelson to approve the corrected agenda. The motion was seconded by Don Stevens. There were no objections or discussion and the motion passed with a unanimous vote.

4. **Approval of Meeting Minutes from June 10, 2015:** Sherri Rusher moved to approve the minutes, and Don Stevens seconded the motion. There was no discussion and the motion was approved with a unanimous vote.

5. **Treasurers Report:** Patti Fisher presented the Treasurers Report. She noted that revenue sharing had been received from the borough. Expenses paid included a donation for community cleanup, the balance in full of the contractual agreement for softball field project management, as well as supplies and labor incurred for maintenance of the fields in April and May, 2015.

6. **Presentation:** Todd Smith of the Alaska DOT gave a presentation on the Pittman Road Upgrade. The project will take place from Mile 0 to Mile 2.1 of Pittman Road. It is a state funded project and no federal monies are involved. He stated that the notice to proceed had been issued today, and due to the short construction season, hopes to have the project underway by the end of the week with the major work starting the week of July 20th and completion slated for the first part of September. The project will involve digging out one 650' section of roadway and installing geotech fabric and cross culverts. The existing asphalt will be removed and the road will be repaved as 2 – 12' lanes with an 8' shoulder. The culvert into Rainbow Lake will be replaced at the current level so as not to disturb the existing water level. There will not be any back slope or ditch line work, so existing roadside trails will remain as they are. New guard rail will be installed and all approaches and driveways will be redone. Most of the work should be completed by the time school starts on August 17th. Pilot cars will be added as necessary to minimize the disturbance to traffic. The project will be signed, and there will also be a hotline to gather further information. Mr. Smith encouraged everyone to stay on top of the progress of the project.

   Mr. Smith spoke briefly about highway funding, stating that the current highway bill is very good for us as we get $5-6 back for each $1 that we contribute, but this could change once the bill is upgraded.

   Parks Highway Project Phase II should be underway, however it has not yet been let out for bid. A bid opening date of July 22nd is currently scheduled, however, that may be pushed back due to contractor questions. This project will work from Church Road towards Pittman, with utility relocations and other work outside of the traffic taking place this fall, and road work beginning in the spring of 2016. A gravel source for the project will not be named until after the project is awarded. Due to the size of the project, it would be possible that more than one gravel source will be utilized, as the state will not be supplying gravel for this project. All permitting must be in place in order for a gravel pit to be considered as a supplier. Policy at the state level is very intent on making sure that gravel pits acting as suppliers have all permitting, etc. in order. Mr. Smith mentioned several other road projects that are expected to begin this fall, including Parks Highway Mile 35 – 40, which may interfere with fair traffic.

   There was much discussion and interaction with many questions posed by general members and board members alike, including Dawn Huston, Sherri Rusher, Nicole Anderson, Tim Swezey, Vern Halter, Cindy Michaelson, and Sean Bradley.

   Mark Whisenhunt, a planner with the Mat-Su Borough, was also scheduled to speak concerning the B & E Conditional Use Permit Application, however, he was unable to attend.

7. **Old Business:** Tim Swezey advised that the borough was requesting comments on the B & E Conditional Use Permit Application from the community council, and that the council needed to vote on commenting. Sherri Rusher made a motion that as a community council we send a letter of opposition to the borough regarding the B & E conditional use permit application. The motion was seconded by Lori Brenner. There was much discussion on this matter, and the motion was carried with a unanimous vote. Testimony was heard by many members of the community, and the information gathered will be used to immediately draft the letter of opposition to the borough, which will be delivered prior to the deadline of July 10, 2015 before 5:00 pm. The public hearing in front of the borough planning commission is scheduled to take place on August 3, 2015. Heather Heusser made a motion that person(s) from the Meadow Lakes Community Council attend this hearing and speak on behalf of the council. The motion was seconded by Cindy Michaelson. After some discussion the motion was carried with a unanimous vote.

8. **New Business:** There is no new business at this time.

9. **Correspondence:** Correspondence links were listed on the Agenda.

   9.1 DEC – B & E Construction Cleanup Timeline
   9.2 MSB – B & E Construction Conditional Use Permit Application for Earth Materials Extraction
   9.3 Platting:
      9.3.1 Crystal Forest #2015-110
      9.3.2 Warness Case #2015-117
      9.3.3 Bullock Variance Case #2015-117

10. **Agency Reports:** Vern Halter spoke briefly about the illegal waste dumped on the B & E site. He suggests writing to the DEC asking them to reactivate the cleanup process.

    Borough Mayor Larry DeVilbiss thanked the council members for allowing him to walk in and speak. He advised that government is at work concerning the B & E issue, although the process doesn't always move as fast as we would like as different jurisdictions move at different paces. He stated that this issue had also created a serious problem last year on the Machen road project when construction was halted.

    Mayor DeVilbiss also gave an update on the Seldon Road Extension project. He stated that he has been receiving many calls asking if the project is completed. Although the road appears to be complete, the contractor is still waiting on signage and speed tables to be placed on Beverly Lakes Road. Once the speed tables are in place the road will be opened, and even though the actual completion date is slated for September, the road will open ahead of schedule.

11. **Persons to be heard:** Patti Fisher welcomed all of the new faces at the meeting, and asked them to please fill out a membership application if they have not already done so.

    Larry Michaelson passed on new information about placing sharps containers at the fire stations in our community. He reported that there is currently an available sharps container at Station 73. The sharps containers must be located at a manned station, which prevents contaminated needles being distributed back into the community. He will find out if a sharps container could be made available at Station 72 when personnel are there, or if the container could be provided with the use of cameras. Dewey Bittner asked if the containers had to be located at a public building, to which Larry replied that they did.

    Randall Kowalke advised us that he is a candidate for borough assembly, running for Vern Halter's seat, and has been attending our meetings since late last year. He believes government should be by the people for the people, and although he cannot speak on the history of B & E, he will definitely be on the lookout for this type of activity.

    Doyle Holmes spoke briefly about his intent to run for Vern Halter's borough assembly seat also. He owns Willow Hardware and has previously served on the assembly. He believes a representative should be responsible to the people that he/she represents, and is concerned with the present assembly. He is conservative, a retired Navy veteran, and worried about regulations.

    Jayne Koskovich spoke to us again about changing the representation and alignment on the school board to balance it out, as well as changing the voting date of local elections to align them with national elections. She has a petition for each of these items and encouraged everyone to sign it. The petition must be turned in to the borough by August 1, 2015.

12. **Approve Meeting Location:** The next meeting date/location is listed below.

Birch Creek Villas
1210 N. Kim Drive
August 12, 2015
Sign In: 6PM to 7PM
Meeting: 7PM to PM

13. **Adjournment:** Cindy Michaelson moved to adjourn the meeting, seconded by Sherri Rusher. There were no objections and the motion was approved. The meeting was adjourned at 9:01 pm.

8/12/15

~~Terry Boyle, President~~ Heather Ann Heusser, VP — Date

8/12/15.

Jan Henkel, Secretary — Date

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JUN 15 2015
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Pt. MacKenzie Community Council
18297 W Pt. MacKenzie Rd
Wasilla, Alaska 99623

April 9, 2015
Annual Meeting
Minutes

Meeting was called to order at 7:05 PM.

The Pledge of Allegiance was led by President Donald Thomson.

Quorum was established with nine General Members. Also present were two Limited Members and eight guests.

Approval of February's minutes was met with a correction in the Assembly Report. Dan Mayfield noted the name of the new Assemblyperson is spelled Doty, rather than Doherty. Correction noted and accepted with the motion made by Wilma Gonzales to accept the minutes. The motion was seconded by Donald Thomson. The minutes from the meeting held on February 12, 2015 were approved and accepted with the correction noted, motion passed.

Correspondence received included a letter from the Community Development Department regarding eight conceptual trail ideas, two of which are in our Council area. This information was passed onto our members with an email from PMCC. Another piece of correspondence received was the application for our Community Cleanup, which has been submitted and the date is set for April 24-26. We received an invoice from Rochester Mailboxes with our mailbox units shipment. We received a letter from the State of Alaska regarding the Division of Oil and Gas Leases.
Correspondence sent was a letter to a prospective mailbox holder asking for qualification confirmation.

The Treasurer's Report was given by Wilma Gonzales. She informed the members that we have $542.65 in the General Account . The Project Account has $18,662.53 in it.

The Goose Creek Correctional Facility Report was given by John Conant. He informed us that in December Ron Taylor was sworn in as Commissioner in December. There is no Deputy Commissioner at this time. John gave an update on the Pt. MacKenzie Correctional Farm. There are no inmates living at that facility. The inmates are housed at Goose Creek Correctional Facility and transported to the PMCF daily to operate the farm. The greenhouses are up and seeding began last week. The inmates from PMCF will be participating in other work programs such as assisting in our local Community Cleanup, Willow Cleanup, as well as, the Girl Scout Camp. Last year, they participated in brush cutting. The

community phone tree that would alert residents of any prisoner outbreak has eight people signed up. Mr. Conant stated that John Yost would be retiring at the end of May.

Assemblyman Dan Mayfield gave the Assembly Report. Dan spoke about the progress of incorporating Big Lake into a city. The vote will be before the Big Lake citizens in late fall. Dept of Emergency Services has an interim director, Chief Bill Gambell. The first budget meeting will be on April 23rd. First they will address the school budget and then move onto the Borough budget. There will be some proposed mill rate increases. At the last PMCC meeting, we discussed the insufficient notice of public notices regarding projects within community council's boundaries. Assemblyman Mayfield has asked the Borough Planning Dept and the Manager to modify the public notice period from 21 days to 30 days, direction included that each community council be notified directly of any projects pertaining to their area. Two Community Councils have spoke of the need for a park in their community. Pt. MacKenzie was one of these communities. Dan spoke to Eric Phillips at Community Development regarding this. Some of the hurdles for our Community Council would include insurance/liability and to set aside the money for subdividing. Dan was asked by Wayne Brost to give an update of his knowledge regarding the Railroad's progress.

Fire Station 64 Report. Donald Thomson had no report of changes or activities.

Revenue Sharing Report was given by Donald Thomson. Donald stated that the Mailbox Beautification Project is still moving forward.

Announcements were given by Tammy Hoerauf. Community Cleanup is scheduled for April 25th and 26th. Tammy asked the members if we should have a picnic before our next meeting. Betty Harriman and Billie Gonzales were asked to be our Food Committee and to request Connie Rumsfelt's help. Our Board election is at the end of our meeting. There is a public meeting for Ak Dept of Fish and Game regarding the use, concerns and management options for the Cottonwood ATV trail in the Palmer State Game Refuge in Palmer at 7 PM at Mat-Su College at the Fred and Sara Machentaz Building , Room 205, on April 22.

Persons to be Heard began with Greg Rhodes explaining that he and other residents from the bluff area by the Port are in attendance to plea with the PMCC to speak up in a public comment on their behalf against the conceptual Coastal Trail, as noted in the recent letter from the Community Development Department that we just received. There was a discussion about the history of their plight with the Borough for this area, which would cross their and other people's private properties to put in this trail. There have been discussions since the late 1980s to condemn portions these resident's private properties, Tammy Hoerauf made a motion for the Pt. MacKenzie Community Council to write a letter in opposition of the concept of the Bluff Coastal Trail, as a public non-motorized, all season trail. John Travlos seconded the motion. A show of hands were in unanimous agreement. Motion passed.

Assemblyman Dan Mayfield explained the process of the conceptual trails and the workshop that took place regarding these trails. Dan also suggested that our Community Council write a letter to the Assembly regarding our stand about the proposed town-site. Donald Thomson made a motion for the Pt. MacKenzie Community Council to write a letter in opposition and to cease action regarding the

proposed Alsop town-site. Kate Swanson seconded the motion. A show of hands were in unanimous agreement. Motion passed.

Unfinished Business began with a discussion of what we have been doing with the Mailbox Beautification Project. We discussed the amount of our revenue sharing monies we have used so far. We discussed our need for a park and the amount of money we are looking at for our projects. Tammy Hoerauf made a motion to apply for the Community Enhancement grant to use the funds for the Mailbox Beautification Project. Kate Swanson seconded the motion. A show of hands were in agreement. Motion passed. Donald Thomson motioned to apply for more monies from the Revenue Sharing Program to ensure we have adequate money to complete the Mailbox Project, with an expansion on the scope of work. Tammy Hoerauf seconded the motion. A show of hands in agreement, passed the motion. Tammy Hoerauf made a motion to form a Mailbox Beautification Project and Park Committee. Donald Thomson seconded. A show of hands in agreement, passed the motion. Tammy Hoerauf asked for permission to hire an attorney to draw up the contract between PMCC and the new box holders. A show of hands approved the motion, no opposition. Gary Foster has received his ROW permit for the mailbox units that will be on his property. Tammy Hoerauf will call the Committee and set up a workshop.

New Business was to begin with the website. Prior to the meeting, Ken Farmer confirmed that no payment was due at this time, no need to discuss. Donald Thomson made a motion to write a letter to Community Development, in support of the conceptual paved bike trail from Carpenter Lake to Lake Lorrainne in support of improvements in our community. Tammy Hoerauf seconded the motion. A show of hands in agreement, motion passed.

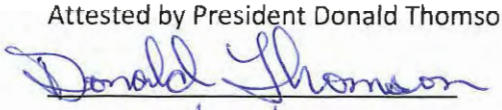
Election of New Board Members. No new candidates were brought before the members. Jim Swanson had expressed that he could not attend this meeting but would be willing to remain on the Board. The current Board Members were asked to remain on the Board. Tammy Hoerauf asked Gary Foster to consider sitting on the Board. He agreed. A show of hands accepted the Board Members for 2015-2016, unopposed.

Tammy Hoerauf motioned to adjourn. Betty Harriman seconded the motion. Meeting was adjourned at 8:44 PM.

A Board Meeting followed. The next meeting is scheduled for June 11, 2015 at 7PM, at Fire Station 64.

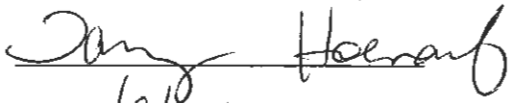
April 9, 2015 Annual Meeting Minutes Approved

Attested by President Donald Thomson



Date 6/11/15

Attested by Secretary Tammy Hoerauf



Date 6/11/15

RECEIVED
JUN 15 2015
CLERKS OFFICE

Pt. MacKenzie Community Council
18297 W Pt. MacKenzie Rd
Wasilla, Alaska 99623

April 9, 2015
Board Meeting
Minutes

Board Meeting was called to order at 9 PM.

Members present were Donald Thomson, Wilma Gonzales, Gary Foster and Tammy Hoerauf. Jim Swanson was not present.

Discussion regarding positions led to Donald Thomson remaining President, Gary Foster took the position of Vice-President, Wilma Gonzales will remain the Treasurer, Tammy Hoerauf will continue to be the Secretary, and Jim Swanson will remain the Alternate, as he had verbally expressed prior to the meeting.

Request for Tammy Hoerauf to be allowed to sign legal documents on behalf of the Pt. MacKenzie Community Council in regard to the Revenue Sharing Grant monies, as well as, the Community Development Grant and to include all documents pertaining to these monies. Board Members were all in agreement.

Meeting was adjourned.

The next Board Meeting will be announced.

April 9, 2015 Board Meeting Minutes Approved

Attested by President Donald Thomson

Donald Thomson

Date 6/11/15

Attested by Secretary Tammy Hoerauf

Tammy Hoerauf

Date 6/11/15

RECEIVED
SEP 16 2015
CLERKS OFFICE

Pt. MacKenzie Community Council
18297 W Pt. MacKenzie Rd
Wasilla, Alaska 99623

Resolution Serial No. 15-002

A RESOLUTION OF THE PT.MACKENZIE COMMUNITY COUNCIL AUTHORIZING ALL BOARD MEMBERS AS SIGNERS, AND REQUIRING ANY TWO BOARD MEMBERS TO SIGN NECESSARY DOCUMENTS BETWEEN THE POINT MACKENZIE COMMUNITY COUNCIL AND MATANUSKA-SUSITNA BOROUGH, SUSTAINABLE DESIGN GROUP OR ANY OTHER ENTITIES, THAT MAY BE NECESSARY TO COMPLETE THE MAILBOX BEAUTIFICATION PROJECT.

WHEREAS, the Point MacKenzie Community Council started the Mailbox Beautification project in 2012.

WHEREAS, the Mailbox Beautification Project was put on hold to acquire additional information.

WHEREAS, the Point MacKenzie Community Council voted to proceed with the project in late 2014.

WHEREAS, the eight CBU postal units were purchased in December 2014 and received in February 2015.

WHEREAS, the amended scope of work from Sustainable Design Group was approved on September 10, 2015.

WHEREAS, the Point MacKenzie Community Council has received or has access to Revenue Sharing Grant monies to complete said project.

NOW, THEREFORE, BE IT RESOLVED, that the Point MacKenzie Community Council authorizes any two board members to sign any necessary documents with the Matanuska Susitna Borough, Sustainable Design Group or any other entities, necessary to complete the Mailbox Beautification Project.

BE IT FURTHER RESOLVED, that Donald Thomson, Gary Foster, Wilma Gonzales, Tammy Hoerauf or Jim Swanson are the Board members authorized to sign any documents, with two signatures required on each document, to complete the Mailbox Beautification Project.

Adopted by the Point MacKenzie Community Council this 10th day of Sept, 2015

Donald Thomson

Donald Thomson, President
Pt. MacKenzie Community Council

Attested by Tammy Hoerauf
Tammy Hoerauf, Secretary
Pt. MacKenzie Community Council

RECEIVED
SEP 16 2015
CLERKS OFFICE

Pt. MacKenzie Community Council
18297 W Pt. MacKenzie Rd
Wasilla, Alaska 99623

Resolution Serial No. 15-003

A RESOLUTION OF THE PT.MACKENZIE COMMUNITY COUNCIL AUTHORIZING ALL BOARD MEMBERS AS SIGNERS, AND REQUIRING ANY TWO BOARD MEMBERS TO SIGN NECESSARY DOCUMENTS BETWEEN THE POINT MACKENZIE COMMUNITY COUNCIL AND MATANUSKA-SUSITNA BOROUGH AND ANY OTHER ENTITIES, TO COMPLETE THE POINT MACKENZIE COMMUNITY PARK PROJECT.

WHEREAS, the Point MacKenzie Community Council adopted Resolution No 15-001, asking for a community park to be created in our area; and

WHEREAS, on August 18, 2015 , the Point MacKenzie Community Council Park Committee, designated by the Point Mac Kenzie Community Council, voted on preferred parcels, as presented by Mat Su Borough Land Management representative. Preferred parcel being Tax ID# 16NO4W36D005; and

WHEREAS, the Point MacKenzie Community Council wishes to proceed with the Community Park Project; and

Whereas,the Point MacKenzie Community Council has Revenue Sharing and Community Enhancement grant funds to proceed; and

WHEREAS, the Point MacKenzie Community Council plans to work with the Matanuska Susitna Borough and Community Development, as well as any other entities, to accomplish designation of this Mat Su Borough parcel, as the future Point MacKenzie Community Park; and

WHEREAS, the Pt. Mac Kenzie Community Council Resolution 15-001 addresses the issue of safety and necessity of a community park.

NOW, THEREFORE, BE IT RESOLVED, that the Point MacKenzie Community Council authorizes any two board members to sign any necessary documents with the Matanuska Susitna Borough or any other entites involved in the process of creating a community park.

BE IT FURTHER RESOLVED, that Donald Thomson, Gary Foster, Wilma Gonzales, Tammy Hoerauf or Jim Swanson are the Board members authorized to sign any documents, with two signatures required on each document, to complete the Community Park.

Adopted by the Point MacKenzie Community Council this 10th day of Sept, 2015

Donald Thomson

Donald Thomson, President
Pt. MacKenzie Community Council

Attested by Tammy Hoerauf

Tammy Hoerauf, Secretary
Pt. MacKenzie CommunityCouncil

Sutton Community Council Regular Monthly Meeting
Wednesday, June 24, 2015, 7:00 pm @ Alpine Inn, Sutton Alaska
Minutes

Council Members Present: Mark Bertels, Roberta Mason, Jim Tapley, George Rauscher
Council Members Absent: Claudia Dolfi, Sierra Alcantra-Hanson, Sandra Myers
Community Members Present: Jim Psenak, Lorali Simon, Angie Stephl

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1. **Establish Quorum:** No (five council members is a quorum)
2. **Call to Order:** 7:00 pm
3. **Pledge:** led by ~~Mark Bertels~~ George Rauscher
4. **Additions or Changes to Agenda:**
   a. Lorali Simon of Usibelli Coal Company on the Wishbone Hill Project
   b. Angie Stephl of Representative Jim Colver's Office on Highway project updates
5. **Guests:**
   a. Lorali Simon of Usibelli Coal Company
   b. Angie Stephl of Representative Jim Colvers Office
6. **Presentations:**
   a. Lorali Simon of Usibelli Coal Company on the Wishbone Hill project
      1. See attached press release regarding the request from environmental groups for a review hearing on the minor air quality permit
      2. The judge denied the request for a hearing
      3. There is a thirty day window for an appeal of that decision
      4. The case would then move to the Alaska Superior Court
      5. Usibelli will review and conduct a feasibility study
      6. Usibelli moving forward with the mine development will depend on the global market for coal
   b. Angie Stephl of Representative Jim Colver's Office on Highway project updates
      1. See attached highway project update sheet
7. **Announcements:**
   a. See attached rate increase table for the transfer sites
8. **Correspondence**:
   a. Mail – Posted on the SCC website
   b. Public and Board Correspondence – see attached
      I. Council wrote a letter of support for the Teen's Art program see attached
9. **Borough and State Reports:**
   a. Jim Sykes – MSB Assembly District 1 Representative
      1. *Jim was unable to attend this council meeting*
10. **Officer Reports:**
   a. **Chair** - Mark Bertels
      I. No updates at this time
   b. **Secretary** – Claudia Dolfi
      I. May minutes will be emailed to the Council for review
   c. **Treasurer** – Jim Tapley
      On hand 06/24/2015
      1. Checking - $471.12
      2. Savings - $25.27

Treasurer report continued from page 1

3. Money Market - $42,733.55
4. 2010 Revenue Sharing - $222.57
5. 2011 Revenue Sharing - $33.96
6. 2012 Revenue Sharing - $3,355.02
7. 2013 Revenue Sharing - $24,396.00
8. 2014 Revenue Sharing - $13,886.99

11. Committee Reports:

a. ***Comp Plan Review*** - Mark Bertels
   i. *No scheduled meetings at this time*
b. ***501c (3) Committee*** – George Rauscher
   i. *No update at this time*
c. ***Bylaws Committee*** – Roberta Mason
   i. *No update or changes at this time*

12. Old Business:

a. None at this time

13. General Orders:

a. None at this time

14. New Business:

a. None at this time

15. Restate motions and voting results

a. No quorum – motions or votes

16. Meeting Adjourned: *8:30 pm*

Mark Bertels 7-29-15 Claudia Dolfi 7-29-15

President's Signature **Date** **Secretary's Signature** **Date**

Sutton Community Council
Treasurer's Report
June 24, 2015

Beginning & Ending Balances	05/29/2015	06/27/2015	Ending Balance
77 Checking	465.36	471.12	471.12
99 Savings	25.26	25.27	25.27
20 Money Market	42,733.55	42,733.55	42,733.55
Deposits Checking			
Deposits Money Market			
Transfers Money Market to Checking			.00
EXPENSES:			
INTEREST:			
Checking		.00	
Savings		.00	
Money Markets		.00	

Sutton Community Council
Revenue Sharing Project 2010 Update
June 24, 2015

Project	Funds Allotted	Funds Dispersed	Funds Remaining
Wayside sign at Callison's pullout.	1,500.00	1,500.00 Transferred to playground project	.00
Alpine Historical Park. Renovations	3,500.00	3,500.00	.00
17 mile public access signs	500.00	84.62 524.88 Transferred to Playground	.00
Ski groomer	750.00	750.00	.00
Garbage collection at area rec. sites. Administered by CVTC at SCC request	3,069.00	3,000.00	.00
Sutton resource signs	1,500.00	1,500.00	.00
Transfer site coupons	1,500.00	1,500.00	.00
Welcome to Sutton Sign's	3,000.00	1,816.73 960.70 Transferred to Playground	222.57
Alpine Civic Club Board	2,440.50	2,400.00	.00
SAC	2,440.00	2,440.50	.00
Totals	20,200.00	19,977.43	222.57
Funds Transferred to Playground	2,985.58		

Sutton Community Council
Revenue Sharing Project 2011 Update
June 24, 2015

Project	Funds Allotted	Funds Dispersed	Funds Remaining
Alpine Historical Society	2,400.00	2,400.00	.00
Sutton PTA	367.00	366.18	.00
Eagle Crest Ministries	2,300.00	2,299.97	.00
Friends of the Library	6,300.00	6,300.00	.00
Grace Bible Church	1,600.00	1,586.43	.00
Alpine Civic Club	2,000.00	2,000.00 Transferred to Playground	.00
Sutton Community Council	5,233.00	5,199.04	33.96
Total's	20,200.00	20,166.04	33.96
Transferred to Playground		2,014.42	

Sutton Community Council
Revenue Sharing Project 2012 Update
June 24, 2015

Project	Funds Allotted	Funds Dispersed	Funds Remaining
Alpine Historical Society	1,200.00	.00	1,200.00
Sutton PTA	1,221.03	781.48	439.55
Eagle Crest Ministries	2,646.00	2,244.67	401.33
Friends of the Library	5,300.00	5,300.00	.00
Grace Bible Church	3,900.00	3,900.00	.00
Alpine Civic Club Community outreach	500.00	500.00	.00
Sutton Community Council	1,350.00	1,360.86	14.14
Playground	7,007097	7,007.97	.00
Alpine Civic Club	1,300.00	.00	1,300.00
Sutton Public Library Parenting classes	2,475.00	2,450.00 25.00 transferred to SCC	.00
Totals	26,900.00	23,544.98	3,355.02

Sutton Community Council
Revenue Sharing Project 2013 Update
June 24, 2015

Project	Funds Allotted	Funds Dispersed	Funds Remaining
Friends of the Sutton Library	4,000.00	4,000.00	.00
Alpine Historical Society	5,150.00	.00	5,150.00
Friends of the Sutton Library Indoor stage	9,000.00	.00	9,000.00
Alpine Civic Club Board Community hall	7,650.00	.00	7,650.00
Alpine Civic Club Board m day & vet day dinner	300.00	.00	300.00
Sutton Community Council	2,500.00	204.00	2,296.00
Totals	28,600.00	4,204.00	24,396.00

Sutton Community Council
Revenue Sharing Project 2014 Update
June 24, 2015

Project	Funds Allotted	Funds Dispersed	Funds Remaining
Eagle Crest Ministries	1,600.00	.00	1,600.00
Alpine Historical Society playground	4,150.00	4,150.00	.00
Grace Bible Church Food pantry	4,000.00	2,163.01	1,836.99
Alpine Civic Club Board community hall	7,650.00	.00	7,650.00
Alpine Civic Club Board m day & vet day dinner	300.00	.00	300.00
Sutton Community Council	2,500.00	.00	2,500.00
Totals	20,200.00	6,313.01	13,886.99

COUNCIL MEETING MINUTES

Community Park Building
Milepost 115.2 George Parks Highway, turn left on TC Park Circle

Regular Meeting 6:30 PM Thursday, June 18, 2015

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I. Meeting called to order 6:37 pm.

II. Board Members in Attendance: Miller, Glenka, Kolbeck and guest Randall Kowalke

III. Reading and approval of minutes from May

IV. Assembly Report: TCCSA approved for money to finish building

V. TCCSA CIP Report: $32,343.30 Remaining. No Change, getting bids ready for new building.

VI. RSA 30 Report: None

VII. Treasurer's Report: Checking $236.44 & Savings: $25.24

VIII. Revenue Sharing Project Updates:

A. FY2012

1. Oral History – $951.84 Remaining
2. TCCC Costs – $1.35 Remaining

B. FY2013

1. TCCSA Operating – $845.34 Remaining
2. TCCSA Conex – $1,500 Remaining
3. TCCSA Tools - $7.76 Remaining

IX. Current Mail: Read

X. Public Forum: None

XI. Unfinished Business:

A. FY2014 Revenue Share projects approved by Borough. Council returned notarized documents and waiting for check so can distribute funds and MOA's to the following:
   a. Administrative Costs for Trapper Creek Community Council - $1,000
   b. Operating Expenses, June 2015-2016, TC Park & Cemetery - $12,800
   c. Upper Susitna Food Pantry - $3,000
   d. Operating funds TC Nordic Ski Club's Bearcat Snow Machine & Two Groomers $829
   e. Trapper Creek Winter Trail Grooming - $2,500
   f. Trapper Creek Learning Garden & Pat Drover Memorial Garden Projects - Partially funded $71

B. Highway cleanup efforts are still in effect through June 30th. Bags available at Trading Post.

XII. New Business:

A. Discussion for calling a special meeting to discuss proposed gravel pit. Motion made by Martin Bee to recess meeting until 6:30 pm, June 19, 2015. Motion passed unanimously. Meeting reconvened at 6: pm. Petition handed into the council to hold a special meeting to discuss proposed gravel pit. Meeting scheduled for 6:30 pm on June 28, 2015.

XIII. Date of next regular meeting scheduled for July 16, 2015 at 6:30 pm.

XIV. Meeting adjourned at 6:36 pm

(Minutes taken by Council Secretary, Levi Miller)

Approved: Paula Glenka 7/16/15 Levi Miller 7/16/15
Chairperson Date Secretary Date

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COUNCIL MEETING MINUTES

Community Park Building
Milepost 115.2 George Parks Highway, turn left on TC Park Circle

General/Special Meeting 6:30 PM Thursday, June 28, 2015

I. Meeting called to order 6:39 pm.

II. Board Members in Attendance: Miller, Grelson Kolbeck and Glenka. Members present: Shawn and Jennifer Stankowitz, Randolph Killian, John Glenka, Klaus Lerch, Martin and Diane Bee, Laura DeRungs, Ken and Peggy Marsh, Angela Parsons, Lon McCullough and Kristie Parsons.

III. Agenda approved. Parsons objects to two Council members not stepping aside due to their being somewhat closely tied to the issue.

IV. Public Forum: Open discussion on the proposed gravel pit issue.

Concerns:

Parsons previous practices
Road access
Hours of operation
Noise pollution
Proper engineering
Potential of expansion of operation (Rock Crusher and Asphalt Plant)
Water contamination
Crossing of the stream
Wetland crossing at the existing ADL (secondary access)
The effect on local business and property values
What will happen to the over burden
Access road being close to the stream
Development of the lot closer to the road

Straw poll of gravel pit opposition: 8 opposed to pit, 3 in favor of pit, 2 abstained

Discussion of the talking points that will be brought forth by a Council representative as public comment to the Borough at the Planning meeting July 6th in Palmer.

Motion by Grelson to accept the talking points discussed at the meeting, seconded by Diane Bee. Motion passed unanimously.

V. Meeting adjourned at 9:05 pm

(Minutes taken by Council Secretary, Levi Miller)

Approved: Paula Glenka 7/16/15 Levi Miller 7/16/15
Chairperson Date Secretary Date

Trapper Creek Community Council
PO Box 13021, Trapper Creek, AK 99683-0321 (907) 733-7370 Teleconference

COUNCIL MEETING MINUTES

Community Park Building
Milepost 115.2 George Parks Highway, turn left on TC Park Circle

Regular Meeting 6:30 PM Thursday, July 17, 2015

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I. Meeting called to order 6:30 pm.

II. Board Members in Attendance: Miller, Glenka, Kolbeck. Members: Lon McCullough and Darlene Rich

III. Reading and approval of minutes from June 18 and June 28

IV. Assembly Report: None, although Vern Halter is running for Matsu Borough Mayor

V. TCCSA CIP Report: $32,343.30 Remaining. No Change, getting bids ready for new building.

VI. RSA 30 Report: None

VII. Treasurer's Report: Checking $3,807.44 & Savings: $25.25

VIII. Revenue Sharing Project Updates:

A. FY2012

1. Oral History – $951.84 Remaining
2. TCCC Costs – $1.35 Remaining

B. FY2013

1. TCCSA Operating – $525.34 Remaining
2. TCCSA Conex – $1,500 Remaining
3. TCCSA Tools – $0 Remaining. Project complete

C. FY2014

1. TCCSA Operating - $20,852.61 Remaining
2. TCCC Operating - $1,000 Remaining

IX. Current Mail: Read

X. Public Forum: None

XI. Unfinished Business:

A. Community Cleanup results to be filed to the Borough.
B. Acknowledgement of distribution of MOA's and FY14 funding.
C. Board approval of Resolution to Planning commission
1. Motion to adopt Resolution 2015-001 by Kolbeck seconded by Darlene Rich. Motion passed unanimously.

XII. New Business:

A. Biennial report for Articles of Incorporation

B. Semi Annual Reports to Borough to be filed by the 20th of July

XIII. Date of next regular meeting scheduled for August 20, 2015 at 6:30 pm.

XIV. Meeting adjourned at 8:00 pm

(Minutes taken by Council Secretary, Levi Miller)

Approved: Paula Glenka 8/20/15 Levi Miller 8/20/15

Chairperson Date Secretary Date

Trapper Creek Community Council
PO Box 13021, Trapper Creek, AK 99683-0321 (907) 733-7370 Teleconference

SUBJECT: Administrative report relating to the creation of and improvements to 3588 S Dawn Lake Drive Noncontiguous Natural Gas Local Improvement District No. 576; and consideration of said creation.

AGENDA OF: September 1, 2015

ASSEMBLY ACTION:

MANAGER RECOMMENDATION: Introduce and set for public hearing on October 20, 2015.

APPROVED BY JOHN M. MOOSEY, BOROUGH MANAGER:

Route To:	Department/Individual	Initials	Remarks
	Originator/Marcia vonEhr	MVE	8-14-15
1	Finance Director		
2	Borough Attorney (Also reviewed by Bond Counsel)		
3	Borough Clerk		8/24/15

ATTACHMENT(S): Ordinance Serial No. 15-114 (5 pp)
Exhibit A (1 p)
Map (1 p)
Ballot Tally (1 p) *-to be presented at Public Hearing*
Fiscal Note: Yes _____ No X

SUMMARY STATEMENT:
A petition has been filed by the record owners of 100 percent in value of the property and signatures of 100 percent of property owners within the proposed 3588 S Dawn Lake Drive Noncontiguous Natural Gas Local Improvement District. The petition has been certified by the borough clerk. The proposed 3588 S Dawn Lake Drive Noncontiguous Natural Gas Local Improvement District is located in Assembly District #5.

As addressed in Section 8 of the manager's administrative report, (listed below) there are zero properties that do not conform to MSB 3.28.080(B).

MANAGER'S ADMINISTRATIVE REPORT
(MSB 3.28.040)

1. Description of properties to be benefited by the improvement:
SEE ORDINANCE SERIAL NO. 15-114

2. Evaluation of need and benefit of improvement and proposed allocation of special assessments:
The installation of natural gas distribution lines makes available to the property owners within the **noncontiguous** natural gas improvement district a clean energy source that is substantially lower in cost than any other source available. Properties, including vacant properties, served by natural gas have a tendency to sell more rapidly when placed on the market than similar properties in areas not served by natural gas. It is believed that the benefits will accrue about equally to each property in the improvement district. Therefore, it is proposed that the entire cost of the improvement to be allocated equally to each property within the district, without regard to the front footage, the size of the property, the value of the property or other measures.

3. Estimated total cost of improvement:
The estimated cost of the installation by ENSTAR is $7,670.00 if done during the 2016 construction season. It is estimated that administrative costs will amount to approximately $1,188.00 and the delinquency reserve will be $500.00. The estimated total cost of the improvement as of this date is $9,358.00. It is recommended that the project be financed by a special assessment bond or bank loan, which will be reimbursed from the special assessments on the properties to be benefited. It is anticipated that interest on the loan will be recovered through the interest that will be paid on special assessment installments.

4. Current mill rate: The Fiscal Year 2016 mill rate for the improvement district is 15.411 mills consisting of 9.984 mills (areawide) plus .517 mills (non-areawide) plus 1.99 mills (FSA# 130) plus 2.92 mills (RSA#17).

Taxable Property Values:		
	Real Property:	$148,800.00
	Personal Property:	0
	Total:	$148,800.00

5. Ownership of distribution lines: Enstar Natural Gas Co. is a division of Semco Energy Inc. It will own and be wholly responsible for the service and maintenance of the natural gas lines.

6. Profile of proposed properties in local improvement district:

	Total Number of Lots:	1
Ownership type of properties:	Private:	1
	Bank:	0
	Public:	0
	MSB:	0
"Tax" status of properties:	Number Current:	1
	Number Delinquent:	0
	Number in Foreclosure:	0
	Number in Bankruptcy:	0
	Population Estimate:	3
	Estimated Area (Acres):	1.03

* This estimate is based on information collected during the 2010 census and current assessment records.

7. Other special assessments effecting this local improvement district: NONE .

8. Properties not conforming to MSB 3.28.080(B) "...An assessment may not exceed 25 percent of the assessed value for real property taxation of the property assessed": 0

9. Method of collecting assessments: Semi-annual due dates will be established, with billings sent to each property owner 30-45 days before each due date. Delinquent accounts will be acted upon in the same manner as delinquent tax accounts, including annual foreclosure action.

IMPROVEMENT PLAN (MSB 3.28.050B)

The improvement is the installation of approximately 340 linear feet of natural gas distribution lines by ENSTAR to serve and benefit 1 properties within the 3588 S Dawn Lake Drive **Noncontiguous** Natural Gas Local Improvement District as described in Ordinance Serial No. 15-114. The current ENSTAR tariff sets the cost of gas lines at $22.56 per foot for a total cost of $7,670.00.

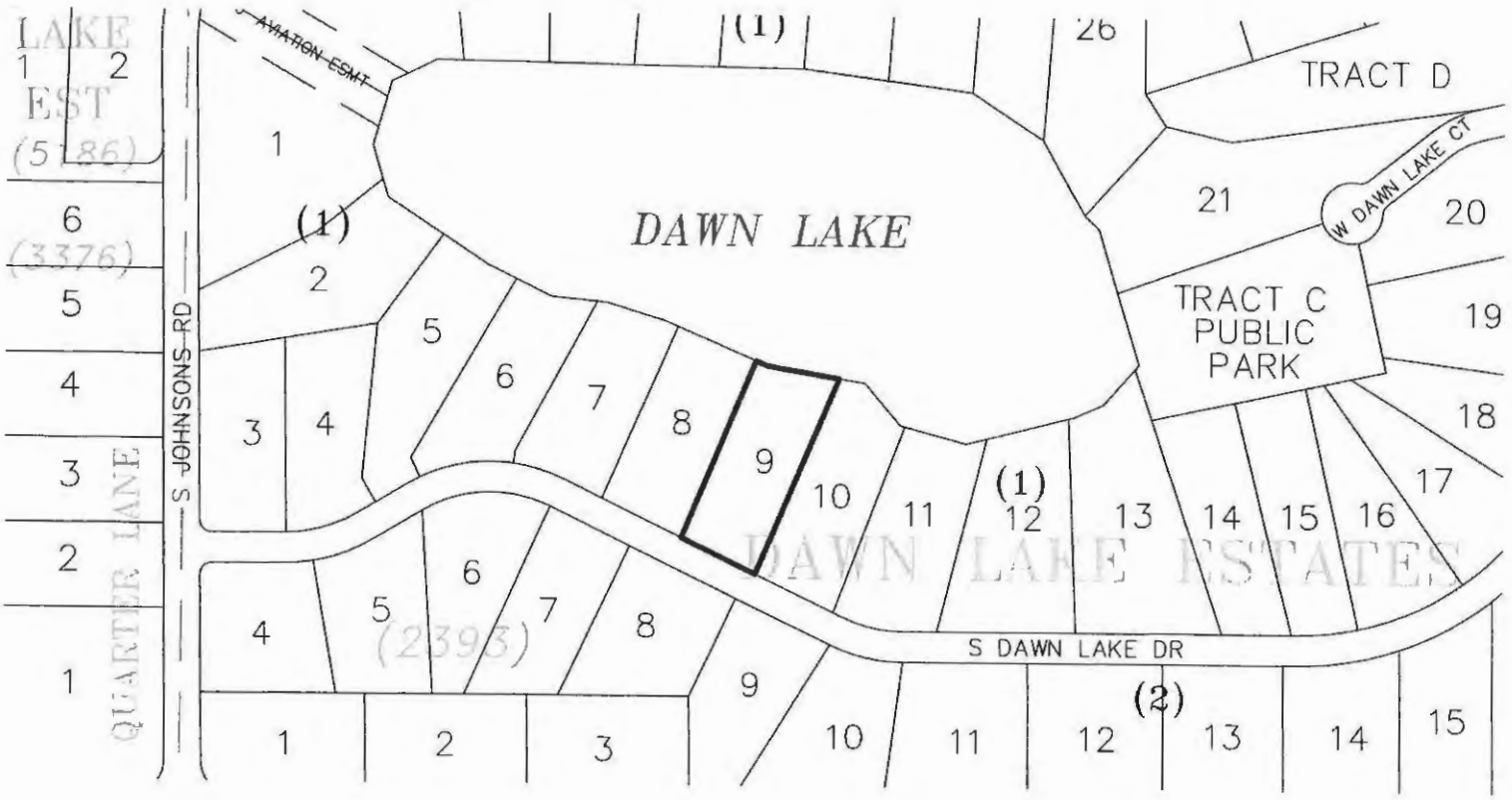
The improvement funding will be obtained by selling a special assessment bond to a bank. Only the proceeds of the special assessments and interest will be pledged as security for payment. The special assessments may be paid by the property owners in semi-annual installments over a ten-year period.

ENSTAR will engineer, own, install, and maintain the line under an agreement with the borough.

The estimated total cost is $9,358.00. The estimated cost elements are installation costs of $7,670.00, delinquency reserve of $500.00, and administrative costs of $1,188.00.

The estimated total cost is to be equally assessed against the properties within the improvement district, including those properties not meeting to MSB 3.28.080(B) criteria.

The estimated special assessment against the 1 lot is $9,358.00 per lot.



IM No. 15-184
Ordinance Serial No. 15-114

Non-Code Ordinance Manager

By: Borough

Introduced:
Public Hearing:
Action:

MATANUSKA-SUSITNA BOROUGH
ORDINANCE SERIAL NO. 15-114

AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY CREATING 3588 S DAWN LAKE DRIVE **NONCONTIGUOUS** NATURAL GAS LOCAL IMPROVEMENT DISTRICT NO. 576, 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.

WHEREAS, a petition has been filed by the owners of One Hundred Percent in value of the property within 3588 S Dawn Lake Drive **Noncontiguous** Natural Gas Local Improvement District for the installation of natural gas distribution lines; and

WHEREAS, the borough clerk has certified the petition; and

WHEREAS, the manager's administrative report, including the improvement plan is incorporated in IM No. 15-184; and

WHEREAS, notice of the public hearing was published for two consecutive weeks in a newspaper of general circulation distributed within the borough; and

WHEREAS, notice was mailed CERTIFIED RETURN RECEIPT REQUESTED to each record owner of property within the local improvement district; and

WHEREAS, a public hearing on the creation of the local

improvement district and the improvement plan has been held; and

WHEREAS, ballots approving or disapproving the local improvement district were permitted to be filed in writing for 30 calendar days after mailing of notice of the public hearing; and

WHEREAS, ballots marked "yes" from owners of property bearing One Hundred Percent of the estimated cost of the improvements were received; and

WHEREAS, the proposed improvement is not a power exercised through a service area and there is not a board of supervisors.

BE IT ENACTED:

Section 1. This is a non-code ordinance.

Section 2. The 3588 S Dawn Lake Drive **Noncontiguous** Natural Gas Local Improvement Plan will increase safety, improve health, increase property values, is necessary, is in the public interest and the improvement should be made.

Section 3. The petition has sufficient and proper petitioners.

Section 4. Ballots approving the local improvement district were filed timely by the record owners of property within the **Noncontiguous** natural gas local improvement district bearing one hundred percent of the estimated cost of the improvement and the Assembly can proceed with the improvement.

Section 5. Notwithstanding MSB 3.28.080(B) there are zero properties that do not conform that will be assessed for the improvement.

Section 6. There is hereby created the 3588 S Dawn Lake Drive **Noncontiguous** Natural Gas Local Improvement District No. 576 as described in the attached legal description marked Exhibit A.

Section 7. The manager is hereby authorized to proceed with the improvement, negotiate for sale of a special assessment bond or similar loan for assembly approval, and such other necessary and proper work as appropriate to accomplish the purpose of the improvement plan upon financing approval by the assembly.

Section 8. Upon completion of the work the total cost of the improvement shall be assessed equally against each property within the **Noncontiguous** natural gas local improvement district. The finance director shall prepare a special assessment roll assessing to each property within the **Noncontiguous** natural gas local improvement district an amount equal to the actual total improvement cost divided by the number of properties within the **Noncontiguous** local improvement district. The proposed special assessment roll shall be prepared and presented in accordance with the provisions of the Matanuska-Susitna Borough Code in effect at the time the special assessment roll is prepared.

Section 9. The special assessments against the properties described in Section 6 above are liens upon the property and are prior and paramount to all liens except municipal tax liens and may be enforced as provided for the enforcement of real property tax liens.

Section 10. Special assessments may be paid in 20 semi-annual installments with due dates established by the assembly upon approval of the **Noncontiguous** natural gas local improvement district special assessment roll, provided, the assembly may authorize payment terms greater than or less than a ten-year period of time. If no time for payment is established, semi-annual installments are due and payable when property taxes are due and payable. Special assessment installments not paid when due shall have a penalty added equal to the penalty for delinquent second-half real property taxes in effect at the time of the special assessment installment delinquency. Upon full payment of the special assessment, the manager shall issue a release of the lien to the record owner of the property.

Section 11. Notwithstanding the approval of the **Noncontiguous** natural gas local improvement district based upon the financing of the cost through the sale of a special assessment bond or loan, if the assembly determines that the sale of a

special assessment bond or loan is not feasible or is not available, the assembly may provide for other means of financing the project cost at its sole discretion.

Section 12. Ordinance Serial Number 15-114 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)

EXHIBIT A

LEGAL DESCRIPTION FOR
3588 S DAWN LAKE DRIVE #576

2393
Lot Nine (9), Block One (1), DAWN LAKE ESTATES NO. 1, according to Plat #1984-34.

THE ABOVE ARE RECORDED IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.

SUBJECT: **Administrative report relating to the creation of and improvements to McCombs Road & Melanie Lane Noncontiguous Natural Gas Local Improvement District No. 572; and consideration of said creation.**

AGENDA OF: September 15, 2015

ASSEMBLY ACTION:

MANAGER RECOMMENDATION: Introduce and set for public hearing on October 20, 2015.

APPROVED BY JOHN M. MOOSEY, BOROUGH MANAGER:

Route To:	Department/Individual	Initials	Remarks
	Originator/Marcia vonEhr	MVE	8-31-15
1	Finance Director		9/1/15
2	Borough Attorney (Also reviewed by Bond Counsel)	NS	
3	Borough Clerk		9/4/15

ATTACHMENT(S): Ordinance Serial No. 15-119 (5 pp)
Exhibit A (1 p)
Map (1 p)
Ballot Tally (1 p) *-to be presented at Public Hearing*
Fiscal Note: Yes _____ No X

SUMMARY STATEMENT:

A petition has been filed by the record owners of 100 percent in value of the property and signatures of 100 percent of property owners within the proposed McCombs Road & Melanie Lane **Noncontiguous** Natural Gas Local Improvement District. The petition has been certified by the borough clerk. The proposed McCombs Road & Melanie Lane **Noncontiguous** Natural Gas Local Improvement District is located in Assembly District #1.

As addressed in Section 8 of the manager's administrative report, (listed below) there is one property that does not conform to MSB 3.28.080(B).

MANAGER'S ADMINISTRATIVE REPORT

(MSB 3.28.040)

1. Description of properties to be benefited by the improvement:
SEE ORDINANCE SERIAL NO. 15-119

2. Evaluation of need and benefit of improvement and proposed allocation of special assessments:
The installation of natural gas distribution lines makes available to the property owners within the **noncontiguous** natural gas improvement district a clean energy source that is substantially lower in cost than any other source available. Properties, including vacant properties, served by natural gas have a tendency to sell more rapidly when placed on the market than similar properties in areas not served by natural gas. It is believed that the benefits will accrue about equally to each property in the improvement district. Therefore, it is proposed that the entire cost of the improvement to be allocated equally to each property within the district, without regard to the front footage, the size of the property, the value of the property or other measures.

3. Estimated total cost of improvement:
The estimated cost of the installation by ENSTAR is $57,486.00 if done during the 2016 construction season. It is estimated that administrative costs will amount to approximately $3,618.00 and the delinquency reserve will be $3,250.00. The estimated total cost of the improvement as of this date is $64,354.00. It is recommended that the project be financed by a special assessment bond or bank loan, which will be reimbursed from the special assessments on the properties to be benefited. It is anticipated that interest on the loan will be recovered through the interest that will be paid on special assessment installments.

4. Current mill rate: The Fiscal Year 2016 mill rate for the improvement district is 17.381 mills consisting of 9.984 mills (areawide) plus .517 mills (non-areawide) plus 3.43 mills (FSA #2) plus 3.45 mills (RSA#26).

Taxable Property Values:		
	Real Property:	$2,073,800.00
	Personal Property:	0
	Total:	$2,073,800.00

5. Ownership of distribution lines: Enstar Natural Gas Co. is a division of Semco Energy Inc. It will own and be wholly responsible for the service and maintenance of the natural gas lines.

6. Profile of proposed properties in local improvement district:

	Total Number of Lots:	11
Ownership type of properties:	Private:	11
	Bank:	0
	Public:	0
	MSB:	0
"Tax" status of properties:	Number Current:	9
	Number Delinquent:	2
	Number in Foreclosure:	0
	Number in Bankruptcy:	0
	Population Estimate:	26
	Estimated Area (Acres):	14.16

* This estimate is based on information collected during the 2010 census and current assessment records.

7. Other special assessments effecting this local improvement district: NONE .

8. Properties not conforming to MSB 3.28.080(B) "...An assessment may not exceed 25 percent of the assessed value for real property taxation of the property assessed": 1

9. Method of collecting assessments: Semi-annual due dates will be established, with billings sent to each property owner 30-45 days before each due date. Delinquent accounts will be acted upon in the same manner as delinquent tax accounts, including annual foreclosure action.

IMPROVEMENT PLAN (MSB 3.28.050B)

The improvement is the installation of approximately 2,750 linear feet of natural gas distribution lines by ENSTAR to serve and benefit 11 properties within the McCombs Road & Melanie Lane **Noncontiguous** Natural Gas Local Improvement District as described in Ordinance Serial No. 15-119. The current ENSTAR tariff sets the cost of gas lines at $20.48 per foot for a cost of $56,320.00 and Road Bore of $1,166.00 for a total cost of $57,486.00.

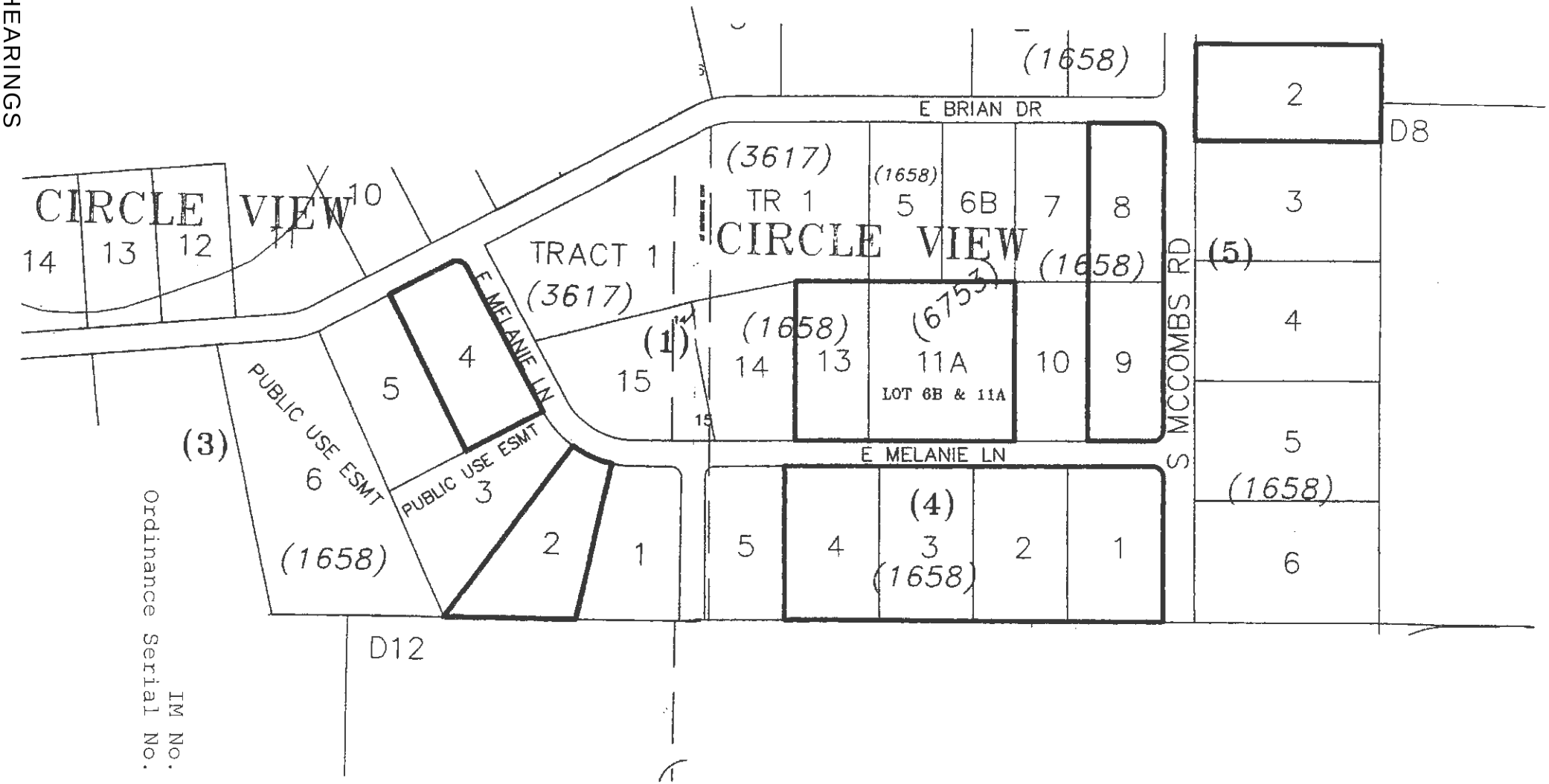
The improvement funding will be obtained by selling a special assessment bond to a bank. Only the proceeds of the special assessments and interest will be pledged as security for payment. The special assessments may be paid by the property owners in semi-annual installments over a ten-year period.

ENSTAR will engineer, own, install, and maintain the line under an agreement with the borough.

The estimated total cost is $64,354.00. The estimated cost elements are installation costs of $57,486.00, delinquency reserve of $3,250.00, and administrative costs of $3,618.00.

The estimated total cost is to be equally assessed against the properties within the improvement district, including those properties not meeting to MSB 3.28.080(B) criteria.

The estimated special assessment against the 11 lots is $5,850.36 per lot.



IM No. 15-195
Ordinance Serial No. 15-119

Non-Code Ordinance
Manager

By: Borough

Introduced:
Public Hearing:
Action:

MATANUSKA-SUSITNA BOROUGH
ORDINANCE SERIAL NO. 15-119

AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY CREATING MCCOMBS ROAD & MELANIE LANE **NONCONTIGUOUS** NATURAL GAS LOCAL IMPROVEMENT DISTRICT NO. 572, 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.

WHEREAS, a petition has been filed by the owners of One Hundred Percent in value of the property within McCombs Road & Melanie Lane **Noncontiguous** Natural Gas Local Improvement District for the installation of natural gas distribution lines; and

WHEREAS, the borough clerk has certified the petition; and

WHEREAS, the manager's administrative report, including the improvement plan is incorporated in IM No. 15-195; and

WHEREAS, notice of the public hearing was published for two consecutive weeks in a newspaper of general circulation distributed within the borough; and

WHEREAS, notice was mailed CERTIFIED RETURN RECEIPT REQUESTED to each record owner of property within the local improvement district; and

WHEREAS, a public hearing on the creation of the local

improvement district and the improvement plan has been held; and

WHEREAS, ballots approving or disapproving the local improvement district were permitted to be filed in writing for 30 calendar days after mailing of notice of the public hearing; and

WHEREAS, ballots marked "yes" from owners of property bearing One Hundred Percent of the estimated cost of the improvements were received; and

WHEREAS, the proposed improvement is not a power exercised through a service area and there is not a board of supervisors.

BE IT ENACTED:

Section 1. This is a non-code ordinance.

Section 2. The McCombs Road & Melanie Lane **Noncontiguous** Natural Gas Local Improvement Plan will increase safety, improve health, increase property values, is necessary, is in the public interest and the improvement should be made.

Section 3. The petition has sufficient and proper petitioners.

Section 4. Ballots approving the local improvement district were filed timely by the record owners of property within the **Noncontiguous** natural gas local improvement district bearing one hundred percent of the estimated cost of the improvement and the Assembly can proceed with the improvement.

Section 5. Notwithstanding MSB 3.28.080(B) there is one property that does not conform that will be assessed for the improvement.

Section 6. There is hereby created the McCombs Road & Melanie Lane **Noncontiguous** Natural Gas Local Improvement District No. 572 as described in the attached legal description marked Exhibit A.

Section 7. The manager is hereby authorized to proceed with the improvement, negotiate for sale of a special assessment bond or similar loan for assembly approval, and such other necessary and proper work as appropriate to accomplish the purpose of the improvement plan upon financing approval by the assembly.

Section 8. Upon completion of the work the total cost of the improvement shall be assessed equally against each property within the **Noncontiguous** natural gas local improvement district. The finance director shall prepare a special assessment roll assessing to each property within the **Noncontiguous** natural gas local improvement district an amount equal to the actual total improvement cost divided by the number of properties within the **Noncontiguous** local improvement district. The proposed special assessment roll shall be prepared and presented in accordance with the provisions of the Matanuska-Susitna Borough Code in effect at the time the special assessment roll is prepared.

Section 9. The special assessments against the properties described in Section 6 above are liens upon the property and are prior and paramount to all liens except municipal tax liens and may be enforced as provided for the enforcement of real property tax liens.

Section 10. Special assessments may be paid in 20 semi-annual installments with due dates established by the assembly upon approval of the **Noncontiguous** natural gas local improvement district special assessment roll, provided, the assembly may authorize payment terms greater than or less than a ten-year period of time. If no time for payment is established, semi-annual installments are due and payable when property taxes are due and payable. Special assessment installments not paid when due shall have a penalty added equal to the penalty for delinquent second-half real property taxes in effect at the time of the special assessment installment delinquency. Upon full payment of the special assessment, the manager shall issue a release of the lien to the record owner of the property.

Section 11. Notwithstanding the approval of the **Noncontiguous** natural gas local improvement district based upon the financing of the cost through the sale of a special assessment bond or loan, if the assembly determines that the sale of a

special assessment bond or loan is not feasible or is not available, the assembly may provide for other means of financing the project cost at its sole discretion.

Section 12. Ordinance Serial Number 15-119 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)

EXHIBIT A

LEGAL DESCRIPTION FOR
McCombs Road & Melanie Lane LID#572

1658
Lots Eight (8), Nine (9), and Thirteen (13), Block One (1), Lots Two (2) and Four (4), Block Three (3), Lots One (1) through Four (4), Block Four (4) and Lot Two (2), Block Five (5), CIRCLE VW, according to Plat #1979-328; and

6753
Lot Eleven A (11A), Block One (1), CIRCLE VW RSB B/1 L/6A, according to Plat #2007-161.

THE ABOVE ARE RECORDED IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.

MATANUSKA-SUSITNA BOROUGH INFORMATION MEMORANDUM IM No. 15-175

SUBJECT: Accepting and appropriating $695,000 from the State of Alaska Department of Transportation and Public Facilities to fund 480, project 20280; and establishing the scope of work and budget for transportation planning activities.

AGENDA OF: September 15, 2015

ASSEMBLY ACTION:

MANAGER RECOMMENDATION: Introduce and set for public hearing.

APPROVED BY JOHN MOOSEY, BOROUGH MANAGER:

Route To:	Department/Individual	Initials	Remarks
	Originator - P. Graham		
1	Planning and Land Use Director	EP	
2	Finance Director	JAL	9/2/15
3	Borough Attorney	NS	
4	Borough Clerk	[illegible]	9/4/15

ATTACHMENT(S): Fiscal Note: Yes X No ____
Award Email (1 page)
Ordinance Serial No. 15-120 (2 pages)
Resolution Serial No. 15-096 (3 pages)

SUMMARY STATEMENT:

The State of Alaska Department of Transportation and Public Facilities (ADOT&PF) has received a federal earmark in the amount of $999,829 for transportation planning purposes in the Matanuska-Susitna Borough.

The ADOT&PF has awarded $695,000 of this earmark to the Matanuska-Susitna Borough, in the form of a grant. These funds will be used in partnership with the ADOT&PF to update and implement the goals and recommendations of the Matanuska-Susitna Borough Long Range Transportation plan (LRTP). The specific tasks include LRTP Scope Enhancements, Transportation Web Portal, Multi-Agency Corridor Management, LRTP Implementation and Corridor planning for 2 corridors.

In discussion, it has been determined that the borough will accept and appropriate the funding, while staff continues working with the ADOT&PF staff to outline the roles and responsibilities for each agency and draft an agreement specific to each task.

There is no required match for this funding.

RECOMMENDATION OF ADMINISTRATION:

Staff respectfully recommends the Assembly Adoption of the legislation accepting and appropriating $695,000 from the State of Alaska Department of Transportation and Public Facilities to fund 480, project 20280; and establishing the scope of work and budget for Transportation Planning activities.

MATANUSKA-SUSITNA BOROUGH - FISCAL NOTE

Agenda Date September 15, 2015 ORIGINATOR: Pamela Graham, Grant Coordinator

SUBJECT: Accepting and appropriating $695,000 from the State of Alaska Department of Transportation and Public Facilities to fund 480, project 20280; and establishing the scope of work and budget for transportation planning activities.

FISCAL ACTION (TO BE COMPLETED BY FINANCE)	FISCAL IMPACT? (YES) NO
AMOUNT REQUESTED $ 695,000	FUNDING SOURCE State of AK Grant
FROM ACCOUNT #	PROJECT #
TO ACCOUNT # 480.000.000.3xx.xxx	PROJECT # 20280
VERIFIED BY: Barbara Baumgartner	CERTIFIED BY:
DATE: 9-2-15	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		695				
REVENUE						

FUNDING: (Thousands of Dollars)

General Fund						
Federal Funds/State		695				
Other						
TOTAL		695				

POSITIONS:

Full-Time						
Part-Time						
Temporary						

ANALYSIS: (Attach a separate page if necessary)

PREPARED BY: _____ Phone: _____

DEPARTMENT: _____ Date: _____

APPROVED BY: _____ Date: 9/2/15

IM 15-175
OR15-120
RS15-096

Pam Graham

From: Lauren Driscoll
Sent: Wednesday, July 29, 2015 3:07 PM
To: Pam Graham
Subject: FW: Arterial Network Planning FHWA Approval
Attachments: Allen Kemplen AICP-CTP.vcf

It's legislation time☺

Lauren Driscoll, AICP
Chief of Planning
PH 907-861-7855
FX 907-861-7876
Please Note New Contact Numbers
PLANNING & LAND USE DEPARTMENT
MATANUSKA-SUSITNA BOROUGH

From: Kemplen, Allen (DOT) [mailto:allen.kemplen@alaska.gov]
Sent: Wednesday, July 29, 2015 2:17 PM
To: Lauren Driscoll; Brad Sworts
Cc: Post, David E (DOT); Nichols, Melanie A (DOT); Witt, Jennifer W (DOT)
Subject: Arterial Network Planning FHWA Approval

Hello Brad, Lauren

Good News!!

The Department has received formal notice the FHWA has approved obligation of the funds as we have proposed.

We can now proceed with the various elements as outlined including Phase II of the LRTP Update; Bogard/Seldon Corridor Plan; Parks Highway South Denali Corridor Plan, Transportation Portal, etc.

We should schedule a time to chat about what specific action items are required to move each element forward.

Would sometime this Friday work for the conversation?

Allen

AICP CTP Certified Transportation Planner
Allen Kemplen, AICP-CTP
DOT&PF
Mat-Su Area Planner

(907) 269-0513 Work
(907) 269-0521 Fax
4111 Aviation Avenue
PO Box 196900
Anchorage, AK 99519

Im 15-175
OR 15-120
RS 15-096

NON-CODE ORDINANCE

By:
Introduced:
Public Hearing:
Action:

MATANUSKA-SUSITNA BOROUGH
ORDINANCE SERIAL NO. 15-120

AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY ACCEPTING AND APPROPRIATING $695,000 FROM THE ALASKA STATE DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES, TO FUND 480, PROJECT NO. 20280 FOR TRANSPORTATION PLANNING ACTIVITIES.

WHEREAS, The state of Alaska, Department of Transportation and Public Facilities received a federal earmark for Transportation planning in the Matanuska-Susitna Borough; and

WHEREAS, the state of Alaska, Department of Transportation and Public Facilities has awarded a grant in the amount of $695,000 to the Matanuska-Susitna Borough; and

WHEREAS, The specific tasks include LRTP Scope Enhancements, Transportation Web Portal, Multi-Agency Corridor Management, LRTP Implementation and Corridor planning for 2 corridors; and

WHEREAS, the Matanuska-Susitna Borough and the state of Alaska, Department of Transportation and Public Facilities are working on individual agreements for each task, outlining the roles and responsibilities of each agency.

BE IT ENACTED:

Section 1. Classification. This is a non-code ordinance.

Section 2. Grant acceptance. The Matanuska-Susitna

Borough Assembly does hereby authorize the acceptance of $695,000 from the Alaska State Department of Transportation and Public Facilities and agrees to comply with applicable provisions.

Section 3. Appropriation source. The Matanuska-Susitna Borough Assembly does hereby appropriate grant funds in the amount of $695,000 from the Alaska State Department of Transportation and Public Facilities to fund 480, project no. 20280.

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. 15-096

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY APPROVING THE SCOPE OF WORK AND BUDGET FOR TRANSPORTATION PLANNING ACTIVITIES.

WHEREAS, The state of Alaska, Department of Transportation and Public Facilities received a federal earmark for Transportation planning in the Matanuska-Susitna Borough; and

WHEREAS, the state of Alaska, Department of Transportation and Public Facilities has awarded a grant in the amount of $695,000 to the Matanuska-Susitna Borough; and

WHEREAS, The specific tasks include LRTP Scope Enhancements, Transportation Web Portal, Multi-Agency Corridor Management, LRTP Implementation and Corridor planning for 2 corridors; and

WHEREAS, the Matanuska-Susitna Borough and the state of Alaska, Department of Transportation and Public Facilities are working on individual agreements for each task, outlining the roles and responsibilities of each agency, AND

WHEREAS, these grant funds were accepted and appropriated by the Matanuska-Susitna Borough Assembly by Ordinance Serial No. 15-120.

NOW, THEREFORE, BE IT RESOLVED, that the Matanuska-Susitna Borough Assembly hereby approves the scope of work and budget for Transportation Planning activities.

SCOPE OF WORK

Borough staff will work in partnership with the state of Alaska Department of Transportation and Public Facilities and consultants to preform Transportation Planning activities in conjunction with the MSB Long Range Transportation Plan.

BUDGET

State of Alaska Department of Transportation	
and Public Facilities Grant	$695,000
Fiscal Year 2016	
Total project cost	**$695,000**

BE IT FURTHER RESOLVED that the Matanuska-Susitna Borough assembly does herby authorize the manager to enter into the necessary grant agreement, and the task specific memorandum of agreements, with the Alaska State Department of Transportation and Public Facilities for Transportation Planning activities.

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 INFORMATION MEMORANDUM IM No. 15-193

SUBJECT: AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY ACCEPTING LATE FILED APPLICATIONS FOR REDUCTION OF ASSESSMENTS AND ABATEMENT OF TAXES RESULTING FROM PROPERTY DAMAGED BY THE SOCKEYE FIRE

AGENDA OF: September 15, 2015

ASSEMBLY ACTION:

MANAGER RECOMMENDATION: Introduce and set for public hearing.

APPROVED BY JOHN MOOSEY, BOROUGH MANAGER:

Route To:	Department/Individual	Initials	Remarks
	Originator	JA	for Mayor DeVilbiss
	Finance Director		9/1/15
	Borough Attorney	NS	
	Borough Clerk		9/4/15

ATTACHMENT(S): Fiscal Note: YES X NO
Ordinance Serial No. 15-121 (2 pp)
Taxpayer's Claims for Reduction of Assessments (7 pp)

SUMMARY STATEMENT: The Sockeye Fire in June of 2015 caused damage to real property within the borough. August 21, 2015, was the deadline for filing an application for a Taxpayer's Claim for Reduction of Assessments and the Abatement of Taxes Resulting From Property Affected by Fire for the Sockeye Fire under MSB 3.15.075. Despite efforts to get the word out to the public concerning the August 21, 2015, application deadline, property owners Martin Larson and Dan & Pam Erickson missed the deadline. This non-code ordinance will accept applications from these property owners notwithstanding the sixty (60) day deadline contained in MSB 3.15.075(C).

RECOMMENDATION OF ADMINISTRATION: Present to the Assembly for consideration.

MATANUSKA-SUSITNA BOROUGH
FISCAL NOTE

Agenda Date: September 15, 2015
SUBJECT: **AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY ACCEPTING LATE FILED APPLICATIONS FOR REDUCTION OF ASSESSMENTS AND ABATEMENT OF TAXES RESULTING FROM PROPERTY DAMAGED BY THE SOCKEYE FIRE**

ORIGINATOR: JA for Mayor DeVilbiss

FISCAL ACTION (TO BE COMPLETED BY FINANCE)	FISCAL IMPACT (YES) NO
AMOUNT REQUESTED *	FUNDING SOURCE Taxes
FROM ACCOUNT #	PROJECT #
TO ACCOUNT :	PROJECT #
VERIFIED BY: Barbara Baenguist	CERTIFIED BY:
DATE: 9/1/15	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						
REVENUE		*				

FUNDING: (Thousands of Dollars)

General Fund		*				
State/Federal Funds						
Other						
TOTAL		*				

POSITIONS:

Full-Time						
Part-Time						
Temporary						

ANALYSIS: (Attach a separate page if necessary) * Amount is dependant on the applications filed.

PREPARED BY: _____ PHONE: _____

DEPARTMENT: _____ DATE: _____

APPROVED BY: _____ DATE: 9/1/15

IM No. 15-193
Ordinance Serial No. 15-121

MATANUSKA-SUSITNA BOROUGH
Department of Finance
Division of Assessment
350 East Dahlia Avenue • Palmer, AK 99645
Phone (907) 861-8642 • Fax (907) 861-8151
www.matsugov.us

RECEIVED
AUG 2 5
ASSESSMENTS DIV

TAXPAYER'S CLAIM FOR REDUCTION OF ASSESSMENTS AND THE ABATEMENT OF TAXES RESULTING FROM PROPERTY AFFECTED BY FIRE AS DEFINED IN MSB 3.15.075

"Damage" means harm resulting from physical injury to property, including partial or total destruction, and a diminution in the value of improvements or land resulting from fire.

"Fire" includes man-made and act-of-nature events.

Notice to Taxpayer: This claim for reduction of assessments and for the abatement of taxes must be completed with the assessor within sixty (60) days after the date of damages due to fire as defined by MSB 3.15.075. If you disagree with the assessor's determination of value, an appeal may be filed to the Board of Equalization within thirty (30) days of the date of notice by submitting a written appeal to the board's clerk.

SECTION 1: TO BE COMPLETED BY TAXPAYER

Pursuant to MSB 3.15.075, I herby petition for adjustment to the assessed value of the property described below, and for the applicable abatement of taxes.

MARTIN L. LARSON
Taxpayer **(Please print)**

(907) 232-3133
Telephone Number

P.O. BOX 626
Mailing Address

17480 NORTH HEIGHTS PLACE
Property Address

WILLOW, AK. 99688
City, State, Zip Code

WILLOW, ALASKA 99688
City, State

Tax Account Number: 51927B05L010

Check all that apply:

☒ Real Property ☒ Personal Property ☒ Land ☐ Mobile Home ☐ Commercial

Date damage occurred: 6/14/2015

IM15-193
OR15-121

Describe what caused the fire: SOCKEYE WILD FIRE

Description of property damage: TOTAL LOSS OF HOME AND GARAGE, INCLUDING ALL OUT BUILDINGS

Estimated value of property after the fire: $ 15,000.00 ? I DONT REALLY KNOW.

If property taxes were paid for the tax year of the fire, state the amount paid: $ 1742.05

I hereby declare under the penalty of perjury that the above information is true and correct to the best of my knowledge and belief.

Martin L Larson — Taxpayer's Signature

8-12-2015 — Date Signed

SECTION 2: TO BE COMPLETED BY THE ASSESSOR

Claim: ☐ Qualifies ☐ Does not qualify

Date filed with Assessor ___/___/___

Reason: _____

SECTION 3: TO BE COMPLETED IF QUALIFIED

Date of fire ___/___/___

1.	Assessed value prior to damage (____days)	$ _____
2.	Full and true value of property after damage (____days)	$ _____
3.	Taxable value of property prior to damage (less exemptions)	$ _____
4.	Taxable value of property after damage (less exemptions)	$ _____

I hereby certify my determination of the assessed value after damage for the assessment year _____ as is shown on line 2.

Date _____ Assessor _____ Date Sent to Taxpayer _____

IM15-193
OR15-121

SECTION 4: TO BE COMPLETED BY FINANCE DEPARTMENT

	Number Of Days	Mill Rate	Yearly Tax	Daily Tax	Adjusted Yearly Tax
Original Taxable Value					
$_____ (line 3)	_____ (line 1)	_____	_____	_____	_____
Adjusted Taxable Value					
$_____ (line 4)	_____ (line 2)	_____	_____	_____	_____

Yearly Tax Due $_____

Yearly Adjusted Taxable Value $_____

IM15-193
OR15-121

Postdated 8/22/15 (Late)

MATANUSKA-SUSITNA BOROUGH
Department of Finance
Division of Assessment
350 East Dahlia Avenue • Palmer, AK 99645
Phone (907) 745-9642 • Fax (907) 745-9693
www.matsugov.us

AUG 24 2015
ASSESSMENTS DIV

TAXPAYER'S CLAIM FOR REDUCTION OF ASSESSMENTS AND THE ABATEMENT OF TAXES RESULTING FROM PROPERTY AFFECTED BY FIRE AS DEFINED IN MSB 3.15.075

180

"Damage" means harm resulting from physical injury to property, including partial or total destruction, and a diminution in the value of improvements or land resulting from fire.

"Fire" includes man-made and act-of-nature events.

Notice to Taxpayer: This claim for reduction of assessments and for the abatement of taxes must be completed with the assessor within sixty (60) days after the date of damages due to fire as defined by MSB 3.15.075. If you disagree with the assessor's determination of value, an appeal may be filed to the Board of Equalization within thirty (30) days of the date of notice by submitting a written appeal to the board's clerk.

SECTION 1: TO BE COMPLETED BY TAXPAYER

Pursuant to MSB 3.15.075, I herby petition for adjustment to the assessed value of the property described below, and for the applicable abatement of taxes.

Dan + Pam Erickson
Taxpayer **(Please print)**

(907) 357-1363
Telephone Number

5700 S. Hanson Loop
Mailing Address

Property Address

Wasilla, Ak 99623
City, State, Zip Code

City, State

Tax Account Number: 22N05W01C016

Check all that apply:

☒ Real Property ☐ Personal Property ☒ Land ☐ Mobile Home ☐ Commercial

Date damage occurred: 06/14/15 - Sockeye Fire

IM15-193
OR15-121

Describe what caused the fire: _____

_____

_____

Description of property damage: _____

_____

_____

_____

Estimated value of property after the fire: $_____

If property taxes were paid for the tax year of the fire, state the amount paid: $ _____

I hereby declare under the penalty of perjury that the above information is true and correct to the best of my knowledge and belief.

_____ _____

Taxpayer's Signature Date Signed

SECTION 2: TO BE COMPLETED BY THE ASSESSOR

Claim: ☐ Qualifies Date filed with Assessor 8/24/15

☒ Does not qualify Reason: Filed late, post-marked 8/22, deadline was 8/21

_____

_____

SECTION 3: TO BE COMPLETED IF QUALIFIED

Date of fire ____/____/____

1.	Assessed value prior to damage (____days)	$ _____
2.	Full and true value of property after damage (____days)	$ _____
3.	Taxable value of property prior to damage (less exemptions)	$ _____
4.	Taxable value of property after damage (less exemptions)	$ _____

I hereby certify my determination of the assessed value after damage for the assessment year _____ as is shown on line 2.

8/25/15 Brad Cutler 8/25/15

Date Assessor Date Sent to Taxpayer

Im15-193
OR15-121

SECTION 4:	TO BE COMPLETED BY FINANCE DEPARTMENT

	Number Of Days	Mill Rate	Yearly Tax	Daily Tax	Adjusted Yearly Tax
Original Taxable Value					
$_____ (line 3)	_____ (line 1)	_____	_____	_____	_____
Adjusted Taxable Value					
$ _____ (line 4)	_____ (line 2)	_____	_____	_____	_____

Yearly Tax Due **$**_____

Yearly Adjusted Taxable Value **$** _____

Im15-193
OR15-121

MATANUSKA-SUSITNA BOROUGH
Department of Finance
Division of Assessment
350 East Dahlia Avenue • Palmer, AK 99645
Phone (907) 745-9642 • Fax (907) 745-9693
www.matsugov.us

August 25, 2015

Dan & Pam Erickson
5700 S. Hanson Loop
Wasilla, AK 99623

RE: Claim for Reduction of Assessments on Tax Account Number 220N05W01C016

Your letter for reduction of assessments and abatement of taxes resulting from property affected by fire as defined in MSB 3.15.075(C)(1) "*The application for reassessment must be filed with the assessor within 60 days of the enactment of the ordinance codified in this section, or within 60 days of the fire by delivering to the assessor a written application, on a form provided by the assessor, requesting reassessment and describing the condition and value of the property immediately before and after the damage or destruction*" was received on August 24, 2015 (postdated 8/22/2015). However, you failed to provide the application required within the mandated time period given. The cutoff for the Sockeye fire was August 21, 2015. Therefore I must deny your request for reduction for the 2015 Assessment.

I will insure that one of my staff appraisers completes a reassessment for 2016. Please feel free to contact this office if you have any questions.

Sincerely,

Brad Pickett
Borough Assessor

IM15-193
OR15-126

NON-CODE ORDINANCE

Sponsored By:
Introduced:
Public Hearing:
Adopted:

MATANUSKA-SUSITNA BOROUGH
ORDINANCE SERIAL NO. 15-121

AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY ACCEPTING LATE FILED APPLICATIONS FOR REDUCTION OF ASSESSMENTS AND ABATEMENT OF TAXES RESULTING FROM PROPERTY DAMAGED BY THE SOCKEYE FIRE

WHEREAS, the Sockeye Fire in June of 2015 caused damage to residential property within the Borough; and

WHEREAS, August 21, 2015, was the deadline for filing an application for a Taxpayer's Claim for Reduction of Assessments and the Abatement of Taxes Resulting From Property Affected by Fire for the Sockeye Fire under MSB 3.15.075;

WHEREAS, despite efforts to get the word out to the public concerning the August 21, 2015, application deadline, property owners Martin Larson and Dan & Pam Erickson missed the deadline; and

THEREFORE BE IT ENACTED:

Section 1. Classification. This Ordinance is a non-code ordinance.

Section 2. Acceptance of Late-Filed Applications. Notwithstanding the sixty (60) day deadline contained in MSB 3.15.075(C), the late filed applications from Martin Larson

and Dan & Pam Erickson for reduction of assessment and abatement of taxes resulting from the Sockeye Fire are HEREBY accepted.

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)

MATANUSKA-SUSITNA BOROUGH INFORMATION MEMORANDUM IM No. 15-196

SUBJECT: AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY AMENDING MSB 4.75 TO CLARIFY THE FUNCTIONS AND DUTIES OF THE BOROUGH'S FISH AND WILDLIFE COMMISSION.

AGENDA OF: September 15, 2015

ASSEMBLY ACTION:

MANAGER RECOMMENDATION: Introduce and set for public hearing.

APPROVED BY JOHN MOOSEY, BOROUGH MANAGER:

Route To:	Department/Individual	Initials	Remarks
	Originator	NS	For S. Colligan
	Planning and Land Use Director	EP	
	Community Development Director		
	Finance Director		9/1/15
	Borough Attorney	NS	
	Borough Clerk		9/4/15

ATTACHMENT(S): Fiscal Note: NO x YES
Ordinance Serial No. 15-122 (3 pp)

SUMMARY STATEMENT: This ordinance is coming forward at the request of Assemblymember Colligan.

MSB 4.75 was enacted in 2012 to permanently establish the Matanuska-Susitna Borough Fish and Wildlife Commission ("F&WC"). The F&WC was created to provide advice on the interests of the Borough in the conservation and allocation of fish, wildlife and habitat. By its terms, MSB 4.75.010 reads that the F&WC is limited to advising the Assembly and the Alaska State Department of Fish and Game. In addition, the ordinance grants the F&WC the power to comment directly on the Borough's interests without engaging the Manager or Assembly before doing so.

This ordinance will clarify the functions and duties of the F&WC and eliminate any confusion about who can take what actions on behalf of the Matanuska-Susitna Borough.

The intent of the proposed changes to MSB 4.75.010(A) will make it clear that the F&WC can comment on the science, analysis, conservation, allocation etc., and advise or make recommendations on those issues directly to any federal or state agency or board or department having jurisdiction. This direct advice and recommendation is limited to issues regarding conservation and allocation of fish, wildlife and habitat.

The intent of the proposed changes to MSB 4.75.010(B) is to have the F&WC advise and recommend course of action, lobbying efforts, etc. on political or policy issues on things like appointments, lobbying for funding, changes at the legislature or other political considerations not dealing with the administration of the allocation and conservation of fish and wildlife.

These code changes are not intended to hamstring or limit the interaction of the board with any agencies or boards when commenting on allocation, science, etc. Rather these changes are intended to clarify that advice on lobbying and political appointments should go to the Assembly and Manager for them to act upon.

Finally this code change also specifies that there is not intended to be any third party remedy for any of these actions. What it means is that if the F&WC allegedly goes "outside" their duties, allegedly issues "bad" advice or allegedly takes any "improper actions" nobody but the Assembly or Manager can seek any "remedy." This is intended to prevent people from outside the Matanuska-Susitna Borough from making legal challenges, administrative challenges, or other complaints that the F&WC is doing anything improper. The ordinance directs that these complaints be brought to the Borough Assembly and Manager. This has been added because our Matanuska-Susitna Borough F&WC has become effective in advising about the interests of the Borough. As a result, there is a concern over "dirty politics" coming out. The F&WC should be protected from people who do not like the political implications of the science and people who disagree with the interests of the Borough. Should someone try to issue reports reading the F&WC was wrong, or file APOC complaints or otherwise try to challenge the advice of the F&WC, this ordinance makes it clear that the only people who can do anything about it is the Assembly.

Because the F&WC is an advisory body, the Assembly always retains the final authority to overrule their advice and give the Borough's final position. This ordinance makes it clear that the Assembly is the only entity who can, in its sole and absolute discretion, decide whether to consider an issue of any alleged impropriety and the Assembly can decide whether to take action. If the Assembly decides not to consider an issue, decides not to take any action, or decides to take some action, all of these decisions are taken vis-à-vis its advisory body and there is no remedy beyond the Assembly.

Recommendation of Administration: adoption of the legislation.

CODE ORDINANCE

Sponsored by: Assemblymember Colligan
Introduced:
Public Hearing:
Action:

MATANUSKA-SUSITNA BOROUGH
ORDINANCE SERIAL NO. 15-122

AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY AMENDING MSB 4.75 TO CLARIFY THE FUNCTIONS AND DUTIES OF THE BOROUGH'S FISH AND WILDLIFE COMMISSION.

WHEREAS, this ordinance is bringing forward to clarify the functions and duties of the Matanuska-Susitna Borough Fish and Wildlife Commission; and

WHEREAS, the intent and rationale of this ordinance is contained in the accompanying IM.

BE IT ENACTED:

Section 1. Classification. This ordinance is of a continuing and permanent nature and shall become part of borough code.

Section 2. Amendment of Section. MSB 4.75.010 is hereby amended as follows:

4.75.010 FUNCTIONS AND DUTIES.

(A) The commission shall advise **and make recommendations to the assembly, borough manager and/or any state or federal agencies, departments, commissions, or boards possessing jurisdiction in the area of fish, wildlife and habitat** on the interests of the borough in the conservation and allocation of fish, wildlife, and habitat.

(B) The commission may also advise the assembly and the borough manager on any other matter as to actions or issues for the borough to address on any other areas concerning fish, wildlife, habitat, administration, application, enforcement or appointment to include political efforts, additional lobbying efforts or any other position or action the borough should take on fish, wildlife, or habitat issues.

Section 3. Adoption of Section. MSB 4.75.020 is hereby adopted to read as follows:

4.75.020 ASSEMBLY DETERMINATION, NO THIRD PARTY REMEDY

Any issue regarding appropriateness of action or advice of the commission shall only be brought to and decided by the borough assembly who shall, in its sole and absolute discretion, decide whether to consider the issue and decide whether to take any action. Thorough the grant of power to advise in this chapter, the borough is specifically declining to grant a remedy in any third party to allege or enforce that the commission is acting outside their scope of duties.

Section 3. Effective date. This ordinance shall take effect immediately.

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 INFORMATION MEMORANDUM IM No. 15-216

SUBJECT: ASSEMBLY RESOLUTION REQUESTING THE ADDITION OF A PAVED PATHWAY ALONG THE GLENN HIGHWAY FROM PALMER TO SUTTON TO THE STATE TRANSPORTATION IMPROVEMENT PROGRAM.

AGENDA OF: October 20, 2015

ASSEMBLY ACTION:

MANAGER RECOMMENDATION: Introduce and set for public hearing.

APPROVED BY JOHN MOOSEY, BOROUGH MANAGER: George Ed Hays

Route To:	Department/Individual	Initials	Remarks
	Originator	EK	
	Community Development Director		
	Transportation Manager		
	Finance Director		10/2/15
	Borough Attorney	for N.S.	10/2/15
	Borough Clerk		10/13/15

ATTACHMENT(S): Fiscal Note ___yes _X_no
Parks, Recreation, Trails Advisory Board Resolution (2 pp)
Transportation Advisory Board Resolution (2 pp)
City of Palmer Council Resolution 15-010 (1 pp)
City of Palmer Planning and Zoning Commission Resolution 15-004 (1 pp)
Planning Commission Resolution 15-32 (2 pp)
Assembly Resolution No. 15-099 (2 pp)

Summary

Resolution recommending the State Department of Transportation and Public Facilities include a paved pathway along the Glenn Highway between Palmer and Sutton in the State Transportation Improvement Program.

Background:
The old railroad bed between Palmer and Moose Creek has been the preferred trail connection between Palmer and Sutton despite significant erosion challenges and a lack of trail beyond Moose Creek Bridge. A Geotechnical Reconnaissance Report of the Matanuska Branch Railroad Trail (HDL, 2008) along the Matanuska River from Palmer to Moose Creek noted that active erosion caused by the steep river bank results in high trail construction and annual maintenance costs. These costs have prevented significant improvement and routine maintenance from occurring along this trail. A road-side bike path along the Glenn Highway is a viable alternative that would be state and federally funded.

Administrative Recommendation

The Community Development Department, Land & Resource Management Division respectfully recommends Assembly adopt a resolution recommending the ADOT&PF include a paved pathway along the Glenn Highway between Palmer and Sutton in the State Transportation Improvement Program.

MATANUSKA-SUSITNA BOROUGH
PARKS, RECREATION, AND TRAILS ADVISORY BOARD
RESOLUTION NO. 15-03

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH PARKS, RECREATION AND TRAILS ADVISORY BOARD REQUESTING THE ADDITION OF A SEPARATED TRAIL ALONG THE GLENN HIGHWAY FROM PALMER TO SUTTON TO THE STATE TRANSPORTATION IMPROVEMENT PROGRAM.

WHEREAS, The Matanuska-Susitna Borough Parks, Recreation, and Trails Advisory Board supports construction of paved pathways along state maintained roads in the borough; and

WHEREAS, separated paved pathways similar to those along the Glenn Hwy from Chugiak to Anchorage, along portions of the Parks Highway, and along Knik-Goose Bay Road are desirable; and

WHEREAS, the abandoned railroad right-of-way from Palmer to Sutton has been contemplated for future development of a pathway from Palmer to Sutton; and

WHEREAS, the existing and future erosion associated with the Matanuska River makes development of a paved pathway from Palmer to Sutton along the abandoned railroad right-of-way cost prohibitive; and

WHEREAS, an at-grade, paved pathway along the Glenn Highway from Palmer to Sutton would create a vital recreation connection between the two communities.

NOW, THEREFORE, BE IT RESOLVED, that the Matanuska-Susitna Borough Parks, Recreation and Trails Advisory Board requests the addition of an at-grade, paved pathway along the Glenn Highway

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from Palmer to Sutton to the State Transportation Improvement Program.

ADOPTED by the Matanuska-Susitna Borough Parks, Recreation and Trails Advisory Board this 27th day of April, 2015.

David Palmer, Chairperson

ATTEST:

Jill Irsik, CD Admin. Spec.

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RS15-099

MATANUSKA-SUSITNA BOROUGH
TRANSPORTATION ADVISORY BOARD
RESOLUTION SERIAL NO. 15-08

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH TRANSPORTATION ADVISORY BOARD REQUESTING THE ADDITION OF A SEPARATED TRAIL ALONG THE GLENN HIGHWAY FROM PALMER TO SUTTON TO THE STATE TRANSPORTATION IMPROVEMENT PROGRAM.

WHEREAS, the Matanuska-Susitna Borough Parks, Recreation, and Trails Advisory Board unanimously adopted Resolution 15-03 (attached) supporting construction of a paved pathway from Palmer to Sutton; and

WHEREAS, separated paved pathways similar to those along the Glenn Highway from Chugiak to Anchorage, along portions of the Parks Highway, and along Knik-Goose Bay Road are desirable; and

WHEREAS, the abandoned railroad right-of-way from Palmer to Sutton has been contemplated for future development of a pathway from Palmer to Sutton; and

WHEREAS, the existing and future erosion associated with the Matanuska River makes development of a paved pathway from Palmer to Sutton along the abandoned railroad right-of-way cost prohibitive; and

WHEREAS, an at-grade, paved pathway along the Glenn Highway from Palmer to Sutton would create a vital recreation connection between the two communities.

NOW, THEREFORE, BE IT RESOLVED, that the Matanuska-Susitna Borough Transportation Advisory Board requests the addition of an at-grade, paved pathway along the Glenn Highway from Palmer to Sutton to the State Transportation Improvement Program.

ADOPTED by the Matanuska-Susitna Borough Transportation Advisory Board this 24 day of June, 2015.

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Don Carney, Chair

ATTEST:

Debbie Passmore

Debbie Passmore, Admin. Board Support

IM15-216
RS15-099

Introduced by: City Manager Hannan
Date: July 14, 2015
Action: Adopted
Vote:

Yes:	No:
Best	
Erbey	
Carrington	
Combs	
DeVries	
Hanson	
Johnson	

CITY OF PALMER, ALASKA

Resolution No. 15-010

A Resolution of the Palmer City Council Requesting the Alaska Department of Transportation and Public Facilities Amend the State Transportation Improvement Program by Adding Paved Separated Pathways along the Glenn Highway from Palmer to Sutton

WHEREAS, the Council supports construction of paved pathways along state maintained roads in the City and in the Matanuska-Susitna Borough; and

WHEREAS, separated paved pathways similar to the ones along the Glenn Highway from Chugiak to Anchorage are desirable; and

WHEREAS, Section 5.2 of the Palmer Parks, Trails and Recreational Fields Master Plan identifies as a primary need multi-use trails that connect to regional trails outside the community; and

WHEREAS, the abandoned railroad right-of-way from Palmer to Sutton has been contemplated for future development of a pathway from Palmer to Sutton; and

WHEREAS, the existing and future erosion associated with the Matanuska River makes development of a paved pathway from Palmer to Sutton along the abandoned railroad right-of-way cost prohibitive; and

WHEREAS, at-grade paved pathways along the Glenn Highway from Palmer to Sutton would create a vital recreation connection between the two communities.

NOW, THEREFORE, BE IT RESOLVED, that the Palmer City Council requests the addition of at-grade, paved pathways along the Glenn Highway from Palmer to Sutton to the State Transportation Improvement Program.

Passed and approved by the City Council of the City of Palmer, Alaska this fourteenth day of July, 2015.

DeLena Goodwin Johnson, Mayor

Janette M. Bower, MMC, City Clerk

IM15-216
RS15-099

PALMER PLANNING AND ZONING COMMISSION

RESOLUTION NO. 15-004

A RESOLUTION OF THE PALMER PLANNING AND ZONING COMMISSION REQUESTING THE ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES ADD A SEPARATED TRAIL ALONG THE GLENN HIGHWAY FROM PALMER TO SUTTON TO THE STATE TRANSPORTATION IMPROVEMENT PROGRAM

WHEREAS, the Palmer Planning and Zoning Commission supports construction of paved pathways along state maintained roads in the City and in the Matanuska-Susitna Borough; and

WHEREAS, separated paved pathways similar to the ones along the Glenn Highway from Chugiak to Anchorage are desirable; and

WHEREAS, Section 5.2 of the Palmer Parks, Trails and Recreational Fields Master Plan identifies as a primary need multi-use trails that connect to regional trails outside the community; and

WHEREAS, the abandoned railroad right-of-way from Palmer to Sutton has been contemplated for future development of a pathway from Palmer to Sutton; and

WHEREAS, the existing and future erosion associated with the Matanuska River makes development of a paved pathway from Palmer to Sutton along the abandoned railroad right-of-way cost prohibitive; and

WHEREAS, an at-grade paved pathway along the Glenn Highway from Palmer to Sutton would create a vital recreation connection between the two communities.

NOW, THEREFORE, BE IT RESOLVED, that the Palmer Planning and Zoning Commission requests the addition of an at-grade, paved pathway along the Glenn Highway from Palmer to Sutton to the State Transportation Improvement Program.

Passed by the Planning and Zoning Commission of the City of Palmer, Alaska, this 21st day of May, 2015.

William Kerslake, Chairman

Kimberly A. McClure
Planning & Code Compliance Technician

IM15-216
RS15-099

By: Emerson Krueger
Introduced: August 17, 2015
Public Hearing: September 21, 2015
Action: Approved

MATANUSKA-SUSITNA BOROUGH
PLANNING COMMISSION RESOLUTION NO. 15-32(AM)

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH PLANNING COMMISSION REQUESTING THE ADDITION OF A SEPARATED TRAIL ALONG THE GLENN HIGHWAY FROM PALMER TO SUTTON TO THE STATE TRANSPORTATION IMPROVEMENT PROGRAM.

WHEREAS, separated paved pathways similar to those along the Glenn Hwy from Chugiak to Anchorage, along portions of the Parks Highway, and along Knik-Goose Bay Road are desirable; and

WHEREAS, the railroad right-of-way from Palmer to Sutton has been contemplated for future development of a pathway from Palmer to Sutton; and

WHEREAS, the existing and future erosion associated with the Matanuska River makes development of a paved pathway from Palmer to Sutton along the railroad right-of-way cost prohibitive; and

WHEREAS, an at-grade, paved pathway along the Glenn Highway from Palmer to Sutton would create a vital recreation connection between the two communities; and

WHEREAS, The Matanuska-Susitna Borough Parks, Recreation, and Trails Advisory Board unanimously adopted a resolution supporting construction of a paved pathway from Palmer to Sutton; and

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WHEREAS, the Matanuska-Susitna Borough Transportation Advisory Board unanimously adopted a resolution supporting construction of a paved pathway from Palmer to Sutton.

NOW, THEREFORE, BE IT RESOLVED, that the Matanuska-Susitna Borough Planning Commission requests the addition of an at-grade, paved pathway along the Glenn Highway from Palmer to Sutton to the State Transportation Improvement Program.

ADOPTED by the Matanuska-Susitna Borough Planning Commission this 21ST day of September, 2015.

JOHN KLAPPERICH, Chair

ATTEST:

MARY BRODIGAN, Planning Clerk

(SEAL)

YES: Klapperich, Healy, Kendig, and Adams

NO: Endle and Walden

Im15-216
RS15-099

Introduced:
Public Hearing:
Action:

MATANUSKA-SUSITNA BOROUGH
ASSEMBLY RESOLUTION NO. 15-099

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY REQUESTING THE ADDITION OF A PAVED PATHWAY ALONG THE GLENN HIGHWAY FROM PALMER TO SUTTON TO THE STATE TRANSPORTATION IMPROVEMENT PROGRAM.

WHEREAS, separated paved pathways similar to those along the Glenn Hwy from Chugiak to Anchorage, along portions of the Parks Highway, and along Knik-Goose Bay Road are desirable; and

WHEREAS, the railroad right-of-way from Palmer to Sutton has been contemplated for future development of a pathway from Palmer to Sutton; and

WHEREAS, the existing and future erosion associated with the Matanuska River makes development of a paved pathway from Palmer to Sutton along the railroad right-of-way cost prohibitive; and

WHEREAS, an at-grade, paved pathway along the Glenn Highway from Palmer to Sutton would create a vital recreation connection between the two communities; and

WHEREAS, The Matanuska-Susitna Borough Parks, Recreation, and Trails Advisory Board unanimously adopted a resolution supporting construction of a paved pathway from Palmer to Sutton;

WHEREAS, the Matanuska-Susitna Borough Transportation Advisory Board unanimously adopted a resolution supporting construction of a paved pathway from Palmer to Sutton; and

WHEREAS, the Matanuska Susitna Borough Planning Commission adopted resolution serial number 15-32 supporting the addition of an paved pathway from Palmer to Sutton.

NOW, THEREFORE, BE IT RESOLVED, that the Matanuska-Susitna Borough Assembly requests the addition of an at-grade, paved pathway along the Glenn Highway from Palmer to Sutton to the State Transportation Improvement Program.

ADOPTED by the Matanuska-Susitna Borough Assembly this ___ day of _____, 2015.

_____
LARRY DeVILBISS, Mayor

ATTEST:

_____
LONNIE MCKECHNIE, Clerk

(SEAL)

MATANUSKA-SUSITNA BOROUGH INFORMATION MEMORANDUM IM No. 15-217

SUBJECT: ASSEMBLY RESOLUTION REQUESTING THE ADDITION OF A PAVED PATHWAY TO THE PARKS HIGHWAY ALTERNATE CORRIDOR PROJECT.

AGENDA OF: October 20, 2015

ASSEMBLY ACTION:

MANAGER RECOMMENDATION: Introduce and set for public hearing.

APPROVED BY JOHN MOOSEY, BOROUGH MANAGER: _____

Route To:	Department/Individual	Initials	Remarks
	Originator	EK	
	Community Development Director		
	Transportation Manager		
	Finance Director		10/2/15
	Borough Attorney	for N.S	10/2/15
	Borough Clerk		10/13/15

ATTACHMENT(S): Fiscal Note ___yes _X_ no
Parks, Recreation, Trails Advisory Board Resolution (2 pp)
Transportation Advisory Board Resolutions (2 pp)
City of Wasilla, Parks and Recreation Commission Resolution 15-01 (2 pp)
Planning Commission Resolution 15-33 (2 pp)
Assembly Resolution No. 15-100 (2 pp)

Summary

Resolution recommending the State Department of Transportation and Public Facilities include a paved pathway along the Parks Highway Alternate Corridor Project around Wasilla.

Background:

An evaluation of trail options to connect Wasilla to Big Lake determined the cost of right-of-way acquisition and trail construction was not financially feasible. A trail around the

city of Wasilla would provide a substantial portion of the connection between Wasilla and Big Lake. The current Parks Highway Alternate Corridor Project does not include a road-side path.

Administrative Recommendation

The Community Development Department, Land & Resource Management Division respectfully recommends Assembly adopt a resolution recommending the ADOT&PF include a paved pathway in the Parks Highway Alternate Corridor around Wasilla.

MATANUSKA-SUSITNA BOROUGH
PARKS, RECREATION, AND TRAILS ADVISORY BOARD
RESOLUTION NO. 15-04

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH PARKS, RECREATION AND TRAILS ADVISORY BOARD REQUESTING THE ADDITION OF A BIKE TRAIL AND FLATENED DITCH ALONG THE PARKS HIGHWAY BYPASS.

WHEREAS, The Matanuska-Susitna Borough Parks, Recreation, and Trails Advisory Board supports construction of paved pathways along state maintained roads in the borough; and

WHEREAS, paved pathways have been constructed along portions of the Parks Highway; and

WHEREAS, the existing Parks Highway Bypass Project does not include a paved pathway or flattened ditch that would provide for trail connectivity around Wasilla; and

WHEREAS, paved pathways similar to those along the Glenn Hwy from Chugiak to Anchorage, along portions of the Parks Highway and along Knik-Goose Bay Road are desirable; and

WHEREAS, a flattened ditch reduces the potential conflicts between off-highway vehicle operators and non-motorized pathway users; and

WHEREAS, a paved pathway and flattened ditch along the Parks Highway Bypass around Wasilla would create a vital recreation connection bypassing the traffic congestion in the city.

NOW, THEREFORE, BE IT RESOLVED, that the Matanuska-Susitna Borough Parks, Recreation and Trails Advisory Board requests the

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RS15-100

addition of a paved pathway and flattened ditch along the Parks Highway Bypass Project.

ADOPTED by the Matanuska-Susitna Borough Parks, Recreation and Trails Advisory Board this 27th day of April, 2015.

David Palmer, Chairperson

ATTEST:

Jill Irsik, CD Admin. Spec.

Im15-217
RS15-100

MATANUSKA-SUSITNA BOROUGH
TRANSPORTATION ADVISORY BOARD
RESOLUTION SERIAL NO. 15-07

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH TRANSPORTATION ADVISORY BOARD REQUESTING THE ADDITION OF A PAVED PATHWAY ALONG THE PARKS HIGHWAY ALTERNATIVE CORRIDOR.

WHEREAS, the Matanuska-Susitna Borough Parks, Recreation, and Trails Advisory Board unanimously adopted Resolution 15-04 (attached) supporting the addition of a bike trail and flattened ditch along the Parks Highway Bypass around Wasilla; and

WHEREAS, paved pathways have been constructed along portions of the Parks Highway; and

WHEREAS, the existing Parks Highway Alternative Corridor Project does not include a paved pathway that would provide for trail connectivity around Wasilla; and

WHEREAS, a paved pathway similar to those along the Glenn Highway from Chugiak to Anchorage along portions of the Parks Highway and along Knik-Goose Bay Road are desirable; and

WHEREAS, paved pathways reduce the potential conflicts between bicyclists, non-motorized trail users, off-highway vehicles and automobiles; and

WHEREAS, a paved pathway along the Parks Highway Alternative Corridor around Wasilla would create a vital recreation connection bypassing the traffic congestion in the city.

NOW, THEREFORE, BE IT RESOLVED, that the Matanuska-Susitna Borough Transportation Advisory Board requests the addition of a paved pathway along the Parks Highway Alternative Corridor Project.

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ADOPTED by the Matanuska-Susitna Borough Transportation Advisory Board this 22nd day of July, 2015.

Don Carney, Chair

ATTEST:

Debbie Passmore, Admin. Board Support

IM15-217
RS15-100

CITY OF WASILLA
WASILLA PARKS AND RECREATION COMMISSION
RESOLUTION SERIAL NO. 15-01

A RESOLUTION OF THE WASILLA PARKS AND RECREATION COMMISSION SUPPORTING A RESOLUTION FROM THE MATANUSKA-SUSITNA BOROUGH TRANSPORTATION ADVISORY BOARD, AND PARKS, RECREATION AND TRAILS ADVISORY BOARD REQUESTING THE ADDITION OF A BIKE TRAIL AND FLATENED DITCH ALONG THE PARKS HIGHWAY BYPASS.

WHEREAS, pursuant to WMC 2.64.010.A, the purpose of the Wasilla Parks and Recreation Commission is to advise the City on matters pertaining to parks and recreation facilities; and

WHEREAS, the Parks and Recreation Commission supports construction of paved pathways along state maintained roads in the borough; and

WHEREAS, paved pathways have been constructed along portions of the Parks Highway; and

WHEREAS, the existing Parks Highway Bypass Project does not include a paved pathway or flattened ditch that would provide for trail connectivity around Wasilla; and

WHEREAS, Paved pathways similar to those along the Glenn Hwy from Chugiak to Anchorage, along portions of the Parks Highway and along Knik-Goose Bay Road are desirable; and

WHEREAS, a flattened ditch reduces the potential conflicts between off-highway vehicle operators and non-motorized pathway users; and

WHEREAS, a paved pathway and flattened ditch along the Parks Highway Bypass around Wasilla would create a vital recreation connection bypassing the traffic congestion in the city.

NOW, THEREFORE, BE IT RESOLVED, that the Wasilla Parks and Recreation Commission strongly supports the addition of a paved pathway and flattened ditch along the Parks Highway Bypass Project.

ADOPTED by the Wasilla Parks and Recreation Commission on May 13, 2015.

David L. Tuttle
DAVE TUTTLE, CHAIR

Im15-217
RS15-100

Parks and Recreation Commission

ATTEST:

JOAN KLAPPERICH
Director of Recreation and Cultural Services

Im15-217
RS15-100

By: Emerson Krueger
Introduced: August 17, 2015
Public Hearing: September 21, 2015
Action: Approved

MATANUSKA-SUSITNA BOROUGH
PLANNING COMMISSION RESOLUTION NO. 15-33(AM)

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH PLANNING COMMISSION REQUESTING THE ADDITION OF A PAVED PATHWAY ALONG THE PARKS HIGHWAY ALTERNATE CORRIDOR PROJECT.

WHEREAS, paved pathways have been constructed along portions of the Parks Highway; and

WHEREAS, the existing Parks Highway Alternate Corridor Project does not include a paved pathway that would provide for trail connectivity around Wasilla; and

WHEREAS, paved pathways similar to those along the Glenn Hwy from Chugiak to Anchorage, along portions of the Parks Highway and along Knik-Goose Bay Road are desirable; and

WHEREAS, a paved pathway along the Parks Highway Alternate Corridor around Wasilla would create a vital recreation connection bypassing the traffic congestion in the city; and

WHEREAS, The Matanuska-Susitna Borough Parks, Recreation, and Trails Advisory Board unanimously adopted Resolution 15-04 supporting the addition of a paved pathway and flattened ditch along the Parks Highway Alternate Corridor Project around Wasilla; and

WHEREAS, the Matanuska-Susitna Borough Transportation Advisory Board unanimously approved Resolution 15-07 supporting

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RS15-100

the addition of a paved pathway along the Parks Highway Alternate Corridor Project around Wasilla.

NOW, THEREFORE, BE IT RESOLVED, that the Matanuska-Susitna Borough Planning Commission requests the addition of a paved pathway along the Parks Highway Alternate Corridor Project.

ADOPTED by the Matanuska-Susitna Borough Planning Commission this 21st day of September, 2015.

JOHN KLAPPERICH, Chair

ATTEST:

MARY BRODIGAN, Planning Clerk

(SEAL)

YES: Klapperich, Healy, Walden, Kendig, and Adams

NO: Endle

IM15-217
RS15-100

Introduced:
Public Hearing:
Action:

MATANUSKA-SUSITNA BOROUGH
ASSEMBLY RESOLUTION NO. 15-100

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY REQUESTING THE ADDITION OF A PAVED PATHWAY TO THE PARKS HIGHWAY ALTERNATE CORRIDOR PROJECT.

WHEREAS, paved pathways have been constructed along portions of the Parks Highway; and

WHEREAS, the existing Parks Highway Alternate Corridor Project does not include a paved pathway that would provide for trail connectivity around Wasilla; and

WHEREAS, paved pathways similar to those along the Glenn Hwy from Chugiak to Anchorage, along portions of the Parks Highway and along Knik-Goose Bay Road are desirable; and

WHEREAS, a paved pathway along the Parks Highway Alternate Corridor around Wasilla would create a vital recreation connection bypassing the traffic congestion in the city; and

WHEREAS, The Matanuska-Susitna Borough Parks, Recreation, and Trails Advisory Board unanimously adopted a resolution supporting the addition of a bike trail and flattened ditch along the Parks Highway Alternate Corridor Project around Wasilla;

WHEREAS, the Matanuska-Susitna Borough Transportation Advisory Board unanimously approved a resolution supporting the

addition of a bike trail along the Parks Highway Alternate Corridor Project around Wasilla; and

WHEREAS, the Matanuska Susitna Borough Planning Commission adopted resolution serial number 15-33 requesting the addition of a paved pathway along the Parky Highway Alternate Corridor Project.

NOW, THEREFORE, BE IT RESOLVED, that the Matanuska-Susitna Borough Assembly requests the addition of a paved pathway to the Parks Highway Alternate Corridor Project.

ADOPTED by the Matanuska-Susitna Borough Planning Commission this ___ day of ____, 2015.

_____
LARRY DeVILBISS, Mayor

ATTEST:

_____
LONNIE MCKECHNIE, Clerk

(SEAL)

Yes:

NO:

MATANUSKA-SUSITNA BOROUGH INFORMATION MEMORANDUM IM No. 15-221

SUBJECT: A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY REQUESTING SUPPORT FOR CONTINUED FUNDING FOR HUD'S HOME INVESTMENT PARTNERSHIPS PROGRAM.

AGENDA OF: October 20, 2015

Assembly Action:

MANAGER RECOMMENDATION: Present to the Assembly for consideration.

APPROVED BY JOHN MOOSEY, BOROUGH MANAGER: for George Lee Hayes

Route To:	Department/Individual	Initials	Remarks
	Originator	Assembly member Sykes	
	Borough Attorney	NS	
	Borough Clerk	Jmm	10/13/15

ATTACHMENT(S): Fiscal Note: YES _____ NO X
Alaska Commission on Aging Letter (2 pp)
Resolution Serial No. 15-101 (4 pp)

SUMMARY STATEMENT:
The Federal Government is cutting Housing and Urban Development (HUD) Funding for Alaska in the amount of $3,406,231. This represents a 93% reduction in HUD funding. This reduction will impede the development of affordable senior housing. Attached Alaska Commission on Aging letter provides more detail.

The population of seniors in the borough and the state has been, and is expected to continue, growing quickly.

The borough and state need help from our Alaskan Federal Legislative Delegation to restore the HUD funding for Alaska.

HUD housing funding for Alaska is extremely important to help meet the needs of seniors in the borough and the state.

RECOMMENDATION:
Adoption of a resolution supporting restoration of HUD Funding

for the Alaska Senior Housing Development Program.

THE STATE of ALASKA
GOVERNOR BILL WALKER

Department of Health and Social Services
ALASKA COMMISSION ON AGING
P.O. Box 110693
Juneau, Alaska 99811-0693
Main: 907.465.3250
Fax: 907.465.1398

September 2, 2015

The Honorable Lisa Murkowski
United States Senate
708 Hart Senate Building
Washington D.C. 20510

Regarding: Support Continued Funding for HUD's Home Investment Partnerships Program

Dear Senator Murkowski:

Alaska is the state with the fastest growing population of people age 65 and older, growing more than 2.5 times the national growth rate over the last ten years, with Alaskans age 60+ being the fastest growing age demographic in the state. Alaska's senior population is expected to grow very rapidly in the next 15 to 20 years as Alaskan baby boomers continue to age in place. In 2014, there were 115,280 Alaskans age 60 and older with 71,080 being age 65+. Affordable, accessible, and appropriate senior housing is in short supply and a critical need that allows older Alaskans to age in place and continue to meaningfully contribute to their families, communities, and our great state.

The Alaska Commission on Aging (ACoA) is concerned about the proposed reduction to HUD's HOME Investment Partnerships Program and the impact this funding reduction will have on the development of affordable senior housing in Alaska. HUD's budget is included in the Senate Appropriations Subcommittee "Transportation, Housing, and Urban Development, and Related Agencies." Senator Susan Collins chairs this Subcommittee with Senator Jack Reed as the Ranking Member. With the elimination of state funding for AHFC's Senior Citizens Housing Development Grant Fund program this past legislation session, the proposed reduction of HUD funds in the amount of **$3,406,231 for Alaska or 93% of the program** is expected to further exacerbate the development of affordable senior housing leaving only $108,625 of HUD funds for all of the state's housing development needs. A loss of $3.4 million annually in housing funds will impact many more dollars in public and private investments that were leveraged with these funds. According to AHFC's Senior Housing Office, there have been several senior housing projects in Alaska that have utilized HOME funds in combination with other fund sources: Ptarmigan Heights, Delta Junction ($818,673); Silverwood, Soldotna ($311,000); Alderview, Wasilla ($60,000); Blueberry Pointe, Meadow Lakes ($620,000); Colony Estates, Palmer ($669,382); Pioneer Heights, Ketchikan ($139,921); Swatzell Terrace, Homer ($343,068); Tovarish Manor, Nikiski ($425,000); and other projects.

Alaska's demographic transition has significant economic consequences. Alaska's cost of institutionalized care is among the highest in the nation, with an annual median cost more than $280,000 per person for nursing home placement (Genworth Financial 2015). Affordable senior housing,

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combined with appropriate home and community-based support services, facilitates the ongoing independence of older Alaskans. According to findings from ACoA's recently conducted needs assessment activities in preparation for the Alaska State Plan for Senior Services, FY2016-2019, senior housing ranked in the top three issues of importance for Alaska seniors based on 2,280 responses from seniors and 128 public members who attended the six Elder-Senior Listening Sessions statewide.

Seniors are vital to the future of Alaska. They enrich the lives of all Alaskans, young and old, by sharing their lifetime of experience, knowledge and wisdom. Further, seniors bring significant cash flow into the state's economy from their retirement income, health care spending, job earnings, and other income sources that total an estimated $2.4 billion annually. Appropriate, affordable and accessible housing is critical to the health and well-being of older Alaskans and their ability to thrive and meaningfully contribute to Alaska.

We respectfully ask for your assistance in restoring HUD funds for Alaska, which is an important tool under AHFC's GOAL program that helps to make housing more affordable for several populations. Housing specifically designed for the senior population helps older people to remain living independently longer which improves the quality of life for seniors, increases their abilities to contribute to their families and communities, and has the potential to save the State money from institutionalized care.

Thank you for your consideration of this request to preserve HUD funds and for your leadership serving Alaskans!

Sincerely,

Mary E. Shields
Chair, Alaska Commission on Aging

Sincerely,

Denise Daniello
ACoA Executive Director

Cc: Kip Knudson, Director of State/Federal Relations
Office of Governor Bill Walker

Colleen Bickford, Director
Anchorage HUD Office

Bryan Butcher, CEO/Executive Director
Alaska Housing Finance Corporation

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IM15-22
RS15-101

By: Assemblymember Sykes
Action:

MATANUSKA-SUSITNA BOROUGH
RESOLUTION SERIAL NO. 15-101

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY IN SUPPORT OF CONTINUED HUD FUNDING FOR THE CRITICAL SENIOR HOME INVESTMENT PARTNERSHIPS PROGRAM.

WHEREAS, the senior population continues to grow strongly in the Matanuska-Susitna Borough at a time when critical senior housing development funding is being cut; and

WHEREAS, Alaska is the state with the fastest growing population of people age 65 and older, growing at more than 2.5 times the national growth rate over the last ten years; and

WHEREAS, the senior population in Alaska is expected to grow rapidly over the next 10 to 15 years as baby boomers continue to age in place; and

WHEREAS, in 2014, there were 115,280 Alaskans age 60 and older with 71,080 being age 65+; and

WHEREAS, affordable, accessible, and appropriate senior housing is in short supply and a critical need that allows older Alaskans to age in place and continue to meaningfully contribute to their families and communities; and

WHEREAS, the Borough Assembly is concerned about the proposed reduction to the Housing and Urban Development Home investment Partnerships Program and the impact this funding

reduction will have on the development of affordable senior housing in Alaska; and

WHEREAS, HUD's budget is included in the Senate Appropriations Subcommittee "Transportation, Housing, and Urban Development and Related Agencies"; and

WHEREAS, the elimination of state funding for the Alaska Housing Finance Corporation's (AHFC) Senior Citizens Housing Development Grant Fund program during the last state legislative session compounds the anticipated negative effects of the proposed reduction of HUD funds in the amount of $3,406,231 for Alaska (93% of the program) and will curtail efforts to develop affordable senior housing; and

WHEREAS, the AHFC Senior Housing Office has indicated there have been several senior housing projects in Alaska that have utilized HOME funds in combination with other fund sources to include: Ptarmigan Heights, Delta Junction ($818,673); Silverwood, Soldotna ($311,000); Alderview, Wasilla ($60,000); Blueberry Point, Meadow Lakes ($620,000); Colony Estates, Palmer ($669,382); Pioneer Heights, Ketchikan ($139,921); Swatzell Terrace, Homer ($343,068); Tovarish Manor, Nikiski ($425,000); and other projects; and

WHEREAS, Alaska's cost of institutionalized care is among the highest in the nation with an annual median cost of more than $280,000 per person for nursing home placement; and

WHEREAS, seniors are vital to the future of Alaska as they enrich the lives of all Alaskans and bring significant cash flow to the state's economy totaling an estimated $2.4 billion annually; and

WHEREAS, appropriate, affordable, and accessible housing is critical to the health and well-being of older Alaskans and their ability to thrive and meaningfully contribute to Alaska.

NOW, THEREFORE, BE IT RESOLVED, that the Matanuska-Susitna Borough Assembly requests the restoration of HUD funding for Alaska, which is a critical tool under the Alaska Housing Finance Corporation's GOAL program that helps make senior housing more affordable; and

BE IT FURTHER RESOLVED that the critical need for housing senior populations helps to provide a better quality of life for seniors, and improves their ability to contribute to their families.

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 ACTION MEMORANDUM **AM No. 15-141**

SUBJECT: Approval of change order for contract 15-104B, Dorothy Swanda Jones Building Roof Top Unit Connection and Fireproofing to TBI Construction Co., in the amount of $684,048.00.

AGENDA OF: October 20, 2015

ASSEMBLY ACTION:

MANAGER RECOMMENDATION: Present to the assembly for consideration.

APPROVED BY JOHN MOOSEY, BOROUGH MANAGER: _____

Route To:	Department/Individual	Initials	Remarks
	Originator	jw	
	Capital Projects Director	BJJ	9/2/15
	Purchasing Officer		9/8/2015
	Finance Director		9/10/15
	Borough Attorney	NS	
	Borough Clerk		10/13/15

ATTACHMENT(S): Fiscal Note: Yes X No _____

SUMMARY STATEMENT: On April 21, 2015, the Matanuska-Susitna Borough Assembly approved AM 15-050 awarding contract 15-104B to TBI Construction Co. in the base bid amount of $746,989.00, for Dorothy Swanda Jones Building Rooftop Unit Connection and Fireproofing.

The construction advertisement included base bid and three additive alternates. At the time of contract award, funds were not available to award any alternates. The Fiscal Year 2016 Capital Improvement Plan includes funds to award additive alternate one to continue fireproofing and connect an additional rooftop unit supporting the center section of the original building. This change order will award additive alternate one in the original bid amount.

RECOMMENDATION OF ADMINISTRATION: Recommend approval of change

order in the amount of **SIX HUNDRED EIGHTY-FOUR THOUSAND FORTY-EIGHT DOLLARS AND NO/100 ($684,048)**, for contract **15-104B** to **TBI CONSTRUCTION CO.** for the **DOROTHY SWANDA JONES BUILDING - ROOF TOP UNIT CONNECTION AND FIREPROOFING** project.

MATANUSKA-SUSITNA BOROUGH
FISCAL NOTE

AGENDA DATE: October 20, 2015

SUBJECT: Approval of change order for contract 15-104b, Dorothy Swanda Jones Building - Roof Top Unit Connection and Fireproofing to TBI Construction Co., in the amount of $684,048. (Project no. 10057.1882 - $19,048, AND 10063.1805 - $665,000)

ORIGINATOR:

FISCAL ACTION (TO BE COMPLETED BY FINANCE)	FISCAL IMPACT (YES) NO
AMOUNT REQUESTED $684,048	FUNDING SOURCE Fund 435 AW Budget Appro
FROM ACCOUNT # 435.000.000.4XX.XXX	PROJECT # 10057 / 10063
TO ACCOUNT :	PROJECT #
VERIFIED BY: Barbara Saunders	CERTIFIED BY:
DATE: 9/10/15	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			684			
REVENUE						

FUNDING: (Thousands of Dollars)

General Fund						
State/Federal Funds						
Other			684			
TOTAL			684			

POSITIONS:

Full-Time						
Part-Time						
Temporary						

ANALYSIS: (Attach a separate page if necessary)

PREPARED BY: _____ PHONE: _____

DEPARTMENT: _____ DATE: _____

APPROVED BY: _____ DATE: 9/10/15

MATANUSKA-SUSITNA BOROUGH ACTION MEMORANDUM **AM No. 15-142**

SUBJECT: Approval of amendment to Purchase Order No. 2015-3671 to Meridian Systems Inc., Dorothy Swanda Jones Building Roof Top Unit Connection Digital Controls in the amount of $51,567.

AGENDA OF: October 20, 2015

ASSEMBLY ACTION:

MANAGER RECOMMENDATION: Present to the assembly for consideration.

APPROVED BY JOHN MOOSEY, BOROUGH MANAGER: _____

Route To:	Department/Individual	Initials	Remarks
	Originator	jw	
	Capital Projects Director	BJD	9/2/15
	Purchasing Officer		9/8/2015
	Finance Director		9/10/15
	Borough Attorney	NS	
	Borough Clerk		10/13/15

ATTACHMENT(S): Fiscal Note: Yes X No _____

SUMMARY STATEMENT: On April 30, 2015, the Matanuska-Susitna Borough awarded a purchase order in the amount of $68,168.00 to Meridian Systems Inc. to install automated logic direct digital control systems in support of the Dorothy Swanda Jones Roof Top Connection project.

The original purchase order amount connected one roof top unit. The Fiscal Year 2016 Capital Improvement Plan includes funds to connect an additional roof top unit supporting the center section of the original building. This amendment will award digital controls required to connect the second roof top unit.

RECOMMENDATION OF ADMINISTRATION: Recommend approval of amendment to Purchase Order No. **2015-3671** in the amount of **FIFTY-ONE THOUSAND**

FIVE HUNDRED SIXTY-SEVEN DOLLARS AND NO/100($51,567), to **Meridian Systems Inc.** for the **Dorothy Swanda Jones Building Roof Top Unit Connection** project.

MATANUSKA-SUSITNA BOROUGH
FISCAL NOTE

AGENDA DATE: October 20, 2015

SUBJECT: Approval of amendment to Purchase Order No. 2015-3671 to Meridian Systems Inc., Dorothy Swanda Jones Building Roof Top Unit Connection Digital Controls in the amount of $51,567. (Project no. 10057.1882 - $51,567)

ORIGINATOR:

FISCAL ACTION (TO BE COMPLETED BY FINANCE)	FISCAL IMPACT (YES) NO
AMOUNT REQUESTED 51,567	FUNDING SOURCE Fund 435 AW Budget
FROM ACCOUNT # 435.000.000.4xx.xxx	PROJECT # 10057
TO ACCOUNT :	PROJECT #
VERIFIED BY: Barbara Bruegert	CERTIFIED BY:
DATE: 9/10/15	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			51.5			

REVENUE						

FUNDING: (Thousands of Dollars)

General Fund						
State/Federal Funds						
Other			51.5			
TOTAL			51.5			

POSITIONS:

Full-Time						
Part-Time						
Temporary						

ANALYSIS: (Attach a separate page if necessary)

PREPARED BY: _____ PHONE: _____

DEPARTMENT: _____ DATE: _____

APPROVED BY: _____ DATE: 9/10/15

AM No. 15-142

MATANUSKA-SUSITNA BOROUGH ACTION MEMORANDUM **AM No. 15-143**

SUBJECT: Acceptance of late filed and retroactive Senior Citizen and Disabled Veteran exemption applications.

AGENDA OF: October 20, 2015

ASSEMBLY ACTION:

MANAGER RECOMMENDATION: Present to the assembly for consideration.

APPROVED BY JOHN MOOSEY, BOROUGH MANAGER: for

Route To:	Department/Individual	Initials	Remarks
1	Originator	BL	
2	Finance Director		10/2/15
3	Borough Attorney	N.S.	10/2/15
4	Borough Clerk		10/13/15

ATTACHMENT(S): Fiscal Note: Yes X No

SUMMARY STATEMENT:

Attached is a listing of individuals who are requesting exceptions for late filed and retroactive applications for Senior Citizen and Disabled Veteran exemption. In 2002, the state of Alaska enacted legislation whereby Disabled Veterans and Senior Citizens may request retroactive exemption. MSB code was amended accordingly. MSB Code 3.15.030(c) now establishes authority for the assembly with good cause to accept the late filed applications as timely.

Disabled Veteran late filed mandatory and optional exemptions:

Mr. Joe Adams applied on August 25, 2015 for the mandatory and optional Disabled Veteran exemptions for tax year 2015. Mr. Adams has owned and occupied his home since April 17, 2009. He is 50% disabled effective June 1, 2014. Mr. Adams filed late because he was waiting for his percentage of disability letter from the Veteran's office. He would like his late filed application accepted for 2015.
2932B01L005 - 2015 - $216,900

Mr. Hank Dolecki applied on July 16, 2015 for the mandatory and optional Disabled Veteran exemptions for tax year 2015. Mr. Dolecki has owned and occupied his home since May 20, 2014. He is 100% disabled effective December 1, 2014. Mr. Dolecki filed late because he was waiting for his percentage of disability letter from the Veteran's office. He would like his late filed application accepted for 2015.
25N04W08C006 - 2015 - $105,200

Mr. Donald Bradshaw applied on August 6, 2015 for the mandatory and optional Disabled Veteran exemptions for tax years 2014 and 2015. Mr. Bradshaw has owned and occupied his home since August 7, 2013. He is 100% disabled effective February 25, 2005. Mr. Bradshaw filed late because he was unaware of the exemption program. He would like his retroactive request and late filed application accepted for 2014 and 2015.
3650000T00B - 2014 - $36,200
3650000T00B - 2015 - $35,800

Mr. Adam Dunny applied on July 16, 2015 for the mandatory and optional Disabled Veteran exemptions for tax year 2015. Mr. Dunny has owned and occupied his home since January 31, 2008. He is 90% disabled effective October 1, 2014. Mr. Dunny filed late because he was waiting for his percentage of disability letter from the Veteran's office. He would like his late filed application accepted for 2015.
2669B03L002 - 2015 - $160,100

Mr. Damon R. Ezell applied on August 3, 2015 for the mandatory and optional Disabled Veteran exemptions for tax year 2015. Mr. Ezell has owned and occupied his home since August 27, 2007. He is 70% disabled effective December 1, 2014. Mr. Ezell filed late because he was waiting for his percentage of disability letter from the Veteran's office. He would like his late filed application accepted for 2015.
2353B02L003 - 2015 - $184,500

Mr. Ronald Honer applied on August 11, 2015 for the mandatory and optional Disabled Veteran exemptions for tax year 2015. Mr. Honer has owned and occupied his home since August 22, 2014. He is 60% disabled effective December 1, 2014. Mr. Honer filed late because he was waiting for his percentage of disability letter from the Veteran's office. He would like his late filed application accepted for 2015.
6896000L002 - 2015 - $72,600

Mr. Melvin Grove, Jr. applied on August 26, 2015 for the mandatory and optional Disabled Veteran exemptions for tax year 2015. Mr. Grove has owned and occupied his home since July 31, 2002. He is 80% disabled effective December 1, 2014. Mr. Grove filed late because he was waiting for his percentage of disability letter from the Veteran's office. He would like his late filed application accepted for 2015.
6523B03L019 - 2015 - $198,300

Mr. Kevin Johnson applied on August 20, 2015 for the mandatory and optional Disabled Veteran exemptions for tax year 2015. Mr. Johnson has owned and occupied his home since April 14, 2009. He is 70% disabled effective December 31, 2014. Mr. Johnson filed late because he was waiting for his percentage of disability letter from the Veteran's office. He would like his late filed application accepted for 2015.
2983B08L004 - 2015 - $218,000

Mr. Christopher Lindgren applied on July 28, 2015 for the mandatory and optional Disabled Veteran exemptions for tax year 2015. Mr. Lindgren has owned and occupied his home since January 10, 2012. He is 70% disabled effective December 1, 2014. Mr. Lindgren filed late because he was waiting for his percentage of disability letter from the Veteran's office. He would like his late filed application accepted for 2015.
2894B01L004 - 2015 - $151,600

Mr. Denny Nelson applied on July 22, 2015 for the mandatory and optional Disabled Veteran exemptions for tax year 2015. Mr. Nelson has owned and occupied his home since November 15, 2012. He is 90% disabled effective December 1, 2014. Mr. Nelson filed late because he was waiting for his percentage of disability letter from the Veteran's office. He would like his late filed application accepted for 2015.
1892B08L012 - 2015 - $218,000

Ms. Ashlee Nichoalds applied on August 6, 2015 for the mandatory and optional Disabled Veteran exemptions for tax year 2015. Ms. Nichoalds has owned and occupied her home since August 9, 2013. She is 60% disabled effective December 1, 2014. Ms. Nichoalds filed late because she was waiting for her percentage of disability letter from the Veteran's office. She would like her late filed application accepted for 2015.
2522B01L005 - 2015 - $182,700

Mr. Michael Naczi applied on July 22, 2015 for the mandatory and optional Disabled Veteran exemptions for tax year 2014. Mr. Naczi has owned and occupied his home since November 21, 2013. He is 60% disabled effective December 1, 2013. Mr. Naczi filed late because he was unaware of the exemption deadline for his renewal. He would like his late filed application accepted for 2014.
1069B04L039 - 2014 - $62,200

Mr. Karl Heidelbach applied on August 11, 2015 for the mandatory and optional Disabled Veteran exemptions for tax year 2015. Mr. Heidelbach has owned and occupied his home since June 16, 2011. He is 50% disabled effective December 1, 2014. Mr. Heidelbach filed late because he was waiting for his percentage of disability letter from the Veteran's office. He would like his late filed application accepted for 2015.
2566000L002 - 2015 - $195,400

Mr. William Bryan applied on August 14, 2015 for the contiguous lot exemption for tax year 2015. Mr. Bryan has owned and occupied his home since August 1, 2011. He is 70% disabled effective January 1, 2014. Mr. Bryan filed late because he was waiting for his percentage of disability letter from the Veteran's office. He would like his late filed application accepted for 2015.
5021B10L023 - 2015 - $19,200

Mr. Jimmy Higgs applied on September 3, 2015 for the mandatory and optional Disabled Veteran exemptions for tax year 2015. Mr. Higgs has owned and occupied his home since June 6, 2014. He is 80% disabled effective December 1, 2014. Mr. Higgs filed late because he was waiting for his percentage of disability letter from the Veteran's office. He would like his late filed application accepted for 2015.
6111B04L012 - 2015 - $170,800

Mr. Michael Kruger applied on September 8, 2015 for the mandatory and optional Disabled Veteran exemptions for tax year 2015. Mr. Kruger has owned and occupied his home since January 1, 2012. He is 100% disabled effective December 1, 2014. Mr. Kruger filed late because he was waiting for his percentage of disability letter from the Veteran's office. He would like his late filed application accepted for 2015.
5903B01L003 - 2015 - $195,600

Mr. Lance Smith applied on July 6, 2015 for the mandatory and optional Disabled Veteran exemptions for tax year 2015. Mr. Smith has owned and occupied his home since July 31, 2014. He is 70% disabled effective December 1, 2014. Mr. Smith filed late because he was waiting for his percentage of disability letter from the Veteran's office. He would like his late filed application accepted for 2015.
2302B02L012 - 2015 - $208,100

Mr. Andrew Abbott applied on August 14, 2015 for the mandatory and optional Disabled Veteran exemptions for tax year 2015. Mr. Abbott has owned and occupied his home since June 29, 2014. He is 80% disabled effective June 29, 2014. Mr. Abbott filed late because he was waiting for his percentage of disability letter from the Veteran's office. He would like his late filed application accepted for 2015.
5874B07L001B - 2015 - $218,000

Mr. Forrest Powell III applied on August 11, 2015 for the mandatory and optional Disabled Veteran exemptions for tax years 2014 and 2015. Mr. Powell has owned and occupied his home since September 14, 2007. He is 50% disabled effective May 22, 2013. Mr. Powell filed late because he was waiting for his percentage of disability letter from the Veteran's office which was on appeal. He would like his retroactive request and late filed application accepted for 2014 and 2015.
6612B24L030 - 2014 - $170,000
6612B24L030 - 2015 - $218,000

Mr. Lloyd Nieman applied on September 11, 2015 for the mandatory and optional Disabled Veteran exemptions for tax year 2015. Mr. Nieman has owned and occupied his home since October 5, 2012. He is 80% disabled effective June 7, 2014. Mr. Nieman filed late because he was waiting for his percentage of disability letter from the Veteran's office. He would like his late filed application accepted for 2015.
6983B13L039 - 2015 - $218,000

Senior Citizen late filed mandatory and optional exemptions:

Mr. Nelson Ballard applied on July 15, 2015 for the mandatory and optional Senior Citizen exemptions for tax year 2015. Mr. Ballard has owned and occupied his home since July 13, 1994. He turned 65 on December 3, 2014. Mr. Ballard filed late because he was unaware of the exemption program. He would like his late filed application accepted for 2015.
2873B01L005 - 2015 - $218,000

Ms. Drema Bagneschi applied on July 28, 2015 for the mandatory and optional Senior Citizen exemptions for tax year 2015. Ms. Bagneschi has owned and occupied her home since June 29, 2006. She turned 65 on November 9, 2014. Ms. Bagneschi filed late because she was unaware of the exemption program. She would like her late filed application accepted for 2015.
6612B20L020 - 2015 - $218,000

Mr. William Dishon applied on August 6, 2015 for the mandatory and optional Senior Citizen exemptions for tax years 2014 and 2015. Mr. Dishon has owned and occupied his home since July 31, 2001. He turned 65 on August 24, 2013. Mr. Dishon filed late because he was unaware of the exemption program. He would like his retroactive request and late filed application accepted for 2014 and 2015.
2752B14L001 - 2014 - $170,000
2752B14L001 - 2015 - $218,000

Ms. Linda Gearns-Scafide applied on July 29, 2015 for the mandatory and optional Senior Citizen exemptions for tax year 2015. Ms. Gearns-Scafide has owned and occupied her home since March 14, 2011. She turned 65 on February 25, 2014. Ms. Gearns-Scafide filed late because she was unaware of the exemption program. She would like her late filed application accepted for 2015.
1549B01L007 - 2015 - $181,300

Mr. Stephen Giedosh Sr. applied on July 17, 2015 for the mandatory and optional Senior Citizen exemptions for tax year 2015. Mr. Giedosh has owned and occupied his home since August 5, 2011. He turned 65 on July 5, 2014. Mr. Giedosh filed late because he was unaware of the exemption program. He would like his late filed application accepted for 2015.
1515B02L018 - 2015 - $218,000

Mr. Doug Gow applied on August 7, 2015 for the mandatory and optional Senior Citizen exemptions for tax year 2015. Mr. Gow has owned and occupied his home since May 21, 1981. He turned 65 on July 30, 2014. Mr. Gow filed late because he was unaware of the exemption program. He would like his late filed application accepted for 2015.
20N05E27C018 - 2015 - $67,600

Ms. Angelia Heikes applied on August 12, 2015 for the mandatory and optional Senior Citizen exemptions for tax year 2015. Ms. Heikes has owned and occupied her home since July 25, 2014. She turned 65 on March 17, 1997. Ms. Heikes filed late because she was unaware of the exemption program. She would like her late filed application accepted for 2015.
6834B03L002B – 2015 - $217,700

Ms. Marjorie Hess applied on July 21, 2015 for the mandatory and optional Senior Citizen exemptions for tax year 2015. Ms. Hess has owned and occupied her home since July 17, 1989. She turned 65 on September 5, 2014. Ms. Hess filed late because she was unaware of the exemption program. She would like her late filed application accepted for 2015.
2351B07L007 – 2015 - $198,947

Mr. Phillip Meyer applied on July 24, 2015 for the mandatory and optional Senior Citizen exemptions for tax year 2015. Mr. Meyer has owned and occupied his home since July 29, 2009. He turned 65 on February 24, 2011. Mr. Meyer filed late because he was unaware of the exemption program. He would like his late filed application accepted for 2015.
1026000L001 - 2015 - $218,000

Ms. Vera Munholland applied on August 31, 2015 for the mandatory and optional Senior Citizen exemptions for tax years 2014 and 2015. Ms. Munholland has owned and occupied her home since May 20, 2010. She turned 65 on April 8, 2000. Ms. Munholland filed late because she was unaware of the exemption program. She would like her retroactive request and late filed application accepted for 2014 and 2015.
17N02W14B010 – 2014 - $167,500
17N02W14B010 – 2015 - $167,500

Mr. Stephen Smuck applied on August 18, 2015 for the mandatory and optional Senior Citizen exemptions for tax year 2015. Mr. Smuck has owned and occupied his home since April 6, 1986. He turned 65 on December 19, 2014. Mr. Smuck filed late because he was unaware of the exemption program. He would like his late filed application accepted for 2015.
6536B09L002 - 2015 - $59,900

Ms. Shirley Fritz applied on July 15, 2015 for the mandatory and optional Senior Citizen exemptions for tax years 2014 and 2015. Ms. Fritz has owned and occupied her home since April 2, 2008. She turned 65 on February 18, 2009. Ms. Fritz filed late because she was unaware of the exemption program. She would like her retroactive request and late filed application accepted for 2014 and 2015.
1999B04L003 - 2014 - $71,800
1999B04L003 - 2015 - $65,300

Mr. Frank Novotny applied on July 28, 2015 for the mandatory and optional Senior Citizen exemptions for tax year 2015. Mr. Novotny has owned and occupied his home since November 21, 2003. He turned 65 on July 16, 2014. Mr. Novotny filed late because he was unaware of the exemption program. He would like his late filed application accepted for 2015.
2334B03L010 - 2015 - $14,300

Mr. David Oradei applied on August 10, 2015 for the mandatory and optional Senior Citizen exemptions for tax year 2015. Mr. Oradei has owned and occupied his home since October 21, 2002. He turned 65 on August 15, 2014. Mr. Oradei filed late because he was unaware of the exemption program. He would like his late filed application accepted for 2015.
4674B02L007 - 2015 - $218,000

Mr. Donald Sapp applied on August 19, 2015 for the mandatory and optional Senior Citizen exemptions for tax years 2014 and 2015. Mr. Sapp has owned and occupied his home since May 10, 2002. He turned 65 on October 4, 2005. Mr. Sapp filed late because he was unaware of the exemption program. He would like his retroactive request and late filed application accepted for 2014 and 2015.
6038000T00A - 2014 - $46,800
6038000T00A - 2015 - $46,500

Ms. Gayle Tiplady applied on July 21, 2015 for the mandatory and optional Senior Citizen exemptions for tax year 2015. Ms. Tiplady has owned and occupied her home since October 2, 1990. She turned 65 on September 25, 2014. Ms. Tiplady filed late because she was unaware of the exemption program. She would like her late filed application accepted for 2015.
1631B03L016 - 2015 - $177,200

Mr. Donald Wessel applied on August 24, 2015 for the mandatory and optional Senior Citizen exemptions for tax year 2015. Mr. Wessel has owned and occupied his home since April 14, 2009. He turned 65 on February 26, 2014. Mr. Wessel filed late because he was unaware of the exemption program. He would like his late filed application accepted for 2015.
4008B02L004 - 2015 - $210,600

Mr. Larry Wiggins applied on August 21, 2015 for the mandatory and optional Senior Citizen exemptions for tax years 2014 and 2015. Mr. Wiggins has owned and occupied his home since August 17, 1989. He turned 65 on May 29, 2009. Mr. Wiggins filed late because he was unaware of the exemption program. He would like his retroactive request and late filed application accepted for 2014 and 2015.
2025B02L005 - 2014 - $170,000
2025B02L005 - 2015 - $218,000

Ms. Linda Riley applied on August 25, 2015 for the mandatory and optional Senior Citizen exemptions for tax year 2015. Ms. Riley also applied for a contiguous lot exemption for tax year 2015. Ms. Riley has owned and occupied her home since March 17, 2003. She turned 65 on July 28, 2014. Ms. Riley filed late because she was unaware of the exemption program. She would like her late filed application accepted for 2015.
1168B02L039 - 2015 - $28,600
1168B02L040 - 2015 - $189,400

Mr. Max Schwab applied on September 4, 2015 for the mandatory and optional Senior Citizen exemptions for tax year 2015. Mr. Schwab also applied for a contiguous lot exemption for tax year 2015. Mr. Schwab has owned and occupied his home since May 13, 1992. He turned 65 on June 1, 2014. Mr. Schwab filed late because he was unaware of the exemption program. He would like his late filed application accepted for 2015.
7000B08L011 - 2015 - $166,200
7000B08L012 - 2015 - $17,400

Ms. Patricia J. Kennedy applied on September 1, 2015 for the mandatory and optional Senior Citizen exemptions for tax years 2014 and 2015. Ms. Kennedy has owned and occupied her home since August 27, 2003. She turned 65 on November 28, 2011. Ms. Kennedy filed late because she was unaware of the exemption program. She would like her retroactive request and late filed application accepted for 2014 and 2015.
1664B13L003 - 2014 - $170,000
1664B13L003 - 2015 - $218,000

Ms. Patricia Spanogle applied on August 13, 2015 for the mandatory and optional Senior Citizen exemptions for tax year 2015. Ms. Spanogle has owned and occupied her home since February 28, 1994. She turned 65 on October 28, 2007. Ms. Spanogle filed late because her husband passed away and she was unaware she needed to reapply for the exemption program. She would like her late filed application accepted for 2015.
6518B01L023- 2015 - $218,000

Mr. William Thompson applied on September 15, 2015 for the mandatory and optional Senior Citizen exemptions for tax year 2015. Mr. Thompson has owned and occupied his home since August 16, 2013. He turned 65 on May 27, 2009. Mr. Thompson filed late because he was unaware of the exemption program. He would like his late filed application accepted for 2015.
1185B01L018 - 2015 - $89,200

Mr. John Gerrits applied on September 17, 2015 for the mandatory and optional Senior Citizen exemptions for tax year 2015. Mr. Gerrits has owned and occupied his home since June 29, 1993. He turned 65 on December 14, 2014. Mr. Gerrits filed late because he was unaware of the exemption program. He would like his late filed application accepted for 2015.
1537B03L004 - 2015 - $218,000

RECOMMENDATION OF ADMINISTRATION: Acceptance of late filed and retroactive requests for tax exemption.

MATANUSKA-SUSITNA BOROUGH
FISCAL NOTE

Agenda Date: October 20, 2015

SUBJECT: Acceptance of retroactive and late filed Senior Citizen and Disabled Veteran exemption applications.

ORIGINATOR: Brad Pickett, Borough Assessor

FISCAL ACTION (TO BE COMPLETED BY FINANCE)	FISCAL IMPACT (YES) NO
AMOUNT REQUESTED $133,789	FUNDING SOURCE ARA/NAR/FSA/RSA/SSA
FROM ACCOUNT # 100/2xx.000.000.3xx.xxx	PROJECT #
TO ACCOUNT :	PROJECT #
VERIFIED BY: Barbara Greenough	CERTIFIED BY:
DATE: 10/1/15	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						

REVENUE		<133.7>				

FUNDING: (Thousands of Dollars)

General Fund		<82.8>				
State/Federal Funds						
Other NAR/RSA/FSA		<50.9>				
TOTAL		<133.7>				

POSITIONS:

Full-Time						
Part-Time						
Temporary						

ANALYSIS: (Attach a separate page if necessary)

PREPARED BY: Brad Pickett, Borough Assessor PHONE: 861-8647

DEPARTMENT: DATE:

APPROVED BY: DATE: 10/21/15

MATANUSKA-SUSITNA BOROUGH ACTION MEMORANDUM **AM No. 15-144**

SUBJECT: VACATE ANY PUBLIC INTEREST IN A 15' WIDE ACCESS AND UTILITY EASEMENT RECORDED AT BOOK 56, PAGE 123 AND BOOK 135, PAGE 259, LOCATED IN THE WEST 1/2 NORTHWEST 1/4 SOUTHEAST 1/4 SECTION 15, TOWNSHIP 17 NORTH, RANGE 3 WEST, SEWARD MERIDIAN, ALASKA. ASSEMBLY DISTRICT 5: DAN MAYFIELD

AGENDA: OCTOBER 20, 2015

ASSEMBLY ACTION:

MANAGER RECOMMENDATION: Present to the assembly for consideration.

APPROVED BY JOHN MOOSEY, BOROUGH MANAGER: _____

Route To:	Department/Individual	Initials	Remarks
	Originator		
	Planning Director		
	Borough Attorney		Form Only
	Borough Clerk		10/13/15

ATTACHMENT(S): Fiscal Note: Yes _____ No X
Draft Minutes (1 page)
Notification of Action (3 pages)
Vicinity Map (1 page)

REASON FOR REQUEST: *The request is to vacate any public interest in a 15' wide access and utility easement recorded at Book 56, Page 123 and Book 135, Page 259. The vacation will provide more buildable area on the property.*

SUMMARY STATEMENT: On September 17, 2015 (written decision September 22, 2015), the Platting Board approved the vacation of any public interest in the 15' wide access and utility easement. The easement was granted within two warranty deeds that transferred ownership of the W½ NW¼ SE¼, Section 15, Township 17 North, Range 3 West, Seward Meridian, Alaska. The deeds were not specific as to whether the easement was intended for the public or for private use only. The easement is not currently being used for utilities or for access. Utility service exists along the eastern boundary for lots within Birch Park and along Henry Aaron Drive within Big Lake Heights. A road is impractical to construct within 15' and alternative access to lots north and south of this property exists.

RECOMMENDATION OF ADMINISTRATION: Staff recommends the assembly approve the vacation as the Platting Board's decision to vacate is consistent with MSB 43.15.035(A)(1)(c) as the right-of-way is not being used, a road is impractical to construct and alternative access has been provided. The vacation is pursuant to AS 29.40.120 through 29.40.160 and MSB 43.15.035

MOTION:

- Mr. Zimmerman moved to approve the 60' wide public use easement within the NE 1/4 SE 1/4, SE 1/4 NW 1/4, NE 1/4 SW 1/4, NW 1/4 SE 1/4, SW 1/4 NE 1/4, for Hosek PUE, seconded by Mr. Jay Van Diest.

VOTE:

- The motion passed with all in favor. There are 7 findings.

TIME: 8:51 A.M.
CD: 0:17:35

C. BIRCH LAKE & UE VACATION

Sloan Von Gunten (Secretary)

- Stated that 121 public hearing notices were mailed out on August 27, 2015, to this date there has been 4 returns, no objections, no non-objections, and 1 concern.

Peggy Horton (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.

Jim Faiks (Petitioner)

- Agrees with all the recommendations.

MOTION:

- Mr. Jay Van Diest moved to approve the preliminary plat and vacation of any public interest in a 15' wide access and utility easement recorded at Book 56, page 123 and at Book 135, Page 259 for Birch Lake, seconded by Mr. Marty Van Diest.

VOTE:

- The motion passed with all in favor. There are 12 findings.

TIME: 9:05 A.M.
CD: 0:32:29

D. **TERRACES AT THE RANCH**

Sloan Von Gunten (Secretary)

- Stated that 102 public hearing notices were mailed out on August 27, 2015, to this date there has been 1 return, 1 objection, no non-objections, and no concerns.

Peggy Horton (Platting Technician)

- Gave an overview on the case.

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

September 22, 2015

NOTIFICATION OF ACTION

Faiks Alaska Community Property Trust
PO Box 52112
Big Lake, AK 99652

RE: BIRCH LAKE **CASE: 2015-137**

Action taken by the Platting Board on September 17, 2015 is as follows:

THE PRELIMINARY PLAT AND VACATION FOR ANY PUBLIC INTEREST IN A 15' WIDE ACCESS AND UTILITY EASEMENT FOR BIRCH LAKE WAS APPROVED AND WILL EXPIRE ON SEPTEMBER 22, 2021 CONTINGENT UPON THE FOLLOWING CONDITIONS / REASONS (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,

Diana Sorensen

Ms. Diana Sorensen
Platting Board Chairman

cc:
DCP/ENG

Pilch Land Surveying
PO Box 641
Willow, AK 99688

Diane Kepl
2064 S. Henry Aaron Dr.
Wasilla, AK 99623

CONDITIONS of APPROVAL:

The Platting Board approved the Preliminary Plat and Vacation of any public interest in a 15' wide access and utility easement for Birch Lake, contingent upon the following:

1. Submit the mailing and advertising fee.

2. Obtain the Borough Assembly approval of the vacation of the access and utility easement within 30 days of Platting Board's written Notification of Action per MSB 43.15.032© and 43.15.035(D).

3. Submit construction cost estimate, schedule pre-construction meeting with Capital Project's Engineer, pay inspection fee, and obtain Notice to Proceed prior to any road or drainage construction in compliance with SCM, Section E.

4. Construct the interior roads to minimum residential standards. Provide engineer's final inspection report along with verification from an RLS that the constructed roadways are located within the proposed right-of-way per MSB 43.20.140 and obtain Capital Project's Engineer signoff.

5. Redesign Airigin Drive to be 60' wide within this subdivision and increase the curve radii to a minimum 190'.

6. Gate within Birch Lake Drive to be placed outside of the tee turnaround area. (a) Indicate the private portion of Birch Lake Drive on the plat. (b) Install KNOX key switch as requested by Emergency Services.

7. Provide a plat note: "No borough funds shall be expended to upgrade or maintain private roads."

8. Provide plans for ongoing winter maintenance, to include identifying the party responsible, with contact information, specifying the scope of services, listing all roads and approximate lengths the maintenance contract covers.

9. Grant a 15' wide utility easement adjoining eastern boundary, north of Birch Lake Drive as requested by MEA.

10. Provide a plat note stating the private road is useable for utility installation.

11. Provide updated Certificate to Plat executed within 90 days, prior to recording the plat per MSB 43.15.053(E).

12. Submit an affidavit from any holders of beneficial interest, if any, to be recorded with the plat.

13. Submit recording fee, payable to the State of Alaska, DNR.

14. Taxes and special assessments must be current prior to recording the plat, per MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs) by certified funds or cash.

15. Submit final plat in full compliance with Title 43.

FINDINGS:

1. The plat of Birch Lake Subdivision is consistent with AS 29.40.070, Platting Regulations; MSB 43.15.016, Preliminary Plat Submittal and Approval and 43.20.100(C), Private Roads.

2. The vacation is pursuant to AS 29.40.120 through AS 29.40.140 and MSB 43.15.035 *Vacations*. The vacation is consistent with MSB 43.15.035(A)(1)(c), the right of way is not being used, a road is impractical to construct and alternative access has been provided.

3. A professional engineer stated useable area is available for wastewater disposal and building in compliance with MSB 43.20.281.

4. The subdivision roads will allow for public traffic to travel between Big Lake Heights and Birch Park.

5. S. Birch Lake Drive, north of the intersection with W. Airigin Drive, will be a private road, gated and maintained privately.

6. The property owner is granting a 10' lake access easement for lot owners within this subdivision only.

7. A vacation petition was submitted and heard by the platting board to vacate any public interest in the 15' wide access and utility easement recorded at Book 56, Page 123 and Book 135, Page 259.

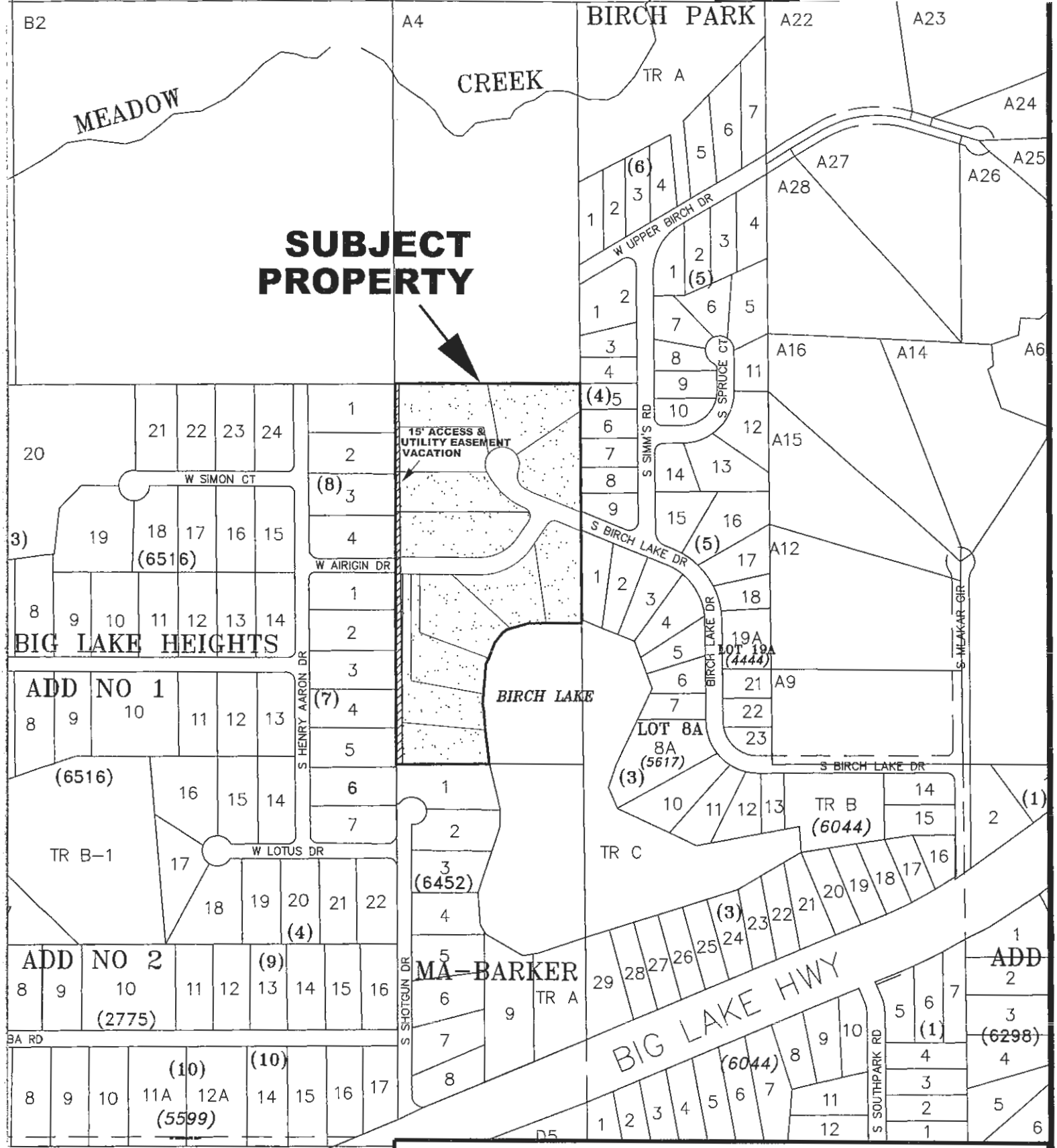
8. There are 15' utility easements shown on the plat along both sides of the proposed right-of-ways consistent with the SCM standards for utilities. The petitioner is also granting a 15' utility easement adjoining the eastern boundary as requested by MEA.

9. Petitioner plans to construct a single driveway to access Lots 1-3, Block 1, which will be gated.

10. Gates require KNOX Key Switch for Emergency Services access.

11. There were no objections to the vacation or the preliminary plat from any borough department or outside agency.

12. Diane Kepl commented that Henry Aaron Dr and Shotgun Dr need to be upgraded prior to punching a road thru. MSB 43.20.055(A)(2) states the petitioner will not be required to upgrade any road which is maintained by the state or an incorporated municipality.



VICINITY MAP

FOR PROPOSED BIRCH LAKE SUBDIVISION
LOCATED WITHIN
SECTION 15, T17N, R3W
SEWARD MERIDIAN, ALASKA

HOUSTON 11 MAP

AM15-144

MATANUSKA-SUSITNA BOROUGH ACTION MEMORANDUM **AM No. 15-145**

SUBJECT: **Award of Bid 16-043B, Nancy Lake Warm Storage Building, to Northern Industrial Training in the contract amount of $538,991.80**

AGENDA OF: **October 20, 2015**

ASSEMBLY ACTION:

MANAGER RECOMMENDATION: Present to the assembly for consideration.

APPROVED BY JOHN MOOSEY, BOROUGH MANAGER: for

Route To:	Department/Individual	Initials	Remarks
	Originator		
	Capital Projects Director		
	Finance Director		10/8/15
	Borough Attorney		
	Borough Clerk		10/13/15

ATTACHMENT(S): Fiscal Note: Yes X No ____
Advertising: (1p)
Bid Analysis: (3p)
Award recommendation (1pp)

SUMMARY STATEMENT: On August 24, 2015, the Matanuska-Susitna Borough issued solicitation 16-043B seeking contractors to design and construct a new warm storage building of approximately 2,400 square foot at 8878 N. Mike Ardaw Road. As a result of the advertising, nine bids were received for this work. The lowest bid was from Northern Industrial Training.

The contract for this project will be administered by the Capital Projects Department, Project Management Division. Design work is expected to begin in November with construction being completed September 15, 2016

RECOMMENDATION OF ADMINISTRATION: Award of **BID 15-043B, NANCY LAKE WARM STORAGE BUILDING,** to **NORTHERN INDUSTRIAL TRAINING** in the contract amount of **FIVE HUNDRED THIRTY EIGHT THOUSAND NINE HUNDRED NINETY ONE AND 80/100 DOLLARS ($538,991.00).**

MATANUSKA-SUSITNA BOROUGH
FISCAL NOTE

Agenda Date: October 20, 2015
SUBJECT: Award of Bid 16-043B, Nancy Lake Warm Storage Building, to Northern Industrial Training in the contract amount of $538,991.80

ORIGINATOR: Purchasing

FISCAL ACTION (TO BE COMPLETED BY FINANCE)	FISCAL IMPACT (YES) NO
AMOUNT REQUESTED $538,992	FUNDING SOURCE
FROM ACCOUNT # 405.000.000.4xx.xxx	PROJECT # 45282
TO ACCOUNT :	PROJECT #
VERIFIED BY: Barbara Jamnegre	CERTIFIED BY:
DATE: 10/7/15	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			538.9			
REVENUE						

FUNDING: (Thousands of Dollars)

General Fund						
State Federal Funds			538.9			
Other						
TOTAL			538.9			

POSITIONS:

Full-Time						
Part-Time						
Temporary						

ANALYSIS: (Attach a separate page if necessary)

PREPARED BY: _____ PHONE: _____
DEPARTMENT: _____ DATE: _____
APPROVED BY: _____ DATE: 10/8/15

AM No. 15-145

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
Frontiersman		CONTRACT	AUGUST 25 2015
Alaska Dispatch News		MATA 0070	AUGUST 24, 2015
TYPE OF AD:	( ) Display	(X) Classified	( ) 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
BID #16-043B
NANCY LAKE WARM STORAGE BUILDING

The Matanuska- Susitna Borough is soliciting bids from interested contractors to design and construct a new approximately 2,400 square foot warm storage building at 8878 N Mike Ardaw Road, Willow, Alaska.

Bid documents are available **beginning August 24, 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. Cost of bid documents picked up $5.00; if mailed, $10.00.

Bids open: **SEPTEMBER 16, 2015 AT 2:30 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.

Persons needing accommodation in order to participate should contact the borough ADA coordinator at (907) 861-8687.

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:
8-21-15	Signature on File	Signature on File

DEPARTMENT ACCOUNT NO.: 405.000.000.461.940 ~ 45282-9300-9302

AM15-145

PRELIMINARY RESULTS

MATANUSKA-SUSITNA BOROUGH
BID #16-043B
Nancy Lake Warm Storage Building

ANALYSIS SHEET

BIDDER		Collins Const	Power Builders.	Orion Const.
Signed Bid Form		✓	✓	✓
Receipt of Addendum (#4)		✓	✓	✓
Bid Guarantee		✓	✓	✓
Other items as required in Instructions to Bidders and Specifications/Scope of work				
LINE ITEM	**DESCRIPTION**	**BID PRICE**	**BID PRICE**	**BID PRICE**
1.	Total Base Bid Plus Allowance	~~5008~~ ~~500,083.46~~ 583,937.46	878,297	697,600.00

Selected Tank Option: _____ _____ _____

Alt #1.	Completion of Toilet Room	21,999.00	28,116.00	24,700.00
Alt #2	Water Fill Pump and associated fittings	40,789.00	33,115.00	60,140.00

RECOMMENDATION: All bids taken under advisement

PURCHASING OFFICER	ASST PURCHASING OFFICER	BUYER	CONST PROCUREMENT SPECIALIST
DATE	WITNESS	WITNESS	WITNESS

AM15-145

PRELIMINARY RESULTS

MATANUSKA-SUSITNA BOROUGH
BID #16-043B
Nancy Lake Warm Storage Building

ANALYSIS SHEET

BIDDER		F-E Const.	Steppers Const.	Wirtanen Commercial
Signed Bid Form		✓	✓	✓
Receipt of Addendum (#4)		✓	✓	✓
Bid Guarantee		✓	✓	✓
Other items as required in Instructions to Bidders and Specifications/Scope of work				
LINE ITEM	**DESCRIPTION**	**BID PRICE**	**BID PRICE**	**BID PRICE**
1.	Total Base Bid Plus Allowance	837,393.00	754,880.00	518,650.00
Selected Tank Option:		_____	_____	_____
Alt #1.	Completion of Toilet Room	23,036.00	25,720.00	29,875.00
Alt #2	Water Fill Pump and associated fittings	33,804.00	47,690.00	62,192.00

RECOMMENDATION: All bids taken under advisement

_____	_____	_____	_____
PURCHASING OFFICER	ASST PURCHASING OFFICER	BUYER	CONST PROCUREMENT SPECIALIST
_____	_____	_____	_____
DATE	WITNESS	WITNESS	WITNESS

AM15-145

PRELIMINARY RESULTS

MATANUSKA-SUSITNA BOROUGH
BID #16-043B
Nancy Lake Warm Storage Building

ANALYSIS SHEET

BIDDER		Wolverine	Diversified	Northern Indust.
Signed Bid Form		✓	✓	✓
Receipt of Addendum (#4)		✓	✓	✓
Bid Guarantee		✓	✓	✓
Other items as required in Instructions to Bidders and Specifications/Scope of work				
LINE ITEM	**DESCRIPTION**	**BID PRICE**	**BID PRICE**	**BID PRICE**
1.	Total Base Bid Plus Allowance	737,000.00	589,000.00	506,223.16
Selected Tank Option:		_____	_____	_____
Alt #1.	Completion of Toilet Room	22,000.00	25,200.00	32,768.64
Alt #2	Water Fill Pump and associated fittings	47,000.00	65,000.00	61,589.00

RECOMMENDATION: All bids taken under advisement

_____	_____	for _____	_____
PURCHASING OFFICER	ASST PURCHASING OFFICER	BUYER	CONST PROCUREMENT SPECIALIST
_____	_____	_____	_____
DATE	WITNESS	WITNESS	WITNESS

AM 15-145

MATANUSKA-SUSITNA BOROUGH
Purchasing Division of Capital Projects

350 East Dahlia Avenue • Palmer, AK 99645
Phone (907) 861-8601 • Fax (907) 861-8617
purchasing@matsugov.us
www.matsugov.us

COPY

DATE: September 30, 2015

TO: David Steadman, Project Manager, Capital Projects

FROM: Rustin Krafft, Purchasing Officer

SUBJECT: Recommendation of Award , Verification and Distribution of Funds
Solicitation Number: 16-043B Solicitation Title: Nancy Lake Warm Storage Bldg.

Bids for construction of the above listed project were opened in the office of the Purchasing Officer on September 21, 2015 @ 2:30 PM . The bid is summarized below:

FIRM	BASE BID	Alt #1	Alt #2
Northern Industrial	$506,223.15	$32,768.64	$61,589.00
Wirtanen Commercial	$518,650.00	$29,875.00	$62,192.00
Collins Construction	$583,937.46	$21,999.00	$40,789.00
Diversified Construction	$589,000.00	$25,200.00	$65,000.00
Orion Construction	$697,600.00	$24,700.00	$60,140.00
Wolverine Supply	$737,000.00	$22,000.00	$47,000.00
Steppers Construction	$754,880.00	$25,720.00	$47,690.00
F-E Contracting	$837,393.00	$23,036.00	$33,804.00
Power Builders	$878,297.00	$28,116.00	$33,115.00

Based on the above, the Matanuska-Susitna Borough Purchasing Division will award to **Northern Industrial Training** in the amount of **$538,991.79 for Base Bid and Add Alt #1,** as the lowest responsive and responsible bidder.

Funds were certified as available and have been distributed as follows:

405.000.000.461.310 ~ 45282-9300-9302

The project area is located in Assembly District(s): 7

☑ Concur

☐ Concur with the above changes in coding

Dave Steadman 9/30/15
(Project Manager's Signature)

Brad Sworts 9/30/15
(Director)

Please mark, sign and return to Purchasing.

AM15-145

MATANUSKA-SUSITNA BOROUGH ACTION MEMORANDUM AM No. 15-146

SUBJECT: Approval of Change Order for Professional Services, in the amount of $5,405.00 to Lounsbury & Associates, Inc., Agreement No. 15-076P, for the Lu Young Lane Design project.

AGENDA OF: October 20, 2015

ASSEMBLY ACTION:

MANAGER RECOMMENDATION: Present to the assembly for consideration.

APPROVED BY JOHN MOOSEY, BOROUGH MANAGER:

Route To:	Department/Individual	Initials	Remarks
	Originator	BU.	10/5/15
	Capital Projects Director	BJ	10/5/15
	Purchasing Officer		10/5/15
	Finance Director		10/8/15
	Borough Attorney	NS	
	Borough Clerk		10/13/15

ATTACHMENT(S): Fiscal Note: Yes X No

SUMMARY STATEMENT: On February 5, 2015 the Matanuska Susitna Borough entered into an agreement with Lounsbury and Associates, Inc. for Professional Services in the amount of $79,705.00 to provide engineering and design services for the Lu Young Lane improvement project, Proposal No. 15-076P.

There have been four (4) contract amendments for this project increasing the total contract amount to $99,010.00.

To finalize the surveying for design, mapping and environmental permitting an additional $5,405.00 is required due to additional unforeseen issues with the Corps of Engineers permit.

RECOMMENDATION OF ADMINISTRATION: Approval of Change Order for Professional Services, in the amount of $5,405.00 to Lounsbury & Associates, Inc., Agreement No. 15-076P, for the Lu Young Lane Design project.

MATANUSKA-SUSITNA BOROUGH
FISCAL NOTE

Agenda Date: October 20, 2015
SUBJECT: Approval of Change Order for Professional Services, in the amount of $5,405.00 to Lounsbury & Associates, Inc., Agreement No. 15-076P, for the Lu Young Lane Design project.

ORIGINATOR: Bob Walden

FISCAL ACTION (TO BE COMPLETED BY FINANCE)	FISCAL IMPACT (YES) NO
AMOUNT REQUESTED $5405	FUNDING SOURCE State Leg Grant
FROM ACCOUNT # 450.000.000.4XX.XXX	PROJECT # 70001
TO ACCOUNT :	PROJECT #
VERIFIED BY: Barbara Saenguete	CERTIFIED BY:
DATE: 10/7/15	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			5			
REVENUE						

FUNDING: (Thousands of Dollars)

General Fund						
State/Federal Funds			5			
Other						
TOTAL			5			

POSITIONS:

Full-Time						
Part-Time						
Temporary						

ANALYSIS: (Attach a separate page if necessary)

PREPARED BY: _____ PHONE: _____
DEPARTMENT: _____ DATE: _____
APPROVED BY: _____ DATE: 10/8/15

AM No. 15-146

MATANUSKA-SUSITNA BOROUGH ACTION MEMORANDUM **AM No.15-147**

SUBJECT: Approve amendment of contract 15-022L-F to Daniel DeRoux in the amount of $23,650, as part of the 1% for Art program at the Joe Redington Sr. JR/SR High School.

AGENDA OF: October 20, 2015

ASSEMBLY ACTION:

MANAGER RECOMMENDATION: Present to the Assembly for consideration.

APPROVED BY John Moosey, BOROUGH MANAGER:

Route To:	Department/Individual	Initials	Remarks
1	Originator		
2	Capital Projects Director		10/7/15
3	Purchasing Officer		10/7/2015
4	Finance Director		10/8/15
5	Borough Attorney		
6	Borough Clerk		10/13/15

ATTACHMENT(S): Fiscal Note: Yes X No ____

SUMMARY STATEMENT: On August 14, 2014, the Matanuska-Susitna Borough issued solicitation 15-022L seeking letters of interest from artists for public artworks to be installed at four new schools, including the Joe Redington Sr. JR/SR High School. As a result of the advertising, the Borough received 16 proposals.

The Art Committee for the Joe Redington Sr. JR/SR High School selected five artists to produce art work in the 1% for Art Program for Joe Redington Sr. JR/SR High School.

On July 23, 2015, the Borough awarded a contract for Dan DeRoux to produce artwork at the new Joe Redington Sr. JR/SR High School for the contract amount of $83,650.

The School District, School staff and School Art Committee requests the Assembly approve this additional art work to install the Birch Boreal Forest art work onto the third wall of the bus entry as part of the 1% for Art program at the Joe Redington Sr. JR/SR High School in the amount of $23,650, for a total contract amount of $107,300.

RECOMMENDATION OF ADMINISTRATION: Approve amendment of contract **15-022L-F** to **DANIEL DEROUX** in the amount of **TWENTY-THREE THOUSAND SIX HUNDRED FIFTY DOLLARS & NO/100 ($23,650)**, for the **JOE REDINGTON JR/SR HIGH SCHOOL ART PROGRAM**, project no. **40187**.

MATANUSKA-SUSITNA BOROUGH
FISCAL NOTE

Agenda Date: October 20, 2015

SUBJECT: Approve amendment of contract 15-022L-F to Daniel DeRoux in the amount of $23,650, as part of the 1% for Art program at the Joe Redington Sr. JR/SR High School.

ORIGINATOR: Capital Projects/Bob Bechtold – Project no. 40187-1000-1097

FISCAL ACTION (TO BE COMPLETED BY FINANCE)	FISCAL IMPACT (YES) NO
AMOUNT REQUESTED $23,650	FUNDING SOURCE Bonds
FROM ACCOUNT # 400.000.000.4xx.xxxx	PROJECT # 40187
TO ACCOUNT:	PROJECT #
VERIFIED BY: Barbara Saumgartner	CERTIFIED BY:
DATE: 10/7/15	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		23.6				
REVENUE						

FUNDING: (Thousands of Dollars)

General Fund						
State/Federal Funds						
Other		23.6				
TOTAL		23.6				

POSITIONS:

Full-Time						
Part-Time						
Temporary						

ANALYSIS: (Attach a separate page if necessary)

PREPARED BY: _____ PHONE: _____

DEPARTMENT: _____ DATE: _____

APPROVED BY: _____ DATE: 10/8/15

MM No. 15-147

Page 1 of 1

SUBJECT: Approval of change order in the amount of $16,516 for contract 16-001B to Diversified Construction, Inc. for Station 2-1 Upgrades and Improvements, construction project no. 45085.

AGENDA OF: October 20, 2015

ASSEMBLY ACTION:

MANAGER RECOMMENDATION: Present to the assembly for consideration.

APPROVED BY JOHN MOOSEY, BOROUGH MANAGER: for

Route To:	Department/Individual	Initials	Remarks
	Originator	jw	10/7/15
	Capital Projects Director	BJS	10/7/15
	Purchasing Officer		10/7/2015
	Finance Director		10/8/15
	Borough Attorney		
	Borough Clerk		10/13/15

ATTACHMENT(S): Fiscal Note: Yes X No ____

SUMMARY STATEMENT: On August 5, 2015, the Matanuska-Susitna Borough awarded contract 16-001B to Diversified Construction in the amount of $98,600 for Station 2-1 Office Upgrades and Improvements.

This project involves renovations with a high probability of unforeseen changes. To date, multiple electrical circuits, exhaust ducts, and vent tubes have been discovered that must be rerouted totaling $16,516 to keep the project moving forward.

RECOMMENDATION OF ADMINISTRATION: Recommend approval of change order in the amount of **SIXTEEN THOUSAND FIVE HUNDRED SIXTEEN DOLLARS AND NO/100 ($16,516)**, for contract **16-001B** to **DIVERSIFIED CONSTRUCTION** for **STATION 2-1 OFFICE UPGRADES AND IMPROVEMENTS** construction project no. **45085.**

MATANUSKA-SUSITNA BOROUGH
FISCAL NOTE

Agenda Date: October 20, 2015

SUBJECT: Approval of change order in the amount of $16,516 for contract 16-001B to Diversified Construction, Inc. for Station 2-1 Upgrades and Improvements, construction project no. 45085.

ORIGINATOR: Capital Projects/Jeff Walden – Project no. 45085-6600-6603 & Butte OB – 251.000.000.429.900 ($6,000) *See attached.

FISCAL ACTION (TO BE COMPLETED BY FINANCE)	FISCAL IMPACT (YES) NO
AMOUNT REQUESTED $16,516	FUNDING SOURCE Fund 251 Oper Budget & Budget Approp
FROM ACCOUNT # 251/405.000.000.4xx.xxx	PROJECT # 45085
TO ACCOUNT :	PROJECT #
VERIFIED BY: Barbara Baumgart	CERTIFIED BY:
DATE: 10/7/15	DATE:

EXPENDITURES/REVENUES: (Thousands of Dollars)

OPERATING	FY16	FY17	FY18	FY19	FY20	FY21
Personnel Services						
Travel						
Contractual						
Supplies						
Equipment						
Land/Structures						
Grants, Claims						
Miscellaneous						
TOTAL OPERATING						
CAPITAL	16.5					
REVENUE						

FUNDING: (Thousands of Dollars)

General Fund						
State/Federal Funds						
Other	16.5					
TOTAL	16.5					

POSITIONS:

Full-Time						
Part-Time						
Temporary						

ANALYSIS: (Attach a separate page if necessary)

PREPARED BY: _____ PHONE: _____

DEPARTMENT: D.F. Cty DATE: _____

APPROVED BY: _____ DATE: 10/8/15

IM No. 15-149

Pending Secondary Amendment – Language in red

OR15-110

which shall be maintained and enhanced to mitigate and minimize off-site noise produced by activities on the Property.

6. With the exception of special events and competitions held on weekends, hours of operations shall be restricted to hours outside of normal MSBSD school hours, considering any school within 3 miles, but in no case shall be later than 8:00 PM Monday – Friday.

7. No lead shot shall be used on any land designated as wetlands or into any water body.

8. Only shot shells shall be used in any firearms discharged on this property regardless of firearm type.

SUBDIVISION RESTRICTIONS

1. The Property may not be subdivided without approval by Matanuska-Susitna Borough Assembly ordinance.

Insurance

1. Liability Insurance must be maintained in the minimum amount of $ 1 million over $ 2 million with yearly notification to the Matanuska-Susitna Borough. Failure to maintain insurance will result in an order to cease operation.
2. An Environmental Bond/Policy in the amount of $ 500,000 payable to the Matanuska-Susitna Borough shall be maintained at all times, a copy of which must be supplied to the Matanuska-Susitna Borough.

DEVELOPMENT REQUIREMENTS

Existing public access trails within the Property shall be rerouted a safe distance away from range activities, flagged to identify the boundaries, to ensure existing trails across the Property continue to connect with trails or public easements adjacent to the Property.

AMENDMENT OR MODIFICATION

This Declaration of Covenants, Conditions and Restrictions shall run with the land in perpetuity. The Matanuska-Susitna Borough Assembly having imposed these conditions under Ordinance Serial Number 15-110, may amend or modify the Covenants, Conditions and Restrictions by subsequent ordinance upon written petition, signed by the owners of record affected by this Declaration. An application for amendment or modification and the petition shall be presented to Land and Resource Management, to be forwarded to the Matanuska-Susitna Borough Assembly for consideration.

This Declaration of Covenants, Conditions, and Restrictions may be enforced by a civil action as approved by the Borough Assembly who may, in its sole and absolute discretion, approve such action. Enforcement under this section shall not limit the ability of a party to seek injunctive relief on an expedited basis when life, health, or safety is an issue.

1 OF 3

OR15-110
IM 15-173

EXHIBIT A

IN WITNESS WHEREOF, this Declaration of Covenants, Conditions, and Restrictions is made and executed on this _____day of September, 2015, by the undersigned on behalf of the Matanuska-Susitna Borough under authority granted by the laws of the State of Alaska and the Matanuska-Susitna Borough.

MATANUSKA-SUSITNA BOROUGH

_____
John Moosey, Borough Manager

STATE OF ALASKA)
)ss.
Third Judicial District)

On this _____ day of September, 2015, John Moosey, Borough Manager of the Matanuska-Susitna Borough, who is personally known to me, appeared and acknowledged before me that he signed the Declaration of Covenants, Conditions, and Restrictions on behalf of the municipal corporation.

_____
Notary Public for State of Alaska
My commission expires: _____

2 OF 3

MSB006977 CCRs

ORIS-110
IM15-173

EXHIBIT A

DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS

The Matanuska-Susitna Borough, a municipal corporation organized and existing under the laws of the state of Alaska (hereinafter "Declarant"), as owner of real property approved for a less than fair market value sale to the Alaska Scholastic Clay Target Program (hereinafter "Operator") by adoption on _____ of Matanuska-Susitna Borough Ordinance Serial Number 15-110, does hereby declare and impose these covenants, conditions, and restrictions on the real property described below, in order to promote the outdoor educational use and development of the subject real property. This declaration of covenants, conditions and restrictions so declared are perpetual and shall run with the land and be binding on all parties coming under them hereafter, including all successors and assigns.

LEGAL DESCRIPTIONS

Tax parcel 16N03W01A001
South half of the Northwest quarter (S1/2NW1/4), and the Southwest quarter of the Northeast quarter (SW1/4NE1/4), and Government Lots 1, 2, and 3, containing 240 acres, more or less, within Section 01, Township 16 North, Range 03 West, Seward Meridian, recorded in the Palmer Recording District on June 29, 1979, as Plat 1979-421.

DEFINITIONS

Facility shall mean the outdoor shooting ranges on the Property.

Operations shall mean operation and maintenance of the Facility, to include hours of operation.

Operator shall mean the Alaska Scholastic Clay Target Program, the responsible party for range operations and maintenance.

LAND USE RESTRICTIONS

1. The Operator shall have a certified range manager on the Property during Operation.

2. Operations will be in accordance with National Rifle Association ("NRA") standards and guidelines including but not limited to the Best Management Practices of Outdoor Shooting Ranges and the best management practices for lead in outdoor shooting ranges established by the Environmental Protection Agency in document EPA-902-B-01-001, each as amended from time to time.

3. The Operator shall control access to the Property by fencing the entire shooting area within two years, immediately posting signs and installing a gate, or gates, designed to reasonably prevent individuals from gaining unauthorized access to the Property.

4. No alcohol or drugs are permitted on the property and the Operator will not allow anyone on the Property who is under the influence.

5. Operator shall maintain berms and vegetation on the Property and shall keep the gate(s) locked when the Property is not in use. Property line buffers may include existing topography and vegetation

3 OF 3

MSB006977 CCRs

ORIS-110
IM15-173

OR15-110 – PENDING Primary Amendment

I move to amend Ordinance Serial No. 15-110 on page 4 of the ordinance (page 289 of the packet) by inserting a new section and renumbering the following sections accordingly. The new section will read as follows:

Section 3. Purchase price. Consideration for the purchase will be the amount of $65,990 with an interest rate of 1.5 % for a term not greater than 20 years.

Section 4. Additional consideration. Additional consideration will be provided via a requirement that the purchaser does not apply for a tax exemption and the land remain taxable. In the event the land becomes tax exempt without application, the purchaser will make a payment in lieu of taxes in an amount equal to the assessed value of the property multiplied by the mill rates which would otherwise be applicable. This consideration payment provision shall be in effect until June 30, 2035 at which time purchaser may apply for a tax exemption if qualified, or cease making payment in lieu of taxes if the land has become tax exempt without application.

Section 5. The approval to dispose of the property is subject to the Declaration of Covenants, Conditions, and Restrictions attached.

1 OF 4

OR15-110
IM15-173

EXHIBIT A

DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS

The Matanuska-Susitna Borough, a municipal corporation organized and existing under the laws of the state of Alaska (hereinafter "Declarant"), as owner of real property approved for a less than fair market value sale to the Alaska Scholastic Clay Target Program (hereinafter "Operator") by adoption on _____ of Matanuska-Susitna Borough Ordinance Serial Number 15-110, does hereby declare and impose these covenants, conditions, and restrictions on the real property described below, in order to promote the agricultural use and development of the subject real property. This declaration of covenants, conditions and restrictions so declared are perpetual and shall run with the land and be binding on all parties coming under them hereafter, including all successors and assigns.

LEGAL DESCRIPTIONS

Tax parcel 16N03W01A001
South half of the Northwest quarter (S1/2NW1/4), and the Southwest quarter of the Northeast quarter (SW1/4NE1/4), and Government Lots 1, 2, and 3, containing 240 acres, more or less, within Section 01, Township 16 North, Range 03 West, Seward Meridian, recorded in the Palmer Recording District on June 29, 1979, as Plat 1979-421.

DEFINITIONS

Facility shall mean the outdoor shooting ranges on the Property.

Operations shall mean operation and maintenance of the Facility, to include hours of operation.

Operator shall mean the Alaska Scholastic Clay Target Program, the responsible party for range operations and maintenance.

LAND USE RESTRICTIONS

1. The Operator shall have a certified range manager on the Property during Operation.

2. Operations will be in accordance with National Rifle Association ("NRA") standards and guidelines including but not limited to the Best Management Practices of Outdoor Shooting Ranges and the best management practices for lead in outdoor shooting ranges established by the Environmental Protection Agency in document EPA-902-B-01-001, each as amended from time to time.

3. The Operator shall control access to the Property by fencing the entire shooting area, posting signs and installing a gate, or gates, designed to reasonably prevent individuals from gaining unauthorized access to the Property.

4. No alcohol or drugs are permitted on the property and the Operator will not allow anyone on the Property who is under the influence.

5. Operator shall maintain berms and vegetation on the Property and shall keep the gate(s) locked when the Property is not in use. Property line buffers may include existing topography and vegetation

2 OF 4

ORIS-110
IM15-173

which shall be maintained and enhanced to mitigate and minimize off-site noise produced by activities on the Property.

6. Hours of Operations shall be restricted to hours outside of normal MSBSD school hours but in no case shall be later than 8:00 PM Monday – Friday.

SUBDIVISION RESTRICTIONS

1. The Property may not be subdivided without approval by Matanuska-Susitna Borough Assembly ordinance.

Insurance

1. Liability Insurance must be maintained in the minimum amount of $ 2 million over $ 3 million with yearly notification to the Matanuska-Susitna Borough. Failure to maintain insurance will result in an order to cease operation.
2. An Environmental Bond in the amount of $ 1 million payable to the Matanuska-Susitna Borough shall be maintained at all times, a copy of which must be supplied to the Matanuska-Susitna Borough.

DEVELOPMENT REQUIREMENTS

Existing trails within the Property shall be rerouted a safe distance away from range activities, flagged to identify the boundaries, to ensure existing trails across the Property continue to connect with trails or public easements adjacent to the Property.

AMENDMENT OR MODIFICATION

This Declaration of Covenants, Conditions and Restrictions shall run with the land in perpetuity. The Matanuska-Susitna Borough Assembly having imposed these conditions under Ordinance Serial Number 15-110, may amend or modify the Covenants, Conditions and Restrictions by subsequent ordinance upon written petition, signed by the owners of record affected by this Declaration. An application for amendment or modification and the petition shall be presented to Land and Resource Management, to be forwarded to the Matanuska-Susitna Borough Assembly for consideration .

This Declaration of Covenants, Conditions, and Restrictions may be enforced by a civil action. Enforcement under this section shall not limit the ability of a party to seek injunctive relief on an expedited basis when life, health, or safety is an issue.

IN WITNESS WHEREOF, this Declaration of Covenants, Conditions, and Restrictions is made and executed on this _____day of September, 2015, by the undersigned on behalf of the Matanuska-Susitna Borough under authority granted by the laws of the State of Alaska and the Matanuska-Susitna Borough.

MATANUSKA-SUSITNA BOROUGH 3 OF 4

OR15-110
IM15-173

_____
John Moosey, Borough Manager

STATE OF ALASKA)
)ss.
Third Judicial District)

On this _____ day of September, 2015, John Moosey, Borough Manager of the Matanuska-Susitna Borough, who is personally known to me, appeared and acknowledged before me that he signed the Declaration of Covenants, Conditions, and Restrictions on behalf of the municipal corporation.

_____
Notary Public for State of Alaska
My commission expires: _____

4 OF 4

OR15-110
IM15-173

MATANUSKA-SUSITNA BOROUGH INFORMATION MEMORANDUM IM No. 15-173

SUBJECT: Assembly approval of the less than fair market value sale and subdivision of borough-owned property containing two hundred forty (240) acres, more or less, identified as the South half of the Northwest quarter, the Southwest quarter of the Northeast quarter, and Government Lots one (1), two (2) and three (3), Section 01, Township 16 North, Range 03 West, Seward Meridian and authorization for the manager to negotiate the sale (MSB006977).

AGENDA OF: August 18, 2015

ASSEMBLY ACTION:

MANAGER RECOMMENDATION: Introduce and set for public hearing.

APPROVED BY JOHN MOOSEY, BOROUGH MANAGER: for

Route To:	Department/Individual	Initials	Remarks
	Originator	EK	
	Community Development Director	CD	
	Finance Director		8/7/15
	Borough Attorney	NS	
	Borough Clerk		8/10/15

ATTACHMENT(S): Fiscal Note __X__ Yes _____No
Vicinity Map (1 pp)
Alaska Scholastic Clay Target Program Letter from the President & Business Plan (6 pp)
Alaska Scholastic Clay Target Program Letter from the Treasurer & Financial Report (7 pp)
MSB School District Letter (1 pp)
Knik-Fairview Community Council Resolution (1 pp)
Public Comments (91 pp)
Ordinance Serial No. 15-110 (4 pp)

SUMMARY

The Matanuska-Susitna Borough Land and Resource Management Division received an application from Alaska Scholastic Clay Target Program (ASCTP), a registered non-profit organization, to purchase 240 acres of borough-owned land for the purpose of developing a competitive shotgun course for youth shooting teams.

The borough-owned parcel, identified as tax parcel 16N03W01A001, contains a total of 636.27 acres and is located at the end of West Carmel Road. Carmel Road starts at about mile 8.5 of Knik-Goose Bay Road. In accordance with Alaska Statute 29.40.180, and prior to entering into a purchase agreement, the borough parcel is required to be subdivided and approved by the borough platting authority in order to create a legal lot of record. Cost of the survey and subdivision would be the responsibility of the applicant. Estimated cost for survey and associated fees is around $5,000.

MSB Code 23.10.060(C) requires the minimum fee to be paid to the borough for a sale at less than fair market value to be the greater of $500 or ten percent of the fair market value of the land. The 2015 borough tax assessed value of the 636.27-acre property is $349,900. Pursuant to borough code, the less than fair market value sale of 240 acres within this parcel (at 10% of assessed value) would equate to $13,198. The value combined with the cost of the subdivision requirement brings the total cost of the sale to $18,198, more or less.

PROPERTY SITE FACTORS:

A. Location: The subject parcel is located about two and three quarter miles west of Knik-Goose Bay Road at the end of W. Carmel Road within the Knik-Fairview Community Council area.

B. Legal Description (after subdivision):
South half of the Northwest quarter (S1/2NW1/4), and the Southwest quarter of the Northeast quarter (SW1/4NE1/4), and Government Lots 1, 2, and 3, containing 240 acres, more or less, within Section 01, Township 16 North, Range 03 West, Seward Meridian, recorded in the Palmer Recording District on June 29, 1979, as Plat 1979-421.

C. Land Status: Acquired by Patent No. 5020, Serial No. 1980-004582-0, 5/15/1980, Palmer Recording District.

D. Restrictions:

1. Current Land Classification: The property is classified for Forest Management. A timber sale contract that terminated in 1996 included the subject property. No other timber sale was identified.

2. Land Use Plans: The subject parcel lies within the Knik-Fairview Community Comprehensive Plan area, adopted May 1997. There is no language in the Plan specific to shooting ranges. The relevant language from the plan follows:

> Prior to any future borough land disposals in the area, the borough should investigate the appropriateness of the land for public facility sites, and reserve the land if necessary for this purpose.

The parcel is not included in the MSB Natural Resources Management Unit Plan.

3. Title Restrictions: None

4. Covenants: None

5. Zoning: The subject parcel is located with the Knik Sled Dog and Recreation Special Land Use District, MSB Code 17.20. A youth shotgun range operated by a non-profit organization is a permitted use in this zoning district.

6. Easements & Other Reservations:

- 50-foot section line easement along the western property boundary.
- 50-foot section line easement along the northern boundary of the parcel.
- 50-foot section line easement along the eastern boundary of the parcel.
- 50-foot section line easement along the southern boundary.

The subsurface estate is owned by the State of Alaska. The State Division of Oil and Gas sold a lease to Apache Alaska Corporation in September, 2012 that expires August, 2019 (ADL 391879).

E. Current Land Use: A local trail crosses the proposed subdivision from the southwestern corner of the property towards the northeastern corner of the subject parcel. This trail is not included in the Borough Recreational Trails Plan. There are no

other land uses documented on this property. The borough is working with an abutting landowner who appears to have stored their belongings with the East-West section line easement near the Northeast corner of the property. The landowner is responsible for removing their belongings from the borough property.

F. Surrounding Land Use: The subject parcel is bounded to the north by an undeveloped 480-acre parcel owned by the Cook Inlet Region Incorporated; to the northwest an undeveloped 560-acre borough-owned tract; to the west by undeveloped large tracts owned by Alaska Mental Health Trust, Knikatnu, Inc., Girl Scouts, and privately owned parcels; to the southwest by a 14-acre residential property and a 180-acre tract owned by the Girl Scouts; to the south by 40-acre privately owned parcels; to the east by a developed residential subdivision and an undeveloped 140-acre parcel owned by Knikatnu Inc; and to the northeast by a sparsely developed large lot residential subdivision. The new Reddington Junior/Senior High School site is located about three-quarters of a mile to the east of the subject parcel.

G. Existing Infrastructure: Carmel Road runs from Knik-Goose Bay Road to the northeast corner of the property and extends about 700 feet along the northern property boundary. Clay-Chapman Road also runs from Knik-Goose Bay Road to the southeast corner of the property and extends about 1,600 feet along the southern property boundary.

H. Soils & Terrain: According to the USDA Natural Resources Conservation Service Soil Survey of the Matanuska-Susitna Valley Area, soils on the parcel include the Deception Silt Loam which is moderately limiting for building sites. There are north-east southwest trending lobes of Histosols (wetland soils) transecting the property, which are not suitable for building sites. Some of the occurrences of the Deception Silt Loam are on steep slopes susceptible to erosion and are not suitable for building sites. However, the property includes two upland ridges parallel to the wetland soils that appear to provide adequate space for the proposed development.

I. Resources: There is no specific data on resources of the property. The parcel was included in a timber sale a couple decades ago.

J. Assessments: The 2015 borough tax assessed land value for parcel Tax Id 16N03W01A001 is $550/acre ($349,900).

Public, Board and Commission Comments & Recommendations
In accordance with Title 23 and the Land Management Policy and Procedure Manual, landowners within one quarter mile of the property have been notified of the proposed land sale. Additionally, notice was sent to the secretary of the Knik-Fairview Community Council, the Parks, Recreation and Trails Advisory Board, and the local Road Service Area and Fire Service Area boards. Notice was published in the Frontiersman, posted in the postal office and on the Borough website. The 30-day public notice process concluded July 31, 2015.

There have been 84 written comments received from the public. Most have been generally in support of the proposed sale. Eight comments submitted opposed the land sale. The Matanuska-Susitna Borough School District Superintendant submitted a letter of support for the proposed ASCTP project; however, the District was not location specific in its support. The Alaska Department of Fish and Game (ADF&G) submitted written comments. The ADF&G Hunter Information and Training Program support the proposed facility and believe it would be a safe place to conduct hunter education courses. The State Hunter Information and Training Program is part of the organization represented by the applicant. The ADF&G recommend the ranges be constructed to National Rifle Association specifications regarding safety and design. The Knik-Fairview Community Council submitted a resolution supporting development of the proposed shotgun range in their community.

The MSB Parks, Recreation and Trails Advisory Board did not submit written comment.

Analysis & Discussion
The subject property was recently evaluated as the potential site for the new Reddington Jr/Sr High School. The site soils and terrain were determined to be cost prohibitive for a school site. A parcel about three-quarters of a mile to the east was purchased to support the new schools. Students participating in the shotgun club that attend the Reddington High School would benefit from the close proximity to the proposed shotgun range. The primary benefit would be a shorter commute time to participate in club events.

The Land and Resource Management Division finds that the proposed sale meets the requirements of MSB 23.10.230(A)(1)(e) Agreement by Application, wherein the manager may, with the approval of the assembly by ordinance, approve a sale of borough-owned property by application if the use is by a non-profit organization.

Pursuant to the Land Management Policy and Procedure Manual, Less Than Fair Market Value Disposals, Part 60, Section 7.1, for disposals at less than fair market value the borough shall retain the right to have the title revert to the borough in the event the property is no longer used for the purpose applied for and approved.

Visual, noise, and physical buffers are reasonable requirements of the future use of the property considering the nature of the proposed shooting ranges. A restriction on the hours of operation would address concern over quiet hours in addition to physical buffers constructed to NRA standards to safely contain the proposed activity on the property.

Authority

Notwithstanding that MSB 23.05.030(G) requires a best interest finding, approved by assembly resolution, to be completed when disposing of an interest in real property at less than fair market value (notwithstanding Land Management Policy and Procedure Manual, Less Than Fair Market Value Disposals, Part 60, 7.1).

Notwithstanding that MSB 23.10.010(A) states that all real property in which the borough has an interest may be sold, leased, or otherwise disposed of as provided in code when disposal is in the best interest of the borough.

MSB 23.10.070 states the assembly may set forth terms and conditions of the sale or disposition of borough-owned real property by ordinance or resolution when assembly approval is required.

RECOMMENDATION:

Administration recommends Assembly approval of the less than fair market value sale and subdivision of borough-owned property containing 240 acres, more or less, being the South half of the Northwest quarter, the Southwest quarter of the Northeast quarter, and GLO Lots 1, 2, and 3, Section 1, Township 16 North, Range 03 East, Seward Meridian, and authorization for the manager to negotiate the sale.

MATANUSKA-SUSITNA BOROUGH
FISCAL NOTE

Agenda Date: August 18, 2015 ORIGINATOR: Community Development

SUBJECT: ASSEMBLY APPROVAL OF THE LESS THAN FAIR MARKET VALUE SALE AND SUBDIVISION OF BOROUGH-OWNED PROPERTY CONTAINING TWO HUNDRED FORTY (240) ACRES, MORE OR LESS, IDENTIFIED AS THE SOUTH HALF OF THE NORTHWEST QUARTER, THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, AND GOVERNMENT LOTS ONE (1), TWO (2) AND THREE (3), SECTION 01, TOWNSHIP 16 NORTH, RANGE 03 WEST, SEWARD MERIDIAN AND AUTHORIZATION FOR THE MANAGER TO NEGOTIATE THE SALE (MSB006977).

FISCAL ACTION (TO BE COMPLETED BY FINANCE)	FISCAL IMPACT? YES NO
AMOUNT REQUESTED $ 13,198	FUNDING SOURCE Land Sale
FROM ACCOUNT #	PROJECT #
TO ACCOUNT # 203.000.000.3xx.xxx	PROJECT #
VERIFIED BY: Barbara Brenger	CERTIFIED BY:
DATE:	DATE:

EXPENDITURES/REVENUES: (Thousands of Dollars)

OPERATING	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021
Personnel Services						
Travel						
Contractual						
Supplies						
Equipment						
Land/Structures						
Grants, Claims						
Miscellaneous						
TOTAL OPERATING						
CAPITAL						
REVENUE	13					

FUNDING: (Thousands of Dollars)

General Fund						
Federal Funds						
Other						
TOTAL	13					

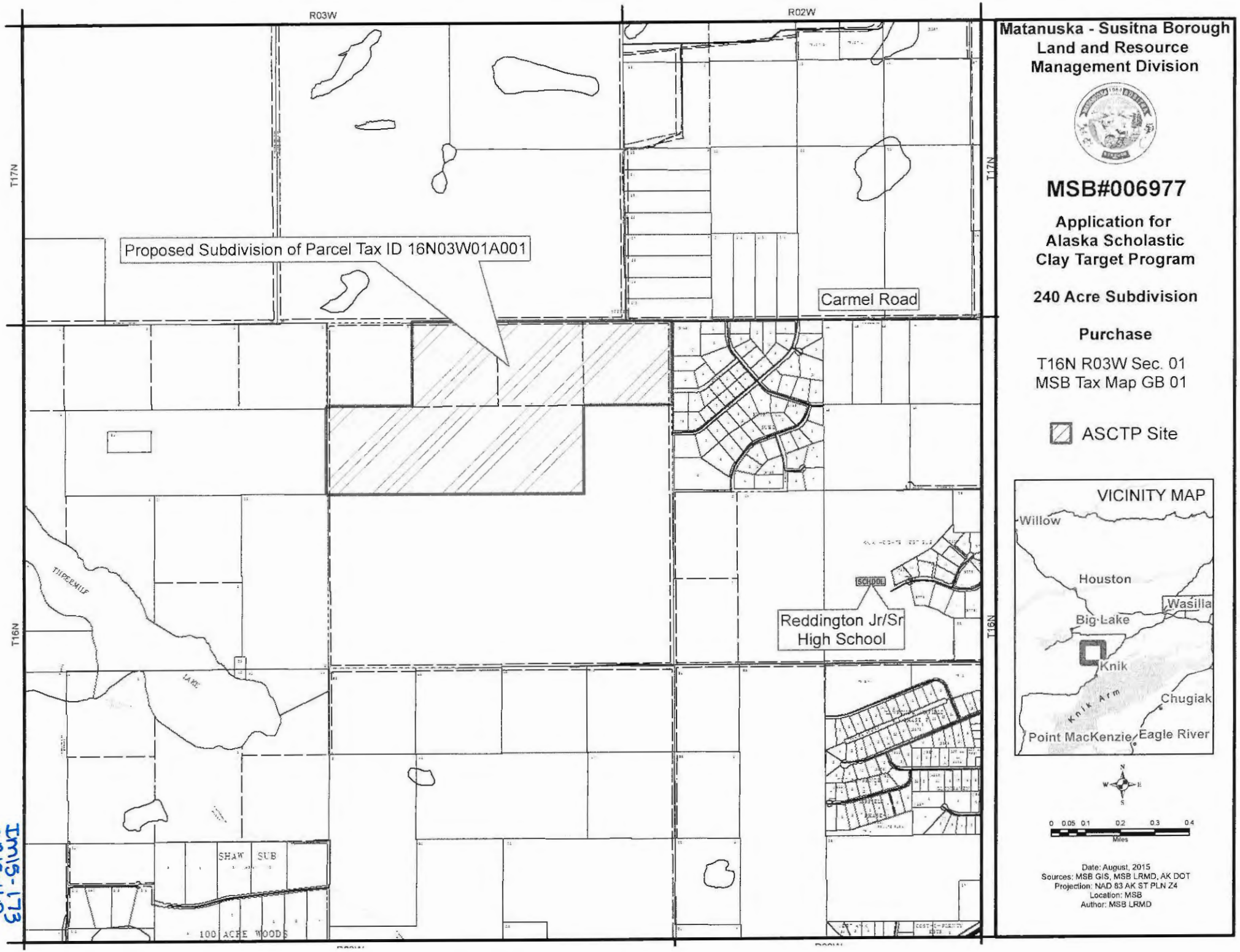
POSITIONS:

Full-Time						
Part-Time						
Temporary						

ANALYSIS: (Attach a separate page if necessary)

PREPARED BY: _____ Phone: _____
DEPARTMENT: _____ Date: 8/7/15
APPROVED BY: _____ Date: _____

IM No. 15-173
Ordinance Serial No. 15-110



2011-173
IM15-110

Alaska Scholastic Clay Target Program

Neil Moss, State Advisor and President
2321 Palmer-Wasilla Hwy., Wasilla, AK 99654
907-373-0961 fax 907-373-0962
501c3 Non-Profit Corporation 90-0635354 www.aksctp.org

July 27, 2015

Larry DeVilbiss, Borough Mayor
Matanuska-Susitna Borough Assembly

To The Honorable Mayor Larry DeVilbiss and members of the Borough Assembly,

My name is Neil Moss, and I am the State Advisor and Founder of Alaska SCTP-YESS. I have included a letter of the history of Alaska SCTP-YESS for your general information. We have an amazing program that involves youth from 4th-12th grade, including a Varsity Program specifically for our high school athletes. We have grown by leaps and bounds over the years. In order for this program to continue to flourish, especially here in Matanuska-Susitna Borough, we will need a facility specifically for the youth to practice clay target sports at an affordable cost in a location convenient to most of the athletes in the Mat-Su area.

Right now four out of five teams in Mat-Su are carpooling and bussing to Birchwood Shooting Park for practices weekly. However, it is very difficult for many of our athletes in Houston and Willow to make the trip weekly, so membership in those teams is limited to the parents and athletes who have the means to transport kids. With the opening of the new Redington Middle/High School out Knik Goose Bay Road we will add a fifth Varsity team to our program. The need for a facility in Mat-Su is great!

We have been through the process of applying to purchase 80 acres from Mat-Su Borough at below market value twice, with literally several hundred positive responses to our application and a few dozen "Not In My Backyard" descents, which have translated to missing out on a piece of property by a very narrow margin. This time we are applying for 240 acres located at the end of Carmel Road off of Knik Goose Bay Road, a few miles from the new Redington school.

This site would be developed as primarily a field for clay target athletes to practice trap, skeet and sporting clays, with plans to build an International Skeet field and Bunker Trap, the Olympic and collegiate disciplines. We would also open up an area for the youth archery organizations to allow them to leave up their walkthrough targets year round for practices and competitions. There are plans to build an educational facility for hunter education courses, archery and clay target instruction, as well as coaches training and certification.

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Having our own facility will help us to reduce the cost to athletes and their families, per target, travel time and expense, and allow for teams to practice more than once a week. We would not be in competition with existing facilities at all. Grouse Ridge is a private club, with very high fees, out of reach financially for the majority of our athletes' families, which is why they practice at Birchwood. Our competitions are held at Birchwood, as their fees for our youth organization are extremely reasonable, providing a professional, clean, well-staffed and well-run facility centrally located for all our Southcentral teams, and indeed for our State Championship held in June every year, attended by 14 out of 17 teams in 2015!

Without this property the youth clay target teams in Mat-Su will likely not grow. Without this facility they will still be practicing and competing at Birchwood. Without this facility the youth involved in archery competitions will still have to go Anchorage or Soldotna to compete in their sport. Not allowing us to purchase this land will be a huge missed opportunity for the Mat-Su Borough to have a hand in providing a unique venue for outdoor sports, primarily for our youth, unlike anything ever developed in Alaska!

Developing this facility will be a process, but with the support of conservation organizations, NRA Range Grants, fundraisers and community involvement, we are excited about the potential this facility has for the youth of Southcentral, and indeed, the entire community. An outdoor recreational and sporting facility dedicated primarily to the shooting and hunting sports primarily for the youth of Alaska – the first of its kind in the State, and perhaps in the entire country.

We, the Board of Alaska SCTP-YESS, would deeply appreciate your vote to approve the purchase of this property at below market value, thereby showing your support for Alaska SCTP-YESS, our Mat-Su teams and the youth and communities of Southcentral Alaska.

Sincerely,

Neil Moss
President and State Advisor
Alaska SCTP-YESS

Attachments:
Public Notice from Mat-Su Borough
Business Plan for Susitna Shooting Park
History of Alaska SCTP
Varsity Fees Handout

IM15-173
OR15-110

Alaska Scholastic Clay Target Program

Neil Moss, State Advisor and President
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July 31, 2015

In 2004, Neil Moss took a dream for developing a competitive youth shotgun league and began to run with it. His dream, and hard work, has evolved into a statewide youth shotgun program called Alaska SCTP. In April, 2011, we received our Letter of Determination designating Alaska SCTP as a 501c3 non profit corporation. There are 17 established teams now a part of Alaska SCTP: five in Mat-Su Valley, two in Anchorage, Homer, Soldotna, Fairbanks, Ketchikan, Juneau, Sitka, two in Haines, Petersburg, and Dutch Harbor. We now have over 350 registered members across Alaska, with more than 50 registered coaches and volunteers!

Neil's original group of youth shooters are called the Susitna Shooters. Then about seven years ago Homer developed a team, and from there the program began to grow by leaps and bounds! We have taken our clay target athletes Outside to the SCTP Nationals in Sparta, Illinois four times, and the Western Regionals in Cody, WY in 2012, Western Regional Cup in Seattle in 2014, USAYESS Nationals in San Antonio, TX, and Junior Olympics Nationals in Colorado Springs, CO. This year our Soldotna team took four kids to the USAYESS West Coast Regionals in Tucson, AZ, where several of them stood on the podium for more than one Discipline! Sitka took five athletes to the USAYESS Nationals in San Antonio, TX last week, where they took nine medals in five Disciplines! Our Alaska kids have made quite the mark in the world of sporting clays, skeet and trap.

In the Fall of 2012, for the first time in Alaska, the Mat-Su School District approved the Alaska SCTP Varsity Program as an afterschool activity with Lettering capability. Right now we have four local high schools competing in the clay target sports. In April, 2013, Haines Glacier Bears were onboard with a high school team! This Fall we hope to add the new Redington High/Middle School team to our program.

In the Fall of 2013 we joined with USAYESS, which stands for USA Youth Education in Shooting Sports. They have a great program with excellent insurance, training, and support for state associations and teams. You may learn more about this fine organization at www.usayess.org.

In March, 2014, we hosted the first-ever Alaska Junior Olympics State Qualifying Matches in Trap and Skeet. This event made it possible for five of our athletes to qualify to compete at the Junior Olympics in Colorado in July of that year, and one of them came home with two Gold medals in Bunker Trap and Double Trap in his division! This year we hosted the 2015 Alaska JO State, one out of only 17 states to hold a JO Qualifying Match! Our goal is to raise funds to build a Bunker Trap in Alaska to train youth shooters in this International, Olympic Discipline, very much sought after by collegiate teams in the Lower 48. This past weekend nine athletes represented Alaska at the Junior Olympics Nationals in Colorado in July, bringing home 2 Golds and 2 Silver Medals!

In order to make this sport available to more of the youth in our community, our teams do a lot of fundraising to help offset the cost of participating in the shooting sports. In 2011, Midway USA started Endowment Accounts (trust funds) for our teams to assist with operating funds and ensure the future of the shooting sports among the youth of our nation. We have received grants and contributions from organizations such as Friends of the NRA, Rocky Mountain Elk Foundation, Alaska Waterfowl Association, Ruffed Grouse Society, Safari Club International, Alaska Gun Collector's Association, Mule Deer Foundation, Greater Houston Community Organization, etc.

Alaska SCTP, in conjunction with USAYESS and USA Shooting, works with youth shooters and their coaching staff to train and develop, not only better shooting techniques and higher scores, but more importantly self-confidence, self-esteem, self-reliance, respect, personal discipline, responsibility, teamwork, and sportsmanship.

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BUSINESS PLAN FOR SUSITNA YOUTH SHOOTING PARK

JULY, 2015

I. TITLE OF PROPERTY: The title for this property will be in Trust. In the event that anything should happen to Alaska SCTP, the property will still be held for the primary purpose of a field set aside for youth clay target sports.

II. MEMBERSHIP: These facilities will be available to *members only, which will include youth clay target sports, archery, and other youth outdoor sports athletes, their coaches, and other trained and certified range staff and guest members. (*See Planned Group Usage below)

A. USE OF SYSP will be restricted to members only, or their guests which have been approved and passed the required instructional briefing or certification in safe gun handling, archery safety, or other outdoor experience training. No athletes under the age of 18 will be permitted on the field without the presence of a registered coach or certified staff member.

B. CLEAN-UP: Members, coaches and volunteers will be responsible for cleaning fields of spent hulls, debris, empty shell boxes, etc. Every team will be responsible for seasonal maintenance.

C. HOURS OF OPERATION: SYSP will be available to teams and athletes, Monday through Friday, with the exception of special events and competitions, with no firearm shooting permitted before 10:00 am or after 8:00 pm.

D. PARKING will be allowed for members or their guests, and only during business hours. Any vehicles left after business hours will be subject to towing.

III. CLUBHOUSE/CLASSROOM: A clubhouse will be constructed to include an office, a classroom, storage for team supplies, and restrooms. The classroom will be necessary to accommodate Basic Hunter Education classes, coaching classes, and various clay target, archery or other outdoor experience classes.

IV. FENCING AND SECURITY:

A. SIGNAGE indicating that the property is an active, live gun range will be posted at regular intervals around the entire perimeter of the property.

B. ATVs, four-wheelers, side-by-sides, etc, on the property must be cleared with facility staff prior to use.

C. FENCING will be initially installed at the parking lot area. A gate will be installed, with electronic access for member coaches and staff.

V. LEAD ABATEMENT: This is not-applicable, as this property will forever and always be a dedicated youth training facility.

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SUSITNA YOUTH SHOOTING PARK
PLANNED GROUP USAGE

I. **ALASKA SCTP TEAMS**, including Varsity Teams of the Mat-Su Borough School District: Palmer Moose, Colony Knights, Wasilla Warriors, Houston Hawks and the new Reddington Huskies in the Fall of 2015. The Susitna Shooters, the charter team of Alaska SCTP, will also be utilizing the clay target facility.

II. **YOUTH ARCHERY GROUPS** will be able to utilize the property for a year-round, walkthrough course for their youth and competitions with classroom space for instruction.

III. **BOY SCOUTS, GIRL SCOUTS, 4-H, HIGH SCHOOL RODEO and OTHER ORGANIZED YOUTH DEVELOPMENT CLUBS** will be able to utilize the property for outdoor activities, merit badge requirements, life enrichment.

IV. **HUNTER EDUCATION COURSES**, hosted by State of Alaska Fish & Game, for all ages, could be held in the classroom, with qualifying and field portions of the courses held on the facility grounds.

V. ***GENERAL PUBLIC USE MEMBERSHIP** may be considered once the facility has been developed to the point that sufficient staff will be on-site to allow for safe and supervised use of the clay target fields and equipment.

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ALASKA SCTP-YESS VARSITY PROGRAM

ESTIMATED COST OF PARTICIPATION for MAT-SU HIGH SCHOOL ATHLETES

At this time, practices for WASILLA WARRIORS, HOUSTON HAWKS, and PALMER MOOSE are being held at Birchwood Shooting Park in Chugiak. The cost of practices average **$150.00 for 12 weeks** and includes ammo. The Fall Trap & Skeet runs from Sept.-Dec. Spring Sporting Clays Season runs Jan.-Apr., with a break for the Junior Olympics State Qualifier in March.

Practices for COLONY KNIGHTS are being held at Grouse Ridge Shooting Grounds. These fees are approximately **$350.00-$386.00 per 10-week** Season. Please see Head Coach for registration and fees.

Fundraising is critical to reduce the cost of participation in the shooting sports. It is up to the team to hold fundraising events to offset the team's expenses.

Competition fees are listed with the Calendar of Events. Some teams cover the cost of competitions. Team Shooting Vests generally run $75-$150. Contact Head Coach for source and cost of vests and competition fees.

NEIL MOSS, STATE ADVISOR
loktsafe@mtaonline.net
373-0961

IMS-173
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ALASKA SCTP-YESS VARSITY PROGRAM

ESTIMATED COST OF PARTICIPATION for MAT-SU HIGH SCHOOL ATHLETES

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ALASKA SCTP-YESS VARSITY PROGRAM

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Alaska Scholastic Clay Target Program

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July 27, 2015

Larry DeVilbiss, Borough Mayor
Matanuska-Susitna Borough Assembly

To The Honorable Mayor Larry DeVilbiss and members of the Borough Assembly,

My name is Lorinda (Lindy) Moss, and I am the Secretary/Treasurer of Alaska SCTP-YESS.

In an effort to clear up some misconceptions and rumors I asked MidwayUSA Foundation to put together a report for me earlier this year of exactly how much money went into Alaska SCTP team endowment accounts. These endowment accounts are like a trust fund, administered by MidwayUSA Foundation, and teams may request 5% annually from their account balance. Midway sends the state association (Alaska SCTP) funds designated for endowment funding. They are not discretionary funds. So these people who are stating that Alaska SCTP has hundreds of thousands of dollars on hand to purchase land are misinformed.

Beginning in 2011, Midway has sent us grant funding for endowment accounts and 10% or less for operating expenses. Operating expenses have helped teams with things such as light plants, trap machines, ammo, targets, awards, vests, team travel, regional competitions, state championship, team development, etc. The funds designated for endowment funding have gone into endowment accounts, as directed by the grant from MidwayUSA Foundation.

When we (Alaska SCTP) receive funds from MidwayUSA Foundation or the Potterfields I receive a directive of how they wish the funds to be disbursed. We follow those directives to the letter! It is no different than a grant from NRA, or RMEF, or any other, in which funds must be disbursed and accounted for in the manner the grant was requested or approved.

I hope that this better explains where some of the funding comes from and the manner in which those funds are disbursed. I have attached the report for your information. This year our teams will receive a total of $179,300.00 for matching dollars for fundraising, participation in sanctioned events, and new team accounts. We recently sent a check to Midway for $102,000 out of the $179,300, and I have attached the detail for that check as well, so that you may see how it was disbursed to various teams, $84,500 of which was distributed to Southcentral and Peninsula team endowment accounts!

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The funds come from Midway for endowment accounts, and it goes back to Midway into team endowment accounts. I know it is confusing, but if that is the way they want to do it, then I am willing to take the flack for the good of our teams. Please be aware that there are people who are using these dollar amounts to "prove" we have the funds to purchase our own land outright are people who are fully aware of where those funds come from and that they are designated, not discretionary, funds.

Please remember our door is always open, the phone is always "on" and we would appreciate hearing any concerns or answering any questions you might have.

Sincerely,

Lindy Moss

Lindy Moss, Secretary/Treasurer

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6/24/2014	$	6,000.00	Kachemak Skeeters/Homer HS-42960
6/24/2014	$	6,000.00	Birchwood Young Guns/Chugiak High School-42937
6/24/2014	$	9,000.00	Houston Hawks SCTP/Houston High School-42915
6/24/2014	$	13,000.00	Rabbit Creek Youth Shotgun League/South Anchorage HS-42898
6/24/2014	$	7,000.00	Wasilla Warriors SCTP/Wasilla HS - 66550
6/24/2014	$	14,000.00	Colony Knights SCTP - 66551
6/24/2014	$	6,000.00	Sitka Shore Shots - 5777
6/24/2014	$	6,000.00	Haines Glacier Bears - 5913
6/26/2014	$	5,000.00	Devil's Thumb Shooters - 6235
8/25/2014	$	2,000.00	Houston Hawks SCTP/Houston High School-42915
8/25/2014	$	10,000.00	Sitka Shore Shots - 5777
8/25/2014	$	8,000.00	Devil's Thumb Shooters - 6235
10/3/2014	$	8,500.00	Peninsula Shooting Stars/Kenai Central HS-42974
10/3/2014	$	6,000.00	Kachemak Skeeters/Homer HS-42960
10/3/2014	$	4,000.00	Birchwood Young Guns/Chugiak High School-42937
10/3/2014	$	1,000.00	Houston Hawks SCTP/Houston High School-42915
10/3/2014	$	1,000.00	Wasilla Warriors SCTP/Wasilla HS - 66550
10/3/2014	$	1,000.00	Colony Knights SCTP - 66551
10/3/2014	$	5,000.00	Juneau Trap Team - 6689
Grand Total	$	798,000.00	

SUSITNA SHOOTERS	$	53,500.00
RABBIT CREEK	$	47,500.00
FAIRBANKS	$	17,000.00
SOLDOTNA	$	59,500.00
HOMER	$	37,500.00
KETCHIKAN	$	39,500.00
BIRCHWOOD	$	42,500.00
HOUSTON HAWKS	$	57,000.00
WASILLA WARRIORS	$	50,500.00
COLONY KNIGHTS	$	77,000.00
PALMER MOOSE	$	45,500.00
HAINES HOT SHOTS	$	28,000.00
SITKA	$	21,000.00
JUNEAU	$	5,000.00
PETERSBURG	$	13,000.00
CORPORATE	$	204,000.00
TOTAL	**$**	**798,000.00**

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Gift Date	Fund Split Amount	Fund Description
12/13/2011	$ 1,000.00	Susitna Shooters/Grouse Ridge Rangers -66289
12/13/2011	$ 1,000.00	Rabbit Creek Youth Shotgun League/South Anchorage HS-42898
12/20/2011	$ 1,000.00	Susitna Shooters/Grouse Ridge Rangers -66289
12/23/2011	$ 1,000.00	Susitna Shooters/Grouse Ridge Rangers -66289
12/23/2011	$ 1,000.00	LATHROP HIGH SCHOOL-42944
12/23/2011	$ 1,000.00	Rabbit Creek Youth Shotgun League/South Anchorage HS-42898
12/27/2011	$ 1,000.00	Rabbit Creek Youth Shotgun League/South Anchorage HS-42898
12/29/2011	$ 1,000.00	Rabbit Creek Youth Shotgun League/South Anchorage HS-42898
1/11/2012	$ 1,000.00	LATHROP HIGH SCHOOL-42944
2/21/2012	$ 5,000.00	Peninsula Shooting Stars/Kenai Central HS-42974
2/21/2012	$ 5,000.00	LATHROP HIGH SCHOOL-42944
3/14/2012	$ 5,000.00	KETCHIKAN HIGH SCHOOL-42975
5/22/2012	$ 5,000.00	Susitna Shooters/Grouse Ridge Rangers -66289
5/22/2012	$ 5,000.00	Birchwood Young Guns/Chugiak High School-42937
6/19/2012	$ 6,500.00	Susitna Shooters/Grouse Ridge Rangers -66289
6/19/2012	$ 5,500.00	KETCHIKAN HIGH SCHOOL-42975
6/19/2012	$ 3,000.00	Peninsula Shooting Stars/Kenai Central HS-42974
6/19/2012	$ 5,500.00	Kachemak Skeeters/Homer H5-42960
6/19/2012	$ 5,000.00	Kachemak Skeeters/Homer HS-42960
6/19/2012	$ 5,500.00	Birchwood Young Guns/Chugiak High School-42937
6/19/2012	$ 8,000.00	Rabbit Creek Youth Shotgun League/South Anchorage HS-42898
7/19/2012	$ 5,000.00	Peninsula Shooting Stars/Kenai Central HS-42974
11/14/2012	$ 2,500.00	Susitna Shooters/Grouse Ridge Rangers -66289
11/14/2012	$ 2,500.00	KETCHIKAN HIGH SCHOOL-42975
11/14/2012	$ 2,500.00	Peninsula Shooting Stars/Kenai Central HS-42974
11/14/2012	$ 2,500.00	Kachemak Skeeters/Homer HS-42960
11/14/2012	$ 2,500.00	Birchwood Young Guns/Chugiak High School-42937
11/14/2012	$ 2,500.00	Rabbit Creek Youth Shotgun League/South Anchorage HS-42898
11/19/2012	$ 10,000.00	PALMER HIGH SCHOOL/Palmer Moose SCTP -43019
11/19/2012	$ 10,000.00	Haines Hot Shots -42962
11/19/2012	$ 10,000.00	Houston Hawks SCTP/Houston High School-42915
11/19/2012	$ 10,000.00	Wasilla Warriors SCTP/Wasilla HS - 66550
11/19/2012	$ 10,000.00	Colony Knights SCTP - 66551
12/19/2012	$ 10,000.00	Susitna Shooters/Grouse Ridge Rangers -66289
12/19/2012	$ 1,000.00	PALMER HIGH SCHOOL/Palmer Moose SCTP -43019
12/19/2012	$ 1,000.00	PALMER HIGH SCHOOL/Palmer Moose SCTP -43019
12/19/2012	$ 10,000.00	KETCHIKAN HIGH SCHOOL-42975
12/19/2012	$ 10,000.00	Peninsula Shooting Stars/Kenai Central H5-42974
12/19/2012	$ 10,000.00	Kachemak Skeeters/Homer HS-42960
12/19/2012	$ 10,000.00	LATHROP HIGH SCHOOL-42944
12/19/2012	$ 10,000.00	Birchwood Young Guns/Chugiak High School-42937
12/19/2012	$ 10,000.00	Rabbit Creek Youth Shotgun League/South Anchorage HS-42898
12/19/2012	$ 2,500.00	Wasilla Warriors SCTP/Wasilla HS - 66550
12/19/2012	$ 2,500.00	Colony Knights SCTP - 66551
1/14/2013	$ 3,500.00	PALMER HIGH SCHOOL/Palmer Moose SCTP -43019
1/14/2013	$ 4,500.00	Houston Hawks SCTP/Houston High School-42915

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1/14/2013	$	5,500.00	Wasilla Warriors SCTP/Wasilla HS - 66550
1/14/2013	$	6,500.00	Colony Knights SCTP - 66551
5/6/2013	$	4,500.00	PALMER HIGH SCHOOL/Palmer Moose SCTP -43019
5/6/2013	$	8,500.00	Houston Hawks SCTP/Houston High School-42915
5/6/2013	$	5,500.00	Wasilla Warriors SCTP/Wasilla HS - 66550
5/6/2013	$	6,500.00	Colony Knights SCTP - 66551
6/17/2013	$	7,500.00	Susitna Shooters/Grouse Ridge Rangers -66289
6/17/2013	$	5,500.00	PALMER HIGH SCHOOL/Palmer Moose SCTP -43019
6/17/2013	$	5,500.00	KETCHIKAN HIGH SCHOOL-42975
6/17/2013	$	5,500.00	Peninsula Shooting Stars/Kenai Central HS-42974
6/17/2013	$	7,500.00	Kachemak Skeeters/Homer HS-42960
6/17/2013	$	8,500.00	Birchwood Young Guns/Chugiak High School-42937
6/17/2013	$	6,000.00	Houston Hawks SCTP/Houston High School-42915
6/17/2013	$	10,000.00	Rabbit Creek Youth Shotgun League/South Anchorage HS-42898
6/17/2013	$	6,000.00	Wasilla Warriors SCTP/Wasilla HS - 66550
6/17/2013	$	6,500.00	Colony Knights SCTP - 66551
6/17/2013	$	3,000.00	Alaska Operating Endowment - 4384
12/27/2013	$	4,500.00	PALMER HIGH SCHOOL/Palmer Moose SCTP -43019
12/27/2013	$	5,500.00	Houston Hawks SCTP/Houston High School-42915
12/27/2013	$	6,500.00	Wasilla Warriors SCTP/Wasilla HS - 66550
12/27/2013	$	7,500.00	Colony Knights SCTP - 66551
12/27/2013	$	1,000.00	Alaska Operating Endowment - 4384
12/27/2013	$	200,000.00	Alaska Operating Endowment - 4384
3/31/2014	$	5,000.00	Sitka Shore Shots - 5777
4/15/2014	$	4,000.00	Susitna Shooters/Grouse Ridge Rangers -66289
4/15/2014	$	1,000.00	PALMER HIGH SCHOOL/Palmer Moose SCTP -43019
4/15/2014	$	4,000.00	Peninsula Shooting Stars/Kenai Central HS-42974
4/15/2014	$	1,000.00	Birchwood Young Guns/Chugiak High School-42937
4/15/2014	$	3,000.00	Houston Hawks SCTP/Houston High School-42915
4/15/2014	$	1,000.00	Wasilla Warriors SCTP/Wasilla HS - 66550
4/15/2014	$	5,000.00	Colony Knights SCTP - 66551
4/25/2014	$	4,500.00	PALMER HIGH SCHOOL/Palmer Moose SCTP -43019
4/25/2014	$	6,500.00	Houston Hawks SCTP/Houston High School-42915
4/25/2014	$	5,500.00	Wasilla Warriors SCTP/Wasilla HS - 66550
4/25/2014	$	7,500.00	Colony Knights SCTP - 66551
4/25/2014	$	5,000.00	Haines Glacier Bears - 5913
6/3/2014	$	7,000.00	Susitna Shooters/Grouse Ridge Rangers -66289
6/3/2014	$	4,000.00	PALMER HIGH SCHOOL/Palmer Moose SCTP -43019
6/3/2014	$	7,000.00	Peninsula Shooting Stars/Kenai Central HS-42974
6/3/2014	$	1,000.00	Haines Hot Shots -42962
6/3/2014	$	1,000.00	Houston Hawks SCTP/Houston High School-42915
6/3/2014	$	10,000.00	Colony Knights SCTP - 66551
6/24/2014	$	8,000.00	Susitna Shooters/Grouse Ridge Rangers -66289
6/24/2014	$	6,000.00	PALMER HIGH SCHOOL/Palmer Moose SCTP -43019
6/24/2014	$	6,000.00	KETCHIKAN HIGH SCHOOL-42975
6/24/2014	$	9,000.00	Peninsula Shooting Stars/Kenai Central HS-42974
6/24/2014	$	6,000.00	Haines Hot Shots -42962

IM15-173
OR15-110

MidwayUSA Foundation, Inc. Donation Allocation Form

Donor Name:	ALASKA SCTP-YESS	Donation Amount:	$ 102,000.00	Date:	7/14/2015

Donor Principal Contact:	LORINDA MOSS	Contact Phone Number:	907-373-0961	Contact Email:	LOKTSAFE@MTAONLINE.NET

Team ID	Team Name	Team Contact	Contact Email Address	Amount from Team	Specify Promotion	Amount from Org.	Total Donated
R42962	HAINES HOT SHOTS	SHANE HORTON	SDHORTON@APTALASKA.NET	$	ZEISS BINOS	$ 1,000.00	
R42962	HAINES HOT SHOTS	SHANE HORTON	SDHORTON@APTALASKA.NET	$	BROWNING SILVER SPORT	$ 1,000.00	
R42962	HAINES HOT SHOTS	SHANE HORTON	SDHORTON@APTALASKA.NET	$	2 BROWNING KNIFE SETS	$ 1,000.00	
R42962	HAINES HOT SHOTS	SHANE HORTON	SDHORTON@APTALASKA.NET	$	State Championship	$ 8,000.00	$
R42962	HAINES HOT SHOTS	SHANE HORTON	SDHORTON@APTALASKA.NET	$	Spring Trap	$ 500.00	$ 11,500.00
				$		$	$
R6235	DEVIL'S THUMB SHOOTERS	LARRY O'REAR	OREAR@GCI.NET	$	Midway Rifle	$ 1,500.00	$
R6235	DEVIL'S THUMB SHOOTERS	LARRY O'REAR	OREAR@GCI.NET	$	State Championship	$ 4,000.00	$
R6235	DEVIL'S THUMB SHOOTERS	LARRY O'REAR	OREAR@GCI.NET	$	Spring Trap	$ 500.00	$ 6,000.00
				$		$	$
R42937	BIRCHWOOD YOUNG GUNS	RALPH CUSHMAN	RCUSHMAN@GCI.NET	$	State Championship	$ 4,000.00	$ 4,000.00
				$		$	$
R66551	COLONY KNIGHTS SCTP	TOM LORD	KMLORD@MTAONLINE.NET	$	State Championship	$ 9,000.00	$ 9,000.00
				$		$	$
R42915	HOUSTON HAWKS SCTP	KATHY KOENEMAN	KATHYK@MTAONLINE.NET	$	Spring Trap	$ 500.00	
R42915	HOUSTON HAWKS SCTP	KATHY KOENEMAN	KATHYK@MTAONLINE.NET	$	State Championship	$ 2,000.00	$ 2,500.00
				$		$	$
R42960	KACHEMAK SKEETERS	JEFF GRAHAM	FULLCURL64@YAHOO.COM	$	State Championship	$ 5,000.00	$
R42960	KACHEMAK SKEETERS	JEFF GRAHAM	FULLCURL64@YAHOO.COM	$	Spring Trap	$ 500.00	$ 5,500.00
				$		$	$
R42975	KETCHIKAN HIGH SCHOOL	ERIC EICHNER	ERIC_EICHNER@TEMSCOAIR.COM	$	Spring Trap	$ 500.00	
R42975	KETCHIKAN HIGH SCHOOL	ERIC EICHNER	ERIC_EICHNER@TEMSCOAIR.COM	$	State Championship	$ 3,000.00	$ 3,500.00

Team ID: As listed on the MidwayUSA Foundation, Inc. website under *Find a Team*. If a Team ID is listed as *Inactive*, please have the team contact information@midwayusafoundation.org to establish their endowment account

Team Name: As listed on the MidwayUSA Foundation, Inc. website under *Find a Team*

Team Contact: Best person to discuss team activities

Contact Email Address: Please list non-school email if contact is associated with a school

Amount from Team: What the team has sent to your organization to be matched, or to simply help your charity status. **If no $$ from team, please leave blank**

Specify Promotion: Note here if a MidwayUSA Foundation, Inc. item and/or a non-Foundation item were used (crucial to determining applicable matching ratio). **If not tied to a promotion, please leave blank**

Amount from Org.: The amount donated by the Organization, whether it be for matching a promotion or event money

Total Donated: Sum of Amount from Team column and Amount from Org. column

JAM 5-11-15 SB 119

Team ID	Team Name	Team Contact	Contact Email Address	Amount from Team	Specify Promotion	Amount from Org.	Total Donated
R43019	PALMER HIGH SCHOOL	GARY FOSTER	FOSTERS4@MTAONLINE.NET	$	Spring Trap	$ 500.00	$ 500.00
				$		$	$
R42974	PENINSULA SHOOTING STARS	JIM TRUJILLO	OTNOT@ALASKA.NET	$	State Championship	$ 13,000.00	
R42974	PENINSULA SHOOTING STARS	JIM TRUJILLO	OTNOT@ALASKA.NET	$	Spring Trap	$ 500.00	$ 13,500.00
				$		$	$
R42898	RABBIT CREEK YOUTH SHOTGUN LEAGUE	GINAMARIA SMITH	GINAMARIA.SMITH@ALASKA.GOV	$	State Championship	$ 21,000.00	$ 21,000.00
				$		$	$
R5777	SITKA SHORE SHOTS	NOEL HUTTON	SITKASHORESHOTS@GMAIL.COM	$	State Championship	$ 5,000.00	$
R5777	SITKA SHORE SHOTS	NOEL HUTTON	SITKASHORESHOTS@GMAIL.COM	$	Spring Trap	$ 500.00	$ 5,500.00
							$
R66289	SUSITNA SHOOTERS	NEIL MOSS	LOKTSAFE@MTAONLINE.NET	$	State Championship	$ 8,000.00	$
R66289	SUSITNA SHOOTERS	NEIL MOSS	LOKTSAFE@MTAONLINE.NET	$	Spring Trap	$ 500.00	$ 8,500.00
				$		$	$
R66550	WASILLA WARRIORS SCTP	JESSE STUBBLEFIELD	DAVIDSOFFERING@GMAIL.COM	$	State Championship	$ 10,000.00	$
R66550	WASILLA WARRIORS SCTP	JESSE STUBBLEFIELD	DAVIDSOFFERING@GMAIL.COM	$	Spring Trap	$ 500.00	$ 10,500.00
				$		$	$
R6689	JUNEAU TRAP TEAM	MARK KAPPLER	MARK@KAPPLERCOMPUTERS.COM	$	Spring Trap	$ 500.00	$ 500.00
				$		$	$
				$		$	$
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				$		$	$
				$		$	$
				$		$	$
Team ID	Team Name	Team Contact	Contact Email Address	Amount from Team	Specify Promotion	Amount from Org.	Total Donated

HB15-110
SB15-174

Matanuska-Susitna Borough School District

OFFICE OF THE SUPERINTENDENT
Dr. Deena M. Paramo

Mission: Mat-Su Borough School District prepares students for success

November 19, 2014

RE: **Support for AK SCTP's Application to Purchase Borough Owned Land**

To Whom it May Concern,

I am writing in support of the Alaska Scholastic Clay Target Program's application to purchase two parcels of Borough owned land. The Alaska Scholastic Clay Target Program (SCTP) is an organization that promotes clay target shooting sports on a competitive and scholastic level throughout the State of Alaska, and has steadily grown since its inception. StudentS from throughout the Borough including all four of the Mat-Su Borough School District's core high schools (Colony, Houston, Palmer, and Wasilla) participate. The AK SCTP operates under the umbrella of the SCTP national program, affording participating students an opportunity to apply for college scholarships and compete on a national level. In fact, the SCTP is the official youth shooting program of USA Shooting and feeder program to the Olympic shooting sports.

The District values its partnership with the Alaska SCTP, and I personally have attended its championship events. Using guns in a safe manner for sport or hunting is a normal activity for many Alaskan families. The Alaska SCTP program offers another opportunity for students to learn a physical skill in that clay target sports emphasizes endurance, fine motor skills, and mental focus. Students not only learn firearms safety, but also develop interpersonal skills in the area of respect for others, self-confidence and self-esteem building, self-reliant decision-making, responsibility, teamwork, and sportsmanship. These attributes are goals for SCTP and are goals for which we want all students to strive and excel.

For these reasons, the Mat-Su Borough School District supports the Alaska Scholastic Clay Target Program's application to purchase two parcels of Borough owned land.

Sincerely,

Dr. Deena M. Paramo
Superintendent

501 N. Gulkana Palmer, Alaska 99645-6147 Ph: 907.746.9255 Fax: 907.761.4076

IM15-173
OR15-110

RESOLUTION
NO 15-02
KNIK-FAIRVIEW COMMUNITY

COUNCIL NON-PROFIT

UPON MOTION MADE AND UNANIMOUSLY PASSED, THE BOARD OF DIRECTORS, AT THE MEETING OF JUNE 17, 2015, PASSED THE FOLLOWING RESOLUTION:

WHEREAS, the Matanuska-Susitna Borough has had a policy of supporting School sanctioned after hours activities for Students; and

WHEREAS, the clay target program is recognized as a program whose prime goal is teaching youths safe firearm handling, teamwork and leadership by taking part in a sport that can be enjoyed for a lifetime. Also, every participant has an opportunity to compete on a team for state and national championships in trap, skeet and sporting clays; and

WHEREAS, the Alaska SCTP has been active in training and supporting local Valley Students, many of which have competed Nationally, and

WHEREAS, the Alaska SCTP does not have a location to train in the Valley but must go to the Birchwood Shooting Range in another Municipality, resulting in hours of commute time for Students as far away as Willow and Talkeetna. Additionally resulting in large amounts of fees being spent out side of the Borough; and

WHEREAS, the Alaska SCTP has located Borough land in the near vicinity of the new Redington Schools at the West end of Carnel Road, more or less in the N1/2 of the NE 1/4 of Section One; and the SW 1/4 of NE 1/4 of Section 1; and the NE 1/4 of NW 1/4 of Section 1; and the S 1/2 of the NW 1/4 of Section 1; all in Township 16 N, Range 03W, Seward Meridian, which is noted as an approximate location only, and

WHEREAS, the Knik-Fairview Council is in favor of the Alaska SCTP acquiring Borough property, in the above noted location or in any other location suitable and acceptable to the Alaska SCTP, non-competitively, for $1.00, or, at an amount less than market value, not to exceed similar Borough transfers to other Non-Profits that sponsor sanctioned school activities and on terms that accommodate the Alaska SCTP's financial resources, and

IN WITNESS WHEREOF, the Board President has been directed to execute the foregoing Resolution.

Dated this 29th day of June, 2015.

William Kendig
Board President
Knik-Fairview Community Council

IM15-173
OR15-110

Emerson Krueger

From:	Elizabeth Weiant on behalf of Land Management
Sent:	Friday, July 31, 2015 3:11 PM
To:	Emerson Krueger
Subject:	FW: Borough land sale for shotgun range
Attachments:	MSB006977_Borough Land Purchase_AK Scholastic Clay Target Program.pdf

From: Zafian, Holly K (DFG) [mailto:holly.zafian@alaska.gov]
Sent: Friday, July 31, 2015 3:09 PM
To: Land Management; Land Management
Cc: Fink, Mark J (DFG); Smith, Ginamaria F (DFG); Weiss, Edward W (DFG); Peltier, Tim C (DFG); Burch, Mark E (DFG); Bethe, Michael L (DFG); Ivey, Samuel S (DFG)
Subject: FW: Borough land sale for shotgun range

Good afternoon,

The Alaska Department of Fish and Game (ADF&G) has reviewed the proposal for the Matanuska Susitna Borough to sell a 240-acre borough-owned subdivsion to the Alaska Scholastic Clay Target Program (SCTP) located in Section 1, T. 16 N., R. 3 W., S.M., Alaska in order to develop a shotgun course to be used primarily by youth shooting teams.

ADF&G's Hunter Information and Training (HIT) Program supports the proposed facility and believes it would provide a safe place to conduct hunter education courses and would decrease indiscriminate shooting in this area. Shooting sports are an avenue for participants to become interested in hunting, one of the goals of the HIT Program. The HIT Program is a part of Alaska SCTP and our participants would use this facility to practice and compete.

There do not appear to be any fish, wildlife, or public access issues. ADF&G has no objections to the land sale as proposed however, we recommend that the facility be built in accordance with the National Rifle Association's specifications regarding safety and design. Thank you for the opportunity to review and comment on this platting action. If you have questions or would like to discuss this further, please feel free to call or email me.

Holly Zafian
Habitat Biologist
Access Defense Program
Alaska Department of Fish and Game
333 Raspberry Road
Anchorage, Alaska 99518
Phone 907-267-2292
Fax 907-267-2859
Email holly.zafian@alaska.gov

Im15-173
OR15-119

MATANUSKA-SUSITNA BOROUGH
Community Development
Land Management Division
350 East Dahlia Avenue
Palmer, Alaska 99645

RECEIVED
JUL 31 2015
Community Development
Recreational Services

Lorinda Moss
2321 Palmer-Wasilla Hwy
Wasilla, AK 99654

FIRST CLASS

99654 PUBLIC NOTICE

MATANUSKA-SUSITNA BOROUGH
PUBLIC NOTICE

Type: Sale (MSB006977) Tax ID: 16N03W01A001

The Matanuska-Susitna Borough (MSB), Land & Resource Management Division, has received an application to purchase a 240-acre subdivision of a borough-owned parcel by the Alaska Scholastic Clay Target Program. The non-profit organization is requesting a less than fair market sale of the proposed subdivided tract for future development of a competitive shotgun course, primarily for the youth shooting teams in Southcentral Alaska.

Supporting material is available for public inspection during normal business hours on the 2nd floor of the Matanuska-Susitna Borough building in the Land Management Division. Public comment is invited on this request. If you have any comments please email, mail or deliver them to the borough offices at 350 E Dahlia Avenue, Palmer, Alaska 99645, no later than July 31, 2015. If you have questions about this request: call Emerson Krueger at 861-7867 between 8:00-5:00 or you can send an e-mail to: LMB@matsugov.us (PLEASE REFER TO MSB006977 WHEN SUBMITTING COMMENTS).

Comments: THIS PROPERTY SHOULD BE SOLD TO ALASKA SCTP NON PROFIT CORPORATION AT BELOW MARKET VALUE FOR $5.00 AN ACRE TO PROVIDE A MUCH-NEEDED OUTDOOR SPORTS FACILITY PRIMARILY FOR THE USE OF OUR YOUTH AND HIGH SCHOOL STUDENTS.

Signature: Lorinda Moss Phone: 354-5244

(If you need more space for comments please attach a separate sheet of paper.)
For assistance with your property location, tax or assessment matters please call 861-7801.

PLEASE SEE LETTER ATTACHED

Place Stamp Here

MATANUSKA-SUSITNA BOROUGH
Community Development
Land Management Division
350 East Dahlia Avenue
Palmer, Alaska 99645

*This public notice & request for comments is in compliance with MSB Code 23.05.025
PLEASE TAPE CLOSED ON BOTTOM AND RIGHT OF STAMP

IM15-173
OR15-110

MATANUSKA-SUSITNA BOROUGH
Community Development
Land Management Division
350 East Dahlia Avenue
Palmer, Alaska 99645

RECEIVED
JUL 31 2015
Community Development
Recreational Services

FIRST CLASS

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Comments: Under the Best Use Policy, this would be an excellent asset to the Valley and all of the avid gun owners who currently do not have a facility such as this

Signature: D McCormick Phone: 907 746 0866

(If you need more space for comments please attach a separate sheet of paper.)
For assistance with your property location, tax or assessment matters please call 861-7801.

Mailing Address Box 1003, Palmer, AK
Street Address: 3555 Moffit Rd, Palmer, AK

Place Stamp Here

MATANUSKA-SUSITNA BOROUGH
Community Development
Land Management Division
350 East Dahlia Avenue
Palmer, Alaska 99645

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Im15-173
OR15-110

MATANUSKA-SUSITNA BOROUGH
Community Development
Land Management Division
350 East Dahlia Avenue
Palmer, Alaska 99645

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JUL 31 2015
Community Development
Recreational Services

Jordan Baker
701 Dellwood Apt #12

FIRST CLASS

PUBLIC NOTICE

MATANUSKA-SUSITNA BOROUGH
PUBLIC NOTICE

Type: Sale (MSB006977) Tax ID: 16N03W01A001

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Comments: Great Idea, Teaching kid Respect for firearms & keeping kids off the Street
I'M very much support this

Signature: _____ Phone: 350-4382

(If you need more space for comments please attach a separate sheet of paper.)
For assistance with your property location, tax or assessment matters please call 861-7801.

Place Stamp Here

MATANUSKA-SUSITNA BOROUGH
Community Development
Land Management Division
350 East Dahlia Avenue
Palmer, Alaska 99645

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IM15-173
OR15-110

MATANUSKA-SUSITNA BOROUGH
Community Development
Land Management Division
350 East Dahlia Avenue
Palmer, Alaska 99645

RECEIVED
JUL 31 2015
Community Development
Records Service

FIRST CLASS

Charles Welsh
P.O Box 872100
Wasilla, Ak 99687

99654 PUBLIC NOTICE

MATANUSKA-SUSITNA BOROUGH
PUBLIC NOTICE

Type: Sale (MSB006977)

Tax ID: 16N03W01A001

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Comments: I support this Land sale for $1.00

Signature: Charles Welsh Phone: 355-0510

(If you need more space for comments please attach a separate sheet of paper.)

For assistance with your property location, tax or assessment matters please call 861-7801.

Place Stamp Here

MATANUSKA-SUSITNA BOROUGH
Community Development
Land Management Division
350 East Dahlia Avenue
Palmer, Alaska 99645

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IM15-173
ORI5-110

MATANUSKA-SUSITNA BOROUGH
Community Development
Land Management Division
350 East Dahlia Avenue
Palmer, Alaska 99645

RECEIVED
JUL 31 2015
Community Development
Planning and Land Use

FIRST CLASS

99654 PUBLIC NOTICE

MATANUSKA-SUSITNA BOROUGH
PUBLIC NOTICE

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Comments: This is a really great idea

Signature: [signature] Phone:

(If you need more space for comments please attach a separate sheet of paper.)
For assistance with your property location, tax or assessment matters please call 861-7801.

Place Stamp Here

MATANUSKA-SUSITNA BOROUGH
Community Development
Land Management Division
350 East Dahlia Avenue
Palmer, Alaska 99645

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MATANUSKA-SUSITNA BOROUGH
Community Development
Land Management Division
350 East Dahlia Avenue
Palmer, Alaska 99645

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Community Development
Planning Services

FIRST CLASS

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Comments: Outstanding Idea.

Signature: [signature] Phone: 907 354-8135

(If you need more space for comments please attach a separate sheet of paper.)
For assistance with your property location, tax or assessment matters please call 861-7801.

PO Box 1174
Palmer AK 99645

Place Stamp Here

MATANUSKA-SUSITNA BOROUGH
Community Development
Land Management Division
350 East Dahlia Avenue
Palmer, Alaska 99645

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Palmer, Alaska 99645

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Community Development
Recreational Services

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Comments: What a Wonderful Program for our Youths

Signature: Judy Kane Box 773784 Palmer AK Phone: 376 8830

(If you need more space for comments please attach a separate sheet of paper.)

For assistance with your property location, tax or assessment matters please call 861-7801.

Place Stamp Here

MATANUSKA-SUSITNA BOROUGH
Community Development
Land Management Division
350 East Dahlia Avenue
Palmer, Alaska 99645

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Comments: Having Children who are Very Interested in this Sport I Very Much Support this Land transfer

Signature: Courtney Brandell Phone: 232-2055

(If you need more space for comments please attach a separate sheet of paper.)
For assistance with your property location, tax or assessment matters please call 861-7801.

3813 N. TEAKWood WAY
PALMER, AK 99645

Place Stamp Here

MATANUSKA-SUSITNA BOROUGH
Community Development
Land Management Division
350 East Dahlia Avenue
Palmer, Alaska 99645

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Community Development
Land Management Division
350 East Dahlia Avenue
Palmer, Alaska 99645

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JUL 31 2015
Community Development
Recreational Services

FIRST CLASS

99654 PUBLIC NOTICE

MATANUSKA-SUSITNA BOROUGH
PUBLIC NOTICE

Type: Sale (MSB006977) Tax ID: 16N03W01A001

The Matanuska-Susitna Borough (MSB), Land & Resource Management Division, has received an application to purchase a 240-acre subdivision of a borough-owned parcel by the Alaska Scholastic Clay Target Program. The non-profit organization is requesting a less than fair market sale of the proposed subdivided tract for future development of a competitive shotgun course, primarily for the youth shooting teams in Southcentral Alaska.

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Comments: This would be an Excellent Project for our Valley. I hope the Borough Supports this endeavor

Signature: James McCormick Phone: 354-7469

(If you need more space for comments please attach a separate sheet of paper.)
For assistance with your property location, tax or assessment matters please call 861-7801.

3555 Moffit Rd
PALMER, AK 99645

Place Stamp Here

MATANUSKA-SUSITNA BOROUGH
Community Development
Land Management Division
350 East Dahlia Avenue
Palmer, Alaska 99645

*This public notice & request for comments is in compliance with MSB Code 23.05.025
PLEASE TAPE CLOSED ON BOTTOM AND RIGHT OF STAMP

IM15-173
OR15-110

MATANUSKA-SUSITNA BOROUGH
Community Development
Land Management Division
350 East Dahlia Avenue
Palmer, Alaska 99645

RECEIVED
JUL 31 2015
Community Development
Regional Services

Julie Cook
520 E McAdoo Way
Wasilla AK
99654

FIRST CLASS

99654 PUBLIC NOTICE

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Comments: I am for this purchase. I believe it will benefit the Community and youth in the Valley

Signature: Julie Cook Phone: 907-357-4933

(If you need more space for comments please attach a separate sheet of paper.)
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MATANUSKA-SUSITNA BOROUGH
Community Development
Land Management Division
350 East Dahlia Avenue
Palmer, Alaska 99645

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IM15-173
OR15-110

MATANUSKA-SUSITNA BOROUGH
Community Development
Land Management Division
350 East Dahlia Avenue
Palmer, Alaska 99645

RECEIVED
JUL 31 2015
Community Development
Records Management

Eric Jensen
167 Park Ave
Wasilla, AK 99654

FIRST CLASS

PUBLIC NOTICE

MATANUSKA-SUSITNA BOROUGH
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Comments: I support this shooting range. The sale of borough property at below market price to facilitate the construction

Signature: Eric Jensen Phone: 775-1928

(If you need more space for comments please attach a separate sheet of paper.)

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MATANUSKA-SUSITNA BOROUGH
Community Development
Land Management Division
350 East Dahlia Avenue
Palmer, Alaska 99645

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IM15-173
OR15-110

MATANUSKA-SUSITNA BOROUGH
Community Development
Land Management Division
350 East Dahlia Avenue
Palmer, Alaska 99645

JUL 31 2015

Joshua Hughes
1701 N. Fascinating
Wasilla AK 99654

FIRST CLASS

PUBLIC NOTICE

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Comments: It's a great program that's needed in the Valley!

Signature: Joshua S. Hughes Phone: _____

(If you need more space for comments please attach a separate sheet of paper.)
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Place Stamp Here

MATANUSKA-SUSITNA BOROUGH
Community Development
Land Management Division
350 East Dahlia Avenue
Palmer, Alaska 99645

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OR15-110

MATANUSKA-SUSITNA BOROUGH
Community Development
Land Management Division
350 East Dahlia Avenue
Palmer, Alaska 99645

RECEIVED
JUL 31 2015
Community Development
Recreational Services

FIRST CLASS

Jason & Jennifer Gaeuner
1600 S Mystic Circle
Palmer, AK 99645

PUBLIC NOTICE

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Comments: I Recommend that the state sell this property to AKSCPT UNDER Market value for $1.00 ! These programs are priceless & have personally benefited my daughter Trisha!

Signature: Jason A. Gaeuner Phone: 907-952-6933

(If you need more space for comments please attach a separate sheet of paper.)
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MATANUSKA-SUSITNA BOROUGH
Community Development
Land Management Division
350 East Dahlia Avenue
Palmer, Alaska 99645

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IM15-173
ORI5-110

MATANUSKA-SUSITNA BOROUGH
Community Development
Land Management Division
350 East Dahlia Avenue
Palmer, Alaska 99645

RECEIVED
JUL 31 2015

Dave Dickens.
PO Box 879096
Wasilla, AK. 99687

FIRST CLASS

99654-87096 PUBLIC NOTICE

MATANUSKA-SUSITNA BOROUGH
PUBLIC NOTICE

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Comments: I support this sale the land to him for a gun range

Signature: _____ Phone: (559) 351-7149

(If you need more space for comments please attach a separate sheet of paper.)
For assistance with your property location, tax or assessment matters please call 861-7801.

Place Stamp Here

MATANUSKA-SUSITNA BOROUGH
Community Development
Land Management Division
350 East Dahlia Avenue
Palmer, Alaska 99645

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OR15-110

MATANUSKA-SUSITNA BOROUGH
Community Development
Land Management Division
350 East Dahlia Avenue
Palmer, Alaska 99645

RECEIVED
JUL 31 2015
Community Development
Records Services

Grace A. Cross
P.O. Box 298413
Wasilla, AK
99629-8413

FIRST CLASS

PUBLIC NOTICE

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Comments: I'm favor of the piece of land for the Kids.

Signature: Grace Cross Phone: 354-0264

(If you need more space for comments please attach a separate sheet of paper.)
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MATANUSKA-SUSITNA BOROUGH
Community Development
Land Management Division
350 East Dahlia Avenue
Palmer, Alaska 99645

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IM15-173
OR15-150

MATANUSKA-SUSITNA BOROUGH
Community Development
Land Management Division
350 East Dahlia Avenue
Palmer, Alaska 99645

JUL 31 2015

Critina Monear
3900 E Carefree Dr.
Wasilla, AK. 99654

FIRST CLASS

PUBLIC NOTICE

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Comments: I am in favor of the sale of the above referenced property for the purpose of the Shooting Range

Signature: Critina M Monear Phone: 7/24/15

(If you need more space for comments please attach a separate sheet of paper.)
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Community Development
Land Management Division
350 East Dahlia Avenue
Palmer, Alaska 99645

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Im15-173
OR15-10

MATANUSKA-SUSITNA BOROUGH
Community Development
Land Management Division
350 East Dahlia Avenue
Palmer, Alaska 99645

JUL 31 2015

Heather Burgess
POB 874717
Wasilla, Ak
99687

FIRST CLASS

PUBLIC NOTICE

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Comments: I am in favor of the above land sale for primarily youth shooting teams. We need more activities that support the youth and safe gun activities.

Signature: Heather Burgess Phone: 907-715-4995

(If you need more space for comments please attach a separate sheet of paper.)
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Community Development
Land Management Division
350 East Dahlia Avenue
Palmer, Alaska 99645

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IM15-173
OR15-110

MATANUSKA-SUSITNA BOROUGH
Community Development
Land Management Division
350 East Dahlia Avenue
Palmer, Alaska 99645

JUL 31 2015

BE Taylor
PO Box 92
Willow AK 99688

FIRST CLASS

PUBLIC NOTICE

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Comments: I support the kids sell them the land

Signature: BE Taylor Phone: 495-5866

(If you need more space for comments please attach a separate sheet of paper.)

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MATANUSKA-SUSITNA BOROUGH
Community Development
Land Management Division
350 East Dahlia Avenue
Palmer, Alaska 99645

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OR15-110

MATANUSKA-SUSITNA BOROUGH
Community Development
Land Management Division
350 East Dahlia Avenue
Palmer, Alaska 99645

JUL 31 2015

Tim Kedrowski
Box 871647
Wasilla, AK 99687

FIRST CLASS

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Comments: I support selling the parcel of land to ASCTP for beloW market value to support this organization. 10.00 sounds good.

Signature: Jim Kedrowski Phone: 907-355-4707

(If you need more space for comments please attach a separate sheet of paper.)

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Community Development
Land Management Division
350 East Dahlia Avenue
Palmer, Alaska 99645

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OR15-110

MATANUSKA-SUSITNA BOROUGH
Community Development
Land Management Division
350 East Dahlia Avenue
Palmer, Alaska 99645

JUL 31 2015

FIRST CLASS

John Moraitoulos
P.O Box 3384
Palmer AK. 99645

PUBLIC NOTICE

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Comments: I strongly support the purchase of land for a youth shooting facility

Signature: _____ Phone: 907 841 1323

(If you need more space for comments please attach a separate sheet of paper.)
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Community Development
Land Management Division
350 East Dahlia Avenue
Palmer, Alaska 99645

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MATANUSKA-SUSITNA BOROUGH
Community Development
Land Management Division
350 East Dahlia Avenue
Palmer, Alaska 99645

JUL 31 2015

OLIN HAMMACK
HC89 BOX 293
WILLOW, AK 99688

FIRST CLASS

PUBLIC NOTICE

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Comments: I support this activity that teaches responsibility and gives a additional activity for your adults. It is needed for this area.

Signature: Olin D. Hammack Phone: 907-495-2655

OLIN D. HAMMACK

(If you need more space for comments please attach a separate sheet of paper.)

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Community Development
Land Management Division
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OR15-110

MATANUSKA-SUSITNA BOROUGH
Community Development
Land Management Division
350 East Dahlia Avenue
Palmer, Alaska 99645

JUL 31 2015

Lynda Trueh
291 E Park Ave
Wasilla, AK 99654

FIRST CLASS

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Comments: Lynda Trueh I support the sale.

Signature: Lynda Trueh Phone: (907) 232-8229

(If you need more space for comments please attach a separate sheet of paper.)
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Community Development
Land Management Division
350 East Dahlia Avenue
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IM15-173
OR15-110

MATANUSKA-SUSITNA BOROUGH
Community Development
Land Management Division
350 East Dahlia Avenue
Palmer, Alaska 99645

JUL 31 2015

Lisa McConarty
281 E Park Ave
Wasilla, AK 99654

FIRST CLASS

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Comments: I am For it!

Signature: Lisa McConarty Lisa McConarty Phone: (907) 631-8775

(If you need more space for comments please attach a separate sheet of paper.)
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IM15-173
ORIS-110

MATANUSKA-SUSITNA BOROUGH
Community Development
Land Management Division
350 East Dahlia Avenue
Palmer, Alaska 99645

RECEIVED
JUL 31 2015

FIRST CLASS

Jennifer Keebler
PO Box 871042
Wasilla, AL 99687

PUBLIC NOTICE

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Type: Sale (MSB006977) Tax ID: 16N03W01A001

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Comments: Jennifer Keebler I endorse the transfer.

Signature: [signature] Phone: (907) 232-9015

(If you need more space for comments please attach a separate sheet of paper.)

For assistance with your property location, tax or assessment matters please call 861-7801.

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MATANUSKA-SUSITNA BOROUGH
Community Development
Land Management Division
350 East Dahlia Avenue
Palmer, Alaska 99645

*This public notice & request for comments is in compliance with MSB Code 23.05.025

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OR15-110

MATANUSKA-SUSITNA BOROUGH
Community Development
Land Management Division
350 East Dahlia Avenue
Palmer, Alaska 99645

JUL 31 2015

Stephen McConarty
281 E. Park Ave
Wasilla, AK 99654

FIRST CLASS

PUBLIC NOTICE

MATANUSKA-SUSITNA BOROUGH
PUBLIC NOTICE

Type: Sale (MSB006977)

Tax ID: 16N03W01A001

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Comments: I support the sale of this land to ASCTP for below market value.

Signature: Stephen McConarty Phone: 907-357-5588

(If you need more space for comments please attach a separate sheet of paper.)

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Community Development
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MATANUSKA-SUSITNA BOROUGH
Community Development
Land Management Division
350 East Dahlia Avenue
Palmer, Alaska 99645

JUL 31 2015

Chelsea Champ
PO 3116 Wanamingo Dr
Wasilla AK 99654

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PUBLIC NOTICE

MATANUSKA-SUSITNA BOROUGH
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Comments: I am in support of the sale to the shooting group

Signature: Chelsea Champ Phone: 907-631-8757

(If you need more space for comments please attach a separate sheet of paper.)

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MATANUSKA-SUSITNA BOROUGH
Community Development
Land Management Division
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MATANUSKA-SUSITNA BOROUGH
Community Development
Land Management Division
350 East Dahlia Avenue
Palmer, Alaska 99645

JUL 31 2015

Jesse Shearer
281 E park Ave.
Wasilla, AK 99654

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99654 PUBLIC NOTICE

MATANUSKA-SUSITNA BOROUGH
PUBLIC NOTICE

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Comments: I support the sale.

Signature: J. Smith Shearer Phone: 907-521-2976

(If you need more space for comments please attach a separate sheet of paper.)

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MATANUSKA-SUSITNA BOROUGH
Community Development
Land Management Division
350 East Dahlia Avenue
Palmer, Alaska 99645

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MATANUSKA-SUSITNA BOROUGH
Community Development
Land Management Division
350 East Dahlia Avenue
Palmer, Alaska 99645

JUL 31 2015

FIRST CLASS

Jim Bolles
2871 E Hiawatha dr
Wasilla, AK 99654

99654 PUBLIC NOTICE

MATANUSKA-SUSITNA BOROUGH
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Comments: This is a great idea.

Signature: Jim Bolles Phone: 715-8481

(If you need more space for comments please attach a separate sheet of paper.)

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Community Development
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MATANUSKA-SUSITNA BOROUGH
Community Development
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FIRST CLASS

Wasilla Ak
3400 Tamark Ave

PUBLIC NOTICE

MATANUSKA-SUSITNA BOROUGH
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Comments: I am for the sale

Signature: David Ferrato Phone: 376-1451

(If you need more space for comments please attach a separate sheet of paper.)
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MATANUSKA-SUSITNA BOROUGH
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MATANUSKA-SUSITNA BOROUGH
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William B Smith
1080 N. Leatherleaf Loop
Wasilla, AK 99654

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PUBLIC NOTICE

MATANUSKA-SUSITNA BOROUGH
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Comments: Fully support teaching kids to shoot and respect firearms. Set them apart

Signature: William B Smith Phone: (602) 410-4243

(If you need more space for comments please attach a separate sheet of paper.)

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Comments: Good for kids to learn

Signature: [signature] Phone: 907-354-4628

(If you need more space for comments please attach a separate sheet of paper.)
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Comments: This would be an awesome opportunity for Hunter/Gun Safety.

Signature: Dana O'Wa Phone: 907-232-2545

(If you need more space for comments please attach a separate sheet of paper.)
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Comments: would be good for our youth I support giving this non-profit a less than fair market sale.

Signature: Nicolas Cannie Phone: 373-7518

(If you need more space for comments please attach a separate sheet of paper.)
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Comments: would be great for kids to learn about gun Safty

Signature: Kathrine Martinsen Phone: 907-414-5966

(If you need more space for comments please attach a separate sheet of paper.)
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Comments: good for kids to learn about gun Safety

Signature: Wessley Ball Phone: 841-9948

(If you need more space for comments please attach a separate sheet of paper.)

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MATANUSKA-SUSITNA BOROUGH
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Comments: I vote for a range to be part of it would increase it would be a great place for kids to learn proper gun safety also be great for families to get together and do something safe and productive.

Signature: [signature] Phone: (907) 521-4166

(If you need more space for comments please attach a separate sheet of paper.)
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Community Development
Land Management Division
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Comments: This is a fabulous way to teach young people proper handling of a firearm. Also a great way to get kids off video games ~~and teach a sport~~

Signature: Marni Hutto Phone: 982-2526

(If you need more space for comments please attach a separate sheet of paper.)
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ATT00001

I fully support the sale of this land to AK SCTP.

As a long time shotgun competitor I have see many young shooters develop into mature and responsible individuals. The benefits to our community cannot be measured. The interaction the students have with multiple adults exposes them to life experiences they will never learn in school. They learn personal responsibility in a vary controlled environment. The best thing is a shooter doesn't have to be physically built like a football player to compete. Almost all shooters have the same chance to excel.

Mike Graves
Big Lake Ak
841-1977

Sent from my iPhone

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OR15-110

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Community Development
Land Management Division
350 East Dahlia Avenue
Palmer, Alaska 99645

Tina Hughes
11961 Steeplechase
Anchorage AK 99516

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& 15019 W.
Cranberry dr
Big Lake 99623

PUBLIC NOTICE

MATANUSKA-SUSITNA BOROUGH
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Comments: _____

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Signature: _____ Phone: _____

(If you need more space for comments please attach a separate sheet of paper.)

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MATANUSKA-SUSITNA BOROUGH
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This notice & request for comments is in compliance with MSB Code 23.05.035
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Both of our Kids started shooting @ age 12 @ Rabbit Creek range in Anchorage with the Youth Training Program, They Continued going to Competitions, our daughter Was Selected to Team USA & Competed in England, Both kids Got College Scholarships to Lindenwood University in Missouri @ Which They were able to get both Bachelors & Masters Degrees while Competing on the Schools Shooting Team. Shooting has Taught them Discipline Manners, how to act around adults in a responsible Manner. all Skills Kids today Need.

Please approve this so the range Can be built.

Thank you

Tina Hughes 636-448-6376

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350 East Dahlia Avenue
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FIRST CLASS

FROM &

Maj and Mrs. Charles D. Bickley USMCR (Ret)
7951 W Wanda K Cir
Wasilla, AK 99623

CHARLES BICKLEY
7951 W WANDA K CIR
WASILLA

99654

PUBLIC NOTICE

MATANUSKA-SUSITNA BOROUGH
PUBLIC NOTICE

Type: Sale (MSB006977) **Tax ID: 16N03W01A001**

The Matanuska-Susitna Borough (MSB), Land & Resource Management Division, has received an application to purchase a 240-acre subdivision of a borough-owned parcel by the Alaska Scholastic Clay Target Program. The non-profit organization is requesting a less than fair market sale of the proposed subdivided tract for future development of a competitive shotgun course, primarily for the youth shooting teams in Southcentral Alaska.

Supporting material is available for public inspection during normal business hours on the 2nd floor of the Matanuska-Susitna Borough building in the Land Management Division. Public comment is invited on this request. If you have any comments please email, mail or deliver them to the borough offices at 350 E Dahlia Avenue, Palmer, Alaska 99645, no later than July 31, 2015. If you have questions about this request: call Emerson Krueger at 861-7867 between 8:00-5:00 or you can send an e-mail to: LMB@matsugov.us (PLEASE REFER TO MSB006977 WHEN SUBMITTING COMMENTS).

Comments: I believe this would be a wise action by MSB. We used to do all that we can to support our youth and to provide them with constructive activities. The longer we wait the less large parcels will be available and

Signature: Charles Bickley Phone: 907-376-1022

(If you need more space for comments please attach a separate sheet of paper.)
For assistance with your property location, tax or assessment matters please call 861-7801.

we will have lost this opportunity forever. Don't succumb to the "NIMBY'S"

Place Stamp Here

MATANUSKA-SUSITNA BOROUGH
Community Development
Land Management Division
350 East Dahlia Avenue
Palmer, Alaska 99645

*This public notice & request for comments is in compliance with MSB Code 23.05.025
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Im15-173
OR15-110

MATANUSKA-SUSITNA BOROUGH
Community Development
Land Management Division
350 East Dahlia Avenue
Palmer, Alaska 99645

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AUG - 4 2015
Community Development

FIRST CLASS

99654 PUBLIC NOTICE

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Comments: I believe developing such a responsible program for all youth in the valley will not only enhance personal behaviors but could also be a vehicle for personal growth & fostering community value. I strongly recommend approval of the application.

Signature: James P Dunlop Phone: 529-2802

(If you need more space for comments please attach a separate sheet of paper.)

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MATANUSKA-SUSITNA BOROUGH
Community Development
Land Management Division
350 East Dahlia Avenue
Palmer, Alaska 99645

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ZIP 99645 $ 000.41
02 1W
0001399405 JUN 30 20

FIRST CLASS

CHRIS & JANA LITTLEWOOD
4340 S Doubletree Ct
WASILLA

99654 [illegible]

PUBLIC NOTICE

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Comments: AK SCTP IS A QUALITY PROGRAM THAT PROVIDES EXCELLENT OPPORTUNITIES FOR OUR YOUTH. AS A VARSITY SPORT IT NEEDS A LOCAL VENUE FOR PRACTICES AND COMPETITION. THIS LAND IS PERFECT IN LOCATION, SIZE & TOPOGRAPHY. WE SUPPORT THIS ENDEAVOR.

Signature: [signature] Phone: 357-7474

(If you need more space for comments please attach a seperate sheet of paper.)
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Daniel Churchill
920 S. Williwaw Dr
Palmer, AK 99745

FIRST CLASS

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Comments: I Support the Sale of this property at below market Value to Support The education of the public for Firearms safety and the Shooting Sports
DANIEL W. CHURCHILL

Signature: _____ Phone: 982-4505

(If you need more space for comments please attach a separate sheet of paper.)
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Christina Garcia
4807 E. Alder Dr.
Wasilla, AK. 99654

FIRST CLASS

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Comments: Great Idea for everyone to use

Signature: Christina Garcia Phone: 907-355-2977

(If you need more space for comments please attach a separate sheet of paper.)
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FIRST CLASS

Todd Schoeneberger
3342 E. Wanamingo Dr.
Wasilla, AK 99654

99654 PUBLIC NOTICE

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Comments: I support this program and encourage the sale of this land for the youth shooting program.

Signature: Todd C Schoeneberger Phone: 907 631 3293

(If you need more space for comments please attach a separate sheet of paper.)
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Todd Johnson
6585 South Allens Dr.
Wasilla AK. 99687

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Comments: GREAT To hear. I Support this all the way

Signature: Todd Johnson Phone: 907-250-9432

(If you need more space for comments please attach a separate sheet of paper.)
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Palmer, Alaska 99645

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Charles Brown
6321 Roosevelt Dr.
Wasilla AK. 99687

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Comments: In Favor of Purchase

Signature: Charles Brown Phone: 907 841-0341

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Tony Adevai
PO Box 874021
Wasilla AK
99687

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Comments: I Support the sale of this land at less than Market Value

Signature: Anthony Adevai Phone: 907-232-7620

(If you need more space for comments please attach a separate sheet of paper.)

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Palmer, Alaska 99645

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ZIP 99645 $ [illegible]
02 1W
0001396405 JUN 30 20

Tim Doyle
1100 Freedom Ln
Wasilla, AK 99654

FIRST CLASS

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Comments: I support the sale of the property for the purpose of a shooting range

Signature: Tim J Doyle Tim J Doyle Phone: 907 250 2205

(If you need more space for comments please attach a separate sheet of paper.)
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Ann Hall #
5101 Mayflower B5
Wasilla AK 99654

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Comments: I'm in faur of Sale below Valve Market this is good education for childres. I learned as a child gun club in Ienai

Signature: A Hall Phone: 907398-4598

(If you need more space for comments please attach a separate sheet of paper.)
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Land Management Division
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Comments: I Support the Sale of this property

Signature: [signature] Phone: 907 362 6156

(If you need more space for comments please attach a separate sheet of paper.)
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P.O. Box 236
Talkeetna, Alaska
99676

FIRST CLASS

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Comments: I Support the Sale of this land for the purpose of the program.

Signature: [signature] Phone: 907-355-3314

(If you need more space for comments please attach a separate sheet of paper.)
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2548 W Discovery Loop
Wasilla AK 99654

FIRST CLASS

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Comments: I am behind this 6

Signature: [signature] Phone: 907 631-3077

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0001399405 JUN 30 20

Pat Walker
HC 85 Box 1303
Willow AK 99688

FIRST CLASS

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Comments: Seems like it would be a good program

Signature: [signature] Phone: 9074146388

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OR15-110

MATANUSKA-SUSITNA BOROUGH
Community Development
Land Management Division
350 East Dahlia Avenue
Palmer, Alaska 99645

FIRST CLASS

PUBLIC NOTICE

MATANUSKA-SUSITNA BOROUGH
PUBLIC NOTICE

Type: Sale (MSB006977) **Tax ID: 16N03W01A001**

The Matanuska-Susitna Borough (MSB), Land & Resource Management Division, has received an application to purchase a 240-acre subdivision of a borough-owned parcel by the Alaska Scholastic Clay Target Program. The non-profit organization is requesting a less than fair market sale of the proposed subdivided tract for future development of a competitive shotgun course, primarily for the youth shooting teams in Southcentral Alaska.

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Comments: I belive we need this for our Children as a parent of 3 and a Grandma of 12 it teaches them Gun Safety and Respect. It's Taught by Professionals We all need to Stick one Straight + Right.

Signature: Shawnalee Beasley Phone: 1907 495-7038

(If you need more space for comments please attach a separate sheet of paper.)

For assistance with your property location, tax or assessment matters please call 861-7801.

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MATANUSKA-SUSITNA BOROUGH
Community Development
Land Management Division
350 East Dahlia Avenue
Palmer, Alaska 99645

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MATANUSKA-SUSITNA BOROUGH
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FIRST CLASS

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Comments: I Support the sale of this land for the Alaska Scholastic Clay target program. Please consider the future of our Kid's in learning proper gun safety and shooting like in Alaska. Thanks

Signature: Aaron Moore Phone: 907-733-1869

(If you need more space for comments please attach a separate sheet of paper.)
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Community Development
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Palmer, Alaska 99645

U.S. POSTAGE PITNEY BOWES
ZIP 99645 $ 00C
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0001399405 JUN 30 20

STEVEN A COOK
205 E EAGLE VISTA CR.
WASILLA ALASKA 99654

FIRST CLASS

PUBLIC NOTICE

MATANUSKA-SUSITNA BOROUGH
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Comments: WE NEED this in the VALley

Signature: Steven A Cook Phone: 907-441-7915

(If you need more space for comments please attach a separate sheet of paper.)
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MATANUSKA-SUSITNA BOROUGH
Community Development
Land Management Division
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MATANUSKA-SUSITNA BOROUGH
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Land Management Division
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3125 Storybook Circle
Wasilla, AK. 99654

FIRST CLASS

99654 PUBLIC NOTICE

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Comments: The Kids need a place to shoot! Great IDEA

Signature: Steven P Hughes Phone: 907-841-8292

(If you need more space for comments please attach a separate sheet of paper.)
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MATANUSKA-SUSITNA BOROUGH
Community Development
Land Management Division
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MATANUSKA-SUSITNA BOROUGH
Community Development
Land Management Division
350 East Dahlia Avenue
Palmer, Alaska 99645

U.S.POSTAGE

Larry D Todd
PO Box 871395
Wasilla AK 99687

FIRST CLASS

99654 PUBLIC NOTICE

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Comments: I Think This would be a good thing for The Valley

Signature: Larry Todd Phone: 354 2859

(If you need more space for comments please attach a separate sheet of paper.)

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MATANUSKA-SUSITNA BOROUGH
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Land Management Division
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MATANUSKA-SUSITNA BOROUGH
Community Development
Land Management Division
350 East Dahlia Avenue
Palmer, Alaska 99645

FIRST CLASS

CARRI ANN PRATT
3472 W. Discovery Loop
Wasilla, AK 99654

99654

PUBLIC NOTICE

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Comments: -The AK Scholastic Clay Target program is a youth program that promotes gun safety, gun education and a sport offered to our community. As a well established Non-profit, I advise + support this property be donated or funded 100%.
-This program would offer the longevity of community growth + opportunities for all ages.

Signature: CARRI ANN PRATT Phone: 907-227-1232

(If you need more space for comments please attach a separate sheet of paper.)
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Land Management Division
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MATANUSKA-SUSITNA BOROUGH
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Mae Shoulders
P.O. Box 236
Talkeetna, AK
99676

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Comments: I support the sale of this land for Youth Shooting Sports

Signature: [signature] Phone: 733-3050

(If you need more space for comments please attach a separate sheet of paper.)
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MATANUSKA-SUSITNA BOROUGH
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Land Management Division
350 East Dahlia Avenue
Palmer, Alaska 99645

U.S. POSTAGE

Ronald W Goodwin
1181 N Pinion Dr
Wasilla AK 99654

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99654 PUBLIC NOTICE

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Comments: Yes I support the sale of this land

Signature: Ronald W Goodwin Phone 907 354 4888

(If you need more space for comments please attach a separate sheet of paper.)
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Comments: YES

Signature: [signature] Phone: 892-3605

(If you need more space for comments please attach a separate sheet of paper.)

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Land Management Division
350 East Dahlia Avenue
Palmer, Alaska 99645

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ZIP 99645 $
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0001399435 JUN 30

Robert M. Ramilo
650 S Agnas St
Wasilla AK
99654

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PUBLIC NOTICE

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Comments: I support the sale of this land.

Signature: [redacted] Phone: 907-373-0244

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217N02W31C003 62
STELLAR LLC
PO BOX 240961
ANCHORAGE, AK 99524-0961

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JUL 28 2015
Community Development

PUBLIC NOTICE

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Comments: Good location. Sound distance seems appropriate

Signature: [signature] Phone: 907-240 5796

(If you need more space for comments please attach a separate sheet of paper.)

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Elizabeth Weiant

From: Flora Alpiak <jerichosix@yahoo.com>
Sent: Friday, July 31, 2015 12:59 PM
To: Land Management
Subject: MSB006977

To whom this may concern,

Regarding your consideration about reference MSB006977, have to say i Can't Believe this is even a Thought?! Open Shooting range Next to School is a Bad Idea and a Dangerous one for our people of the Valley. Please Do Not let this happen!

Concerned Parent,

Flora Alpiak
PO Box 879320
Wasilla, Ak 99687

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Land Management Division
350 East Dahlia Avenue
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0001399405 JUN 30 2015

address change for: assessing Charlie
861-8642 861-8643
July 27

56168B04L002 50
RUSSO CARMEN
PO BOX MXY
GLENALLEN, AK 99588-8998

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JUL 27 2015
Community Development

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Comments: Absolutely not. I have had property ½ mile from the proposed range since the early 1970's. My piace & quiet will no longer be possible. Move them some place else! This is not fair nor reasonable. If it were your home would you want to listen to target practice all week? I do not.

Signature: Carmen Russo Phone: (907) 554-2424 until Aug 2
(907) 744-6668 after July 31

(If you need more space for comments please attach a separate sheet of paper.)

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56168B04L007 36
MARTIN JERRY L & CAROL A
PO BOX 877713
WASILLA, AK 99687-7713

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MATANUSKA-SUSITNA BOROUGH
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Comments: We Strongly Oppose!! Don't Want it in our neighborhood

Signature: [signature] Phone: 357-8521

(If you need more space for comments please attach a separate sheet of paper.)

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MATANUSKA-SUSITNA BOROUGH
Community Development
Land Management Division
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Matanuska-Susitna Borough
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school board

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0001399405 JUN 30

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JUL 29 2015
Community Development
Recreational Services

56168B05L008 35
MAHONEY JOHN R
PO BOX 877123
WASILLA, AK 99687-7123

FIRST CLASS

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Comments: see attachment

Signature: John R. Mahoney Phone: 907 373-7516

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OR15-110

Dear Sirs:

I am writing with much concern over the proposition presented to the Borough for the acquisition of 240 acres to develope a shotgun course. It takes me by surprise that the Borough does not already have in place a code forbidding the introduction of firearms within a safety connidor which is reasonable to prevent some terrible destructive accident from injuring or killing one of our innocent and unsuspecting children. After all, we do have state laws and other municipal codes which prevent the introduction of drugs and tobacco products which definitely can present serious health and safety issues for our youth. Are we so far behind in civil development here in the Mat-Su, that we do not recognize the danger of firearms on or near our school facilities? Let me make it perfectly clear that I am a strong advocate for the constitutional right to own and use firearms. I am an ardent hunter, and I have raised 6 children by utilizing game resources available here in our beautiful state. There is a right and proper location for a shooting range and/or a shotgun course here in our Borough. The reasonable and logical location for this type of facility is absolutely Not

OR 15-118 11-15-15

in an area surrounded by, or adjacent to residential neighborhoods, or a developed school complex. After having done some research, I have discovered that there are Numerous cases of innocent people, including children, who have been killed by gunfire aimed into the air. I contend that the land the Borough L+R M. Division is proposing to sell for a gun playground is within gunshot range of the Brand New Redington School complex. I can not even believe that this type of proposal in this location can even have gotten this far. I own several properties in Knikwood subdivision which is approximately equidistant from this proposed gun course as the school property. I have 3 grand children who likely would be slated to attend these schools. Can we realize that it only takes ONE unintended discharge of a shotgun to kill a child?

The type of trajectory which is common in street shooting is also nearly perfect for the greatest range distance achievable by a bullet, pellets, or a shotgun slug which might be discharged in the wrong direction. Children have been killed by nearly 90 degree ~~dis~~ firearm discharges at distances of nearly one mile away.

Also, there is the consideration of the noise pollution which all residents

ITEM 5-13 OR 5-14

will be suffering for miles around this potential location. Can you imagine the distraction which would be tormenting children in their class rooms? How do we expect children to perform well in their scholastic endeavors, if they are constantly flinching and ducking every time they hear an exploding shotgun? Should I send my children to school with a WWII army helmet strapped to their heads? So that they will not have shotgun pellets penetrating their skull? And also, will the schools issue Flak jackets for recess?

Will our stressed School District Budget be able to afford 1200 new Kevlar vests in children's sizes?

At this time, it appears the closest developed road access to this property would require every potential user to carry their shotguns right in front of the school yard for the new elementary school which is now under construction. How can we be sure all guns will be carried safely and unloaded past the school yard where children will be playing?

All things considered, It seems there should be some more appropriate location for a shotgun course. I would think that there is still a large

OH-15-13

quantity of undeveloped land in a location farther from developed residential and school properties.

Has the Borough considered the liability they might be opening up to, for negligence, in allowing this development so near to school facilities, if some child should be harmed by it?

Thank you for your time.

John B. Mahoney
Block 5 Lots 7 and 8
Knikwood Subdivision
(907) 373-7516

AMS-1173 OR 15-110

Emerson Krueger

From: Elizabeth Weiant on behalf of Land Management
Sent: Thursday, July 30, 2015 2:32 PM
To: Emerson Krueger
Subject: FW: Proposed land sale MSB#006977

From: Mindio99@aol.com [mailto:Mindio99@aol.com]
Sent: Thursday, July 30, 2015 2:19 PM
To: Land Management
Subject: Proposed land sale MSB#006977

To The Matanuska-Susitna Borough Land & Resource Management Dvision:

My name is Joy Mindiola and I am writing to state my opposition to the sale of the Borough property (MSB006977) near the new Joe Reddington High School at a reduced rate to the Alaska Scholastic Clay Target Program. This shooting range will only benefit a few (20-70) students, and is not intended for the general public here in Mat-Su Valley.

My concerns are its close proximity to the new Joe Reddington High School and to nearby homes; not to mention the wildlife (swans, geese, ducks, foxes, moose, ect.) that use the wetland next to proposed shooting range. No notification by the borough to the public or surrounding home owners. Have any studies been done on the impact to the surrounding area that this shooting range will cause (property values, noise, wildlife, children's safety and etc.)?

With the tough economic times that we are facing, I find it hard to believe that the borough would even consider selling land at a reduced rate. This property could be sold to a developer at fair market price where homes could be built and property tax revenue collected and perhaps a park to protect the near by wetlands. The mill rate has been increasing for property owners, yet the borough wants to basically give land away to a non-profit, non tax paying special interest group. If that is not wasteful dirty politics I do not know what is.

If the borough has so much money to waste, why not make improvements to existing schools, or build a nice park, skating rink, invest in a few new ambulances, so that critically ill patients here in the valley will not have to wait hours in the ER before being transferred to Anchorage due to the shortage of ambulances. Any of these ideas would benefit every person in the Mat-Su Valley, instead of just a select few.

IM15-173
OR15-110

Emerson Krueger

From: Elizabeth Weiant on behalf of Land Management
Sent: Thursday, July 30, 2015 2:32 PM
To: Emerson Krueger
Subject: FW: Reference MSB006977

From: gleno99@aol.com [mailto:gleno99@aol.com]
Sent: Thursday, July 30, 2015 2:07 PM
To: Land Management
Subject: Reference MSB006977

To: Mat-Su Borough Community Development Land Management Division
Re: MSB006977
date: 07/30/15

My name is Glenn Sharpe.
I am responding to a notice of a proposed land sale of 240 acres at a reduced price. (Sale MSB006977)

I hereby am notifying the Mat-Su Borough Community Development Land Management Division that I oppose this sale and any other pending disposal of Mat-Su Borough properties at reduced prices.

This proposal is not financially sound, nor is it safe for the local school that was recently built.

To sell off borough assets at reduced prices without notification to the general public is not in the best interest of the public.
The Mat-Su Borough did not notify enough of the neighbors in this area in a timely fashion to allow adequate time for investigation or response to this proposal.
I was notified by a neighbor who received a letter, yet I received no such letter and I live within one mile of this proposed site.

While taxes continue to rise, and budget cuts are being made, it is not in the best interest of the people or the government to fund special interest groups. If the People of Mat-Su Borough need a gun range to be funded by the Borough (as was previously proposed for this group), it should be open to the general public and not to a special few. Otherwise, every special interest group will be asking for land grants and subsidies from an already financially insecure state or local government.

Safety First.

In this age of school shootings, to encourage children to take guns to or near the local schools should raise concerns for school administrators, local officials and local residents.
While the Alaska Scholastic Clay Target Program may encourage education regarding guns and gun safety, the proximity to the Joe Reddington School is very wrong. One incident involving a shooting will more than prove this.

The argument that this is an after-school program and would in no way interfere with school activities is invalid.
Schools have activities after school such as sporting events, music, dance or drama recitals and the noise of shooting next door may cause disruptions.
The idea of common shooting near a school may cause many people to be concerned initially, but as days, weeks, or years go by, the "Normalcy" of shooting near a school may cause local school officials to become used to the sound of gunfire and ignore it.
Then if a tragic event of a school shooting does occur, how long and how many casualties will occur before someone reacts in a manner that would be instantaneous if people were not calloused to that sound of gun fire at school.

In addition, any gun range will decrease the nearby property values, as nobody wants a shooting range in their back yard (Otherwise the persons who are applying for this permit would put the shooting range in their own neighborhood).

IM15-173
OR15-110

For the above mentioned reasons and other concerns, I hereby oppose the proposed sale.

Thank you,
Glenn Sharpe

Im15-173
OR15-110

Emerson Krueger

From: Elizabeth Weiant on behalf of Land Management
Sent: Friday, July 31, 2015 7:48 AM
To: Emerson Krueger
Subject: FW: MSB0006977

-----Original Message-----
From: Craig Cook [mailto:cnpcook@mtaonline.net]
Sent: Thursday, July 30, 2015 11:27 PM
To: Land Management
Cc: Larry DeVilbiss; Barbara.Doty@matsu.gov.us
Subject: MSB0006977

To the Matsu Board, I am writing in OPPOSITION to the sale of this land at a reduced rate to the Alaska SCTP. I will begin with the fact that I have had a youth shooter (my son) in the valley for several years and think a shooting program is a great benefit.
My opposition is as follows:

1. There are already two ranges within a short drive that offer discounts to youth shooters. Grouse Ridge and Birchwood Each offer sporting clays, five stand , skeet, trap, and Grouse Ridge has International Skeet for shotgun ranges.

2. Although the organization is listed as being SCTP or Scholastic Clay Target Program it is not truly part of the national SCTP. When the program was started it was a part of the national organization but no longer is, contact Scott Moniet at the national SCTP for confirmation.

3. The current shooting ranges that are listed above are no where near the amount of land being requested, Grouse Ridge is approx. 160 acres total of which they normally use 80 acres for shooting so why the need for 240 acres?

4. The request asks for land primarily for shooting and then what is going to be the additional use?

5. When this came up previously I asked what would happen to the land if tomorrow the organization decided to no longer function? I was told the land would revert to the borough. If this were to ever happen who would take care of the clean up as the land is now contaminated with lead and the EPA requirements to clean it up would be astronomical. No insurance that a shooting range carries is going to pay for this and the borough would be opening its self up to unknown amounts.

6. The amount of funding that it takes to open and run a shooting range is extremely high and the Alaska SCTP is currently asking for the land at a reduced rate, how long before they are back asking for additional funding. Then you are stuck either pay them to keep it open or back to #5.

7. The existing local range pays taxes on their land, purchased their land without tax payers helping out and are a great asset to our community so why unfairly give rise to a competing range.

8. The group should work with the local ranges to improve the opportunity for the youth rather than create a pet project for the borough to fund into the future.

9.The kids are far better off in the presence of these ranges open to the public rather than off some where in a private setting where they are away from everyone.

Im15-173
OR15-110

Thank you for your consideration, Craig Cook

IM15-173
OR15-110

Emerson Krueger

From: Elizabeth Weiant on behalf of Land Management
Sent: Friday, July 31, 2015 7:45 AM
To: Emerson Krueger
Subject: FW: MSB006977

From: mt_man1980 [mailto:mt_man1980@hotmail.com]
Sent: Thursday, July 30, 2015 6:07 PM
To: Land Management
Subject: MSB006977

I just wanted my voice to be hear. I am against Alaska Clay Scholastic being able to purchasing this property near three new schools.

Clay Chapman

Im15-173
OR15-110

MATANUSKA-SUSITNA BOROUGH
Community Development
Land Management Division
350 East Dahlia Avenue
Palmer, Alaska 99645

Rick Henderson
1150 S. Colony Way Suite #3 PMB 113
Palmer, AK 99645

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PUBLIC NOTICE

MATANUSKA-SUSITNA BOROUGH
PUBLIC NOTICE

Type: Sale (MSB006977) **Tax ID: 16N03W01A001**

The Matanuska-Susitna Borough (MSB), Land & Resource Management Division, has received an application to purchase a 240-acre subdivision of a borough-owned parcel by the Alaska Scholastic Clay Target Program. The non-profit organization is requesting a less than fair market sale of the proposed subdivided tract for future development of a competitive shotgun course, primarily for the youth shooting teams in Southcentral Alaska.

Supporting material is available for public inspection during normal business hours on the 2nd floor of the Matanuska-Susitna Borough building in the Land Management Division. Public comment is invited on this request. If you have any comments please email, mail or deliver them to the borough offices at 350 E Dahlia Avenue, Palmer, Alaska 99645, no later than July 31, 2015. If you have questions about this request: call Emerson Krueger at 861-7867 between 8:00-5:00 or you can send an e-mail to: LMB@matsugov.us **(PLEASE REFER TO MSB006977 WHEN SUBMITTING COMMENTS).**

Comments: We ~~have~~ need more gun classes for youth. Gun education is a must for kids and adults alike

Signature: _____ Phone: 907-982-5274

(If you need more space for comments please attach a separate sheet of paper.)
For assistance with your property location, tax or assessment matters please call 861-7801.

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MATANUSKA-SUSITNA BOROUGH
Community Development
Land Management Division
350 East Dahlia Avenue
Palmer, Alaska 99645

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350 East Dahlia Avenue
Palmer, Alaska 99645

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Shaun Rogers
22013 S G St
Talkeetna AK 99676

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99654 PUBLIC NOTICE

MATANUSKA-SUSITNA BOROUGH
PUBLIC NOTICE

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Comments: _____

Signature: Shaun Rogers Phone: 907-355-2452

(If you need more space for comments please attach a separate sheet of paper.)
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Ivan Hulse
9493 SPOLAR, S LN.
Wasilla AK 99623

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Comments: Selling Land at Reduced prices

Signature: Ivan Hulse Phone: 907 376 1281

(If you need more space for comments please attach a separate sheet of paper.)
For assistance with your property location, tax or assessment matters please call 861-7801.

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Community Development
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350 East Dahlia Avenue
Palmer, Alaska 99645

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Cogin Smith
Po Box 34 Willow AK 99688
29453 W Parks Hwy

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99654 **PUBLIC NOTICE**

MATANUSKA-SUSITNA BOROUGH
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Comments: I have shot in this program since I was in the 4th grade it's a great program

Signature: Cogin Smith 7/11/15 Phone: 1-907-355-6264

(If you need more space for comments please attach a separate sheet of paper.)
For assistance with your property location, tax or assessment matters please call 861-7801.

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MATANUSKA-SUSITNA BOROUGH
Community Development
Land Management Division
350 East Dahlia Avenue
Palmer, Alaska 99645

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Comments: Children need to learn gun safety good program.

Signature: Jill Martinson Phone: 907-354-1629

(If you need more space for comments please attach a separate sheet of paper.)
For assistance with your property location, tax or assessment matters please call 861-7801.

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Comments: Neal is an excellent instructor

Signature: Ben Phone: (907) 982-0013

(If you need more space for comments please attach a separate sheet of paper.)
For assistance with your property location, tax or assessment matters please call 861-7801.

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PUBLIC NOTICE

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Comments: Kids Need to learn gun Safely

Signature: [signature] Phone: 907-376-6254

(If you need more space for comments please attach a separate sheet of paper.)
For assistance with your property location, tax or assessment matters please call 861-7801.

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MATANUSKA-SUSITNA BOROUGH
Community Development
Land Management Division
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Palmer, Alaska 99645

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900 park Ave
WASILLA AK 99654

PUBLIC NOTICE

MATANUSKA-SUSITNA BOROUGH
PUBLIC NOTICE

Type: Sale (MSB006977)

Tax ID: 16N03W01A001

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Comments: To include an archery Stacks Range and A walk thrown course Sand Fibre To provide a Safe Shooting Range To Keep people From shooting In unsafe Areas

Signature: [signature] Phone: 376-2699

(If you need more space for comments please attach a separate sheet of paper.)

For assistance with your property location, tax or assessment matters please call 861-7801.

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Community Development
Land Management Division
350 East Dahlia Avenue
Palmer, Alaska 99645

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MATANUSKA-SUSITNA BOROUGH
Community Development
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350 East Dahlia Avenue
Palmer, Alaska 99645

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Pauline Eslick
7350 Riley Alexander Cir
Palmer, Ak 99645

PUBLIC NOTICE

MATANUSKA-SUSITNA BOROUGH
PUBLIC NOTICE

Type: Sale (MSB006977) Tax ID: 16N03W01A001

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Comments: I support the youth shooting program

Signature: Pauline Eslick Phone: (907) 317-5944

(If you need more space for comments please attach a separate sheet of paper.)
For assistance with your property location, tax or assessment matters please call 861-7801.

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MATANUSKA-SUSITNA BOROUGH
Community Development
Land Management Division
350 East Dahlia Avenue
Palmer, Alaska 99645

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MATANUSKA-SUSITNA BOROUGH
Community Development
Land Management Division
350 East Dahlia Avenue
Palmer, Alaska 99645

JUL 31 2015

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Jay Shearer
271 E Park Ave
Wasilla Ak 99654

PUBLIC NOTICE

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PUBLIC NOTICE

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Tax ID: 16N03W01A001

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Comments: I support the scholastic shooting program.

Signature: Jay Shearer Phone: (907) 631-9915

(If you need more space for comments please attach a separate sheet of paper.)

For assistance with your property location, tax or assessment matters please call 861-7801.

Place Stamp Here

MATANUSKA-SUSITNA BOROUGH
Community Development
Land Management Division
350 East Dahlia Avenue
Palmer, Alaska 99645

*This public notice & request for comments is in compliance with MSB Code 23.05.025

PLEASE TAPE CLOSED ON BOTTOM AND RIGHT OF STAMP

Im15-173
OR15-110

MATANUSKA-SUSITNA BOROUGH
Community Development
Land Management Division
350 East Dahlia Avenue
Palmer, Alaska 99645

RECEIVED
JUL 31 2015
Community Development
Land Management Division

Jaime Hughes
14785 W. Concord St.
Big Lake AK 99652

FIRST CLASS

PUBLIC NOTICE

MATANUSKA-SUSITNA BOROUGH
PUBLIC NOTICE

Type: Sale (MSB006977)

Tax ID: 16N03W01A001

The Matanuska-Susitna Borough (MSB), Land & Resource Management Division, has received an application to purchase a 240-acre subdivision of a borough-owned parcel by the Alaska Scholastic Clay Target Program. The non-profit organization is requesting a less than fair market sale of the proposed subdivided tract for future development of a competitive shotgun course, primarily for the youth shooting teams in Southcentral Alaska.

Supporting material is available for public inspection during normal business hours on the 2nd floor of the Matanuska-Susitna Borough building in the Land Management Division. Public comment is invited on this request. If you have any comments please email, mail or deliver them to the borough offices at 350 E Dahlia Avenue, Palmer, Alaska 99645, no later than July 31, 2015. If you have questions about this request: call Emerson Krueger at 861-7867 between 8:00-5:00 or you can send an e-mail to: LMB@matsugov.us (PLEASE REFER TO MSB006977 WHEN SUBMITTING COMMENTS).

Comments: Both my kids shoot and we love it!

Signature: _____ Phone: _____

(If you need more space for comments please attach a separate sheet of paper.)

For assistance with your property location, tax or assessment matters please call 861-7801.

Place Stamp Here

MATANUSKA-SUSITNA BOROUGH
Community Development
Land Management Division
350 East Dahlia Avenue
Palmer, Alaska 99645

*This public notice & request for comments is in compliance with MSB Code 23.05.025

PLEASE TAPE CLOSED ON BOTTOM AND RIGHT OF STAMP

IM15-173
OR15-110

NON-CODE ORDINANCE

By: Borough Manager
Introduced:
Public Hearing:
Action:

MATANUSKA-SUSITNA BOROUGH
ORDINANCE SERIAL NO. 15-110

AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY APPROVING THE LESS THAN FAIR MARKET VALUE SALE AND SUBDIVISION OF BOROUGH-OWNED PROPERTY CONTAINING TWO HUNDRED FORTY (240) ACRES, MORE OR LESS, IDENTIFIED AS THE SOUTH HALF OF THE NORTHWEST QUARTER, THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, AND GOVERNMENT LOTS ONE (1), TWO (2) AND THREE (3), SECTION 01, TOWNSHIP 16 NORTH, RANGE 03 WEST, SEWARD MERIDIAN, AND AUTHORIZATION FOR THE MANAGER TO NEGOTIATE THE SALE (MSB006977).

WHEREAS, the Matanuska-Susitna Borough Land and Resource Management Division received an application from Alaska Scholastic Clay Target Program, a registered non-profit organization, to purchase two hundred forty (240) acres of borough-owned land for the purpose of developing a competitive shotgun course for youth shooting teams; and

WHEREAS, the request is for Assembly approval of a less than fair market value sale of the South half of the Northwest quarter, the Southwest quarter of the Northeast quarter, and Government Lots one (1), two (2) and three (3), Section 01, Township 16 North, Range 03 West, Seward Meridian, containing 240 acres; and

WHEREAS, the applicant has indicated that there is approximately 80 acres of suitable uplands contained within the proposed 240-acre subdivision that would be sufficient for their

intended use and there is nothing in code prohibiting its use as a shooting range; and

WHEREAS, in accordance with MSB 23.05.025 public notice was provided; and

WHEREAS, the parcel shall revert back to borough ownership when no longer used for the intended purpose; and

WHEREAS, MSB Code 23.10.060(C) requires the minimum fee to be paid to the borough for a sale at less than fair market value shall be the greater of $500 or 10 percent of the fair market value of the land; and

WHEREAS, the 2015 borough tax assessed value of the 636.27-acre property is $349,900 and a less than fair market value sale of 240 acres of the parcel would equate to a value of $13,198; and

WHEREAS, pursuant to Alaska Statute 29.40.180, and prior to entering into a purchase agreement, the borough parcel is required to be subdivided and approved by the borough platting authority in order to create a legal lot of record; and

WHEREAS, the cost of subdividing, estimated to be $5,000, shall be paid by the applicant and overseen by the borough; and

WHEREAS, pursuant to the Land Management Policy and Procedure Manual, Less Than Fair Market Value Disposals, Part 60, Section 7.1, for sales at less than fair market value

the borough shall retain the right to have the title revert to the borough in the event the property is no longer used for the purpose for which it was applied; and

WHEREAS, notwithstanding MSB 23.05.030(G), the Best Interest Finding is not included with this legislation; and

WHEREAS, the assembly may set forth terms and conditions of the sale and may authorize such sale when the disposal is in the best interest of the borough.

BE IT ENACTED:

Section 1. Classification. This is a non-code ordinance.

Section 2. Disposal of property. The Matanuska-Susitna Borough Assembly hereby approves the less than fair market value sale of borough-owned property containing 240 acres, more or less, being the South half of the Northwest quarter, the Southwest quarter of the Northeast quarter, and Government Lots 1, 2, and 3, Section 1, Township 16 North, Range 03 East, Seward Meridian, and authorizes the manager to negotiate the sale, said parcel being legally described as:

Tax parcel 16N03W01A001

South half of the Northwest quarter (S1/2NW1/4), and the Southwest quarter of the Northeast quarter (SW1/4NE1/4), and Government Lots 1, 2, and 3, containing 240 acres, more or less, within Section 01,

Township 16 North, Range 03 West, Seward Meridian, recorded in the Palmer Recording District on June 29, 1979, as Plat 1979-421.

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 R. McKECHNIE, CMC, Borough Clerk
(SEAL)

SUBJECT: **Ordinance authorizing issuance and sale of bonds and confirming assessment roll for North Sorrelwood Natural Gas Local Improvement District No. 509.**

AGENDA OF: October 20, 2015.

ASSEMBLY ACTION:

MANAGER RECOMMENDATION: Introduce and set for public hearing on November 3, 2015.

APPROVED BY JOHN M. MOOSEY, BOROUGH MANAGER: _____

Route To:	Department/Individual	Initials	Remarks
	Originator: Marcia vonEhr	MVE	9-25-15
1	Finance Director		9/29/15
2	Borough Attorney	Reviewed by NS	Bond Counsel
3	Borough Clerk		10/13/15

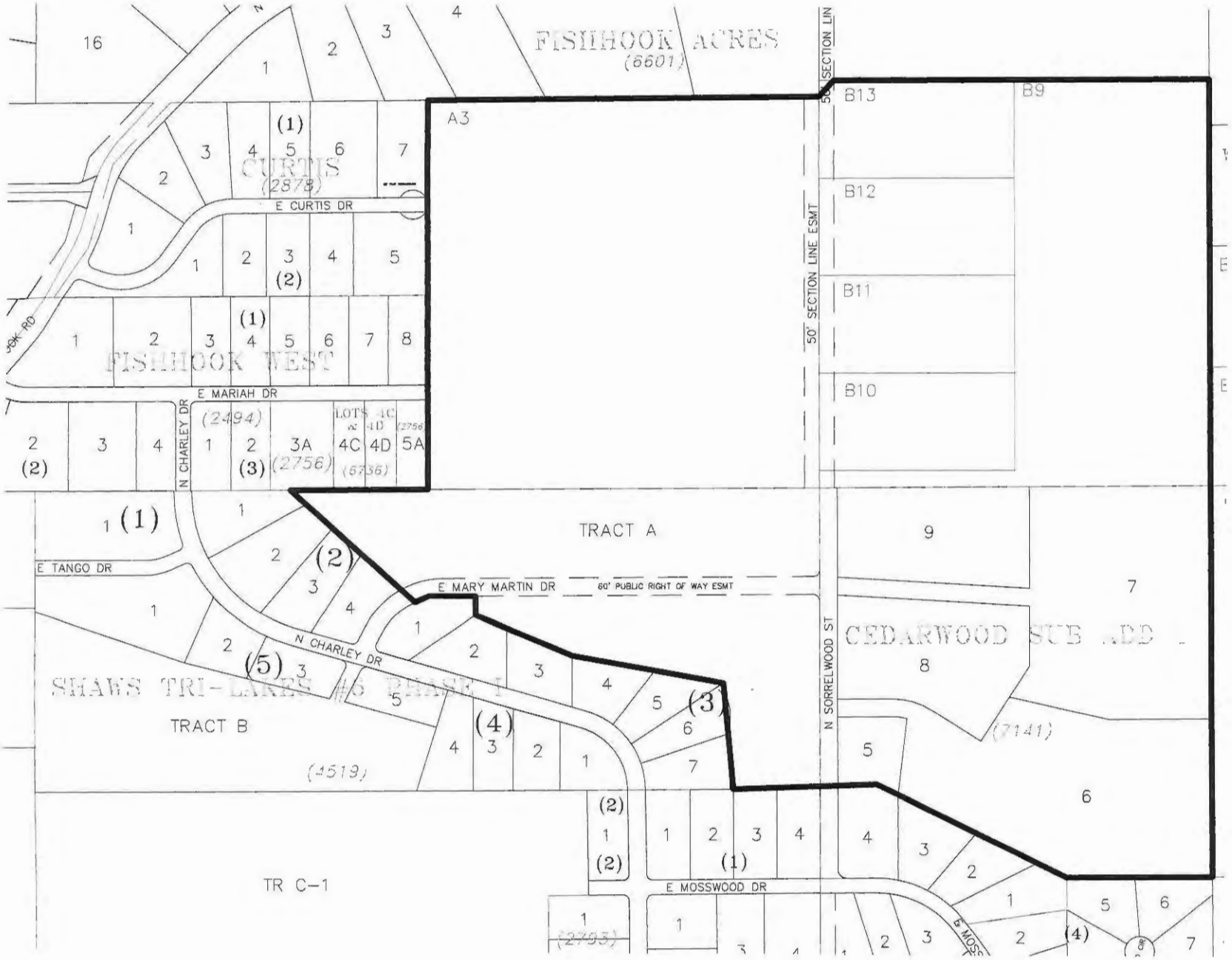
ATTACHMENT(S): Ordinance Serial No. 15-123 (5 pp),
Exhibit "A", (2 pp)
Ordinance Serial No. 15-124 (17 pp)
Map (1 p)
Fiscal Note: _____Yes __X__No

SUMMARY STATEMENT:
On March 3, 2015 the Assembly adopted Ordinance Serial No. 15-007 creating North Sorrelwood 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. 15-123 confirms the assessment roll and Ordinance Serial No. 15-124 authorizes the issuance and sale of bonds for North Sorrelwood Local Improvement District No. 509 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 North Sorrelwood Natural Gas Local Improvement District is located in Assembly District #6.



IM No. 15-211
Ordinance Serial No. 15-123
Ordinance Serial No. 15-124

Non-Code Ordinance

By: Borough Manager
Introduced:
Public Hearing:
Action:

MATANUSKA-SUSITNA BOROUGH
ORDINANCE SERIAL NO. 15-123

AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY CONFIRMING THE ASSESSMENT ROLL FOR THE NORTH SORRELWOOD NATURAL GAS LOCAL IMPROVEMENT DISTRICT NO. 509 AND ESTABLISHING THE METHOD OF TERMINATING ASSESSMENTS AND MAKING REFUNDS TO PROPERTY OWNERS.

WHEREAS, the assembly, by Ordinance Serial No.15-007 established the North Sorrelwood Natural Gas Local Improvement District No. 509 (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 $5,782.83 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 North Sorrelwood Natural Gas Local Improvement District No. 509 as shown on the attached assessment roll marked Exhibit A, is hereby assessed $5,782.83 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 March 1, 2016. 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. 15-124 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. 15-123

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)

EXHIBIT A **SPECIAL ASSESSMENT $5,782.83 per lot**

Matanuska-Susitna Borough

Real Property Selection List by Account Number

LID509 North Sorrelwood

September 24, 2015

Tax Account/Owner Name and Addr	Zone	Map#: / Subdivision	Land Appraisa	Building Appraisal	Total Appraisal	Acre
118N01E19A003 COOPER JAS M & CHERILYN E STE 3 PMB 101 1150 S COLONY WAY PALMER, AK 99645-6967	0018 WA	7	$340,000.00	$0.00	$340,000.00	40.00
118N01E20B009 AIKEN LEE & BETH 1779 S COUNTRYWOOD DR WASILLA, AK 99654-9231	0016 WA	7	$148,500.00	$42,600.00	$191,100.00	21.84
118N01E20B010 PURSELL VIOLINA A 21323 DUMETZ RD WOODLAND HILLS CA 91364-4411	0016 WA	7	$63,800.00	$0.00	$72,300.00	5.00
118N01E20B011 PAAVO BRIAN K & REBECCA E 4915 N SORRELWOOD ST WASILLA AK 99654	0016 WA	7	$63,800.00	$220,800.00	$284,600.00	5.00
118N01E20B012 HIXSON RANDY DAVID 4985 N SORRELWOOD ST WASILLA AK 99654-4440	0016 WA	7	$58,900.00	$84,900.00	$143,800.00	4.62
118N01E20B013 LARSON JARED E MUJICA-LARSON EVELYN P 5065 N SORRELWOOD ST WASILLA AK 99654-4404	0016 WA	7	$63,800.00	$231,300.00	$295,100.00	5.00
54519000T00A FENDICH ANATOLY 3043 W DISCOVERY LOOP WASILLA AK 99654-1257	0007 WA	7 SHAW'S TRI-LKS #6 PH I	$187,900.00	$0.00	$187,900.00	22.11
57141000L005 CASTRO-PEREZ FERNANDO	0017 WA	7 CEDARWOOD ADD 1	$28,800.00	$0.00	$28,800.00	1.20

IM No. 15-211
Ordinance No. 15-123
Ordinance No. 15-124

Matanuska-Susitna Borough

Real Property Selection List by Account Number

LID509 North Sorrelwood

September 24, 2015

Tax Account/Owner Name and Addr	Zone	Map#: / Subdivision	Land Appraisa	Building Appraisal	Total Appraisal	Acre
CASTRO ROSY G STE 2 PMB 457 3060 N LAZY EIGHT CT WASILLA AK 99654-4331						
57141000L006 CRONK MATTHEW D & DIANE A 4130 N BULL MOOSE DR WASILLA, AK 99654	0017 WA	7 CEDARWOOD ADD 1	$92,700.00	$0.00	$92,700.00	11.70
57141000L007 WASILLA-FISHHOOK INV LTD PO BOX 91378 ANCHORAGE AK 99509-1378	0017 WA	7 CEDARWOOD ADD 1	$94,200.00	$0.00	$94,200.00	11.90
57141000L008 CORDELL ALAN R SHARP JESSIKAH K 7145 E SPRINGWOOD DR WASILLA AK 99654-4617	0017 WA	7 CEDARWOOD ADD 1	$70,500.00	$0.00	$70,500.00	5.40
57141000L009 LOGAN KEVIN J & TABATHA R PO BOX 872843 WASILLA AK 99687-2843	0017 WA	7 CEDARWOOD ADD 1	$64,800.00	$0.00	$64,800.00	4.80
Total Parcels in LID509: 12			**$1,277,700.00**	**$579,600.00**	**$1,865,800.00**	**138.57**

IM No. 15-211
Ordinance No. 15-123
Ordinance No. 15-124

Non-Code Ordinance

By: Borough Manager
Introduced:
Public Hearing:
Action:

MATANUSKA-SUSITNA BOROUGH
ORDINANCE SERIAL NO. 15-124

AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY PROVIDING FOR THE ISSUANCE AND SALE OF NOT TO EXCEED $70,000.00 PRINCIPAL AMOUNT OF SPECIAL ASSESSMENT BONDS FOR THE NORTH SORRELWOOD NATURAL GAS LOCAL IMPROVEMENT DISTRICT NO. 509, 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 North Sorrelwood (the "project"); and

WHEREAS, a local improvement district known as the North Sorrelwood Natural Gas Local Improvement District No. 509 (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 $70,000.00 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 $70,000.00 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, North Sorrelwood Natural Gas Local Improvement District No. 509, 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. 15-124 of the borough.

G. "Purchaser" means, Wells Fargo Bank, N.A., the purchaser of the bonds.

H. "LID" means Local Improvement District No. 509.

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 North Sorrelwood Natural Gas Local Improvement District No. 509 of the borough and are payable solely from assessments levied against the properties which are specially benefited by the project within the North Sorrelwood Natural Gas Local Improvement District No. 509 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 $70,000.00.

Section 7. Maturities, payment dates, designation and form of bonds. The bonds shall be designated Matanuska-Susitna Borough Special Assessment Bonds, North Sorrelwood Natural Gas Local Improvement District No. 509, 2015, shall be dated the date of their delivery to the purchaser, and shall mature on October 1, 2025.

The bonds shall bear interest from their date at a rate determined in accordance with the Agreement, which shall not exceed 5.72 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 April 1, 2016. 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

North Sorrelwood Natural Gas Local

Improvement District No. 509

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 April 1, 2016, until

October 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, North Sorrelwood Natural Gas Local Improvement District No. 509, of The Matanuska-Susitna Borough, Alaska, of like tenor and effect except as to serial numbers, aggregating not to exceed $70,000.00 in principal amount, and constituting bonds authorized for the purpose of raising funds to pay the cost of natural gas improvements in the North Sorrelwood Natural Gas Local Improvement District No. 509 of the borough, and is issued under Ordinance Serial No. 15-124 of the borough entitled:

AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY PROVIDING FOR THE ISSUANCE AND SALE OF NOT TO EXCEED $70,000.00 PRINCIPAL AMOUNT OF SPECIAL ASSESSMENT BONDS FOR THE NORTH SORRELWOOD NATURAL GAS LOCAL IMPROVEMENT DISTRICT NO. 509, 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 North Sorrelwood Natural Gas Local Improvement District No. 509 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 North Sorrelwood Natural Gas Local Improvement District No. 509 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. 15-123 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 North Sorrelwood Natural Gas Local Improvement District No. 509 construction account, which is hereby established within the North Sorrelwood 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 North Sorrelwood Natural Gas Local Improvement District No. 509 reserve and refund account (the "reserve and refund account") within the North Sorrelwood 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 North Sorrelwood Natural Gas Local Improvement District No. 509 sinking fund (the "sinking fund"). Payments of principal and interest on assessments confirmed by Ordinance Serial No. 15-123 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 $70,000.00 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. 15-124 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)

MATANUSKA-SUSITNA BOROUGH INFORMATION MEMORANDUM IM No. 15-212

SUBJECT: Ordinance authorizing issuance and sale of bonds and confirming assessment roll for Dawn Lake Est Natural Gas Local Improvement District No. 546.

AGENDA OF: October 20, 2015.

ASSEMBLY ACTION:

MANAGER RECOMMENDATION: Introduce and set for public hearing on November 3, 2015.

APPROVED BY JOHN M. MOOSEY, BOROUGH MANAGER: _____

Route To:	Department/Individual	Initials	Remarks
	Originator: Marcia vonEhr	MvE	9-25-15
1	Finance Director		9/29/15
2	Borough Attorney	Reviewed by	Bond Counsel
3	Borough Clerk		10/13/15

ATTACHMENT(S): Ordinance Serial No. 15-125 (5 pp),
Exhibit "A", (3 pp)
Ordinance Serial No. 15-126 (17 pp)
Map (1 p)
Fiscal Note: _____Yes __X__No

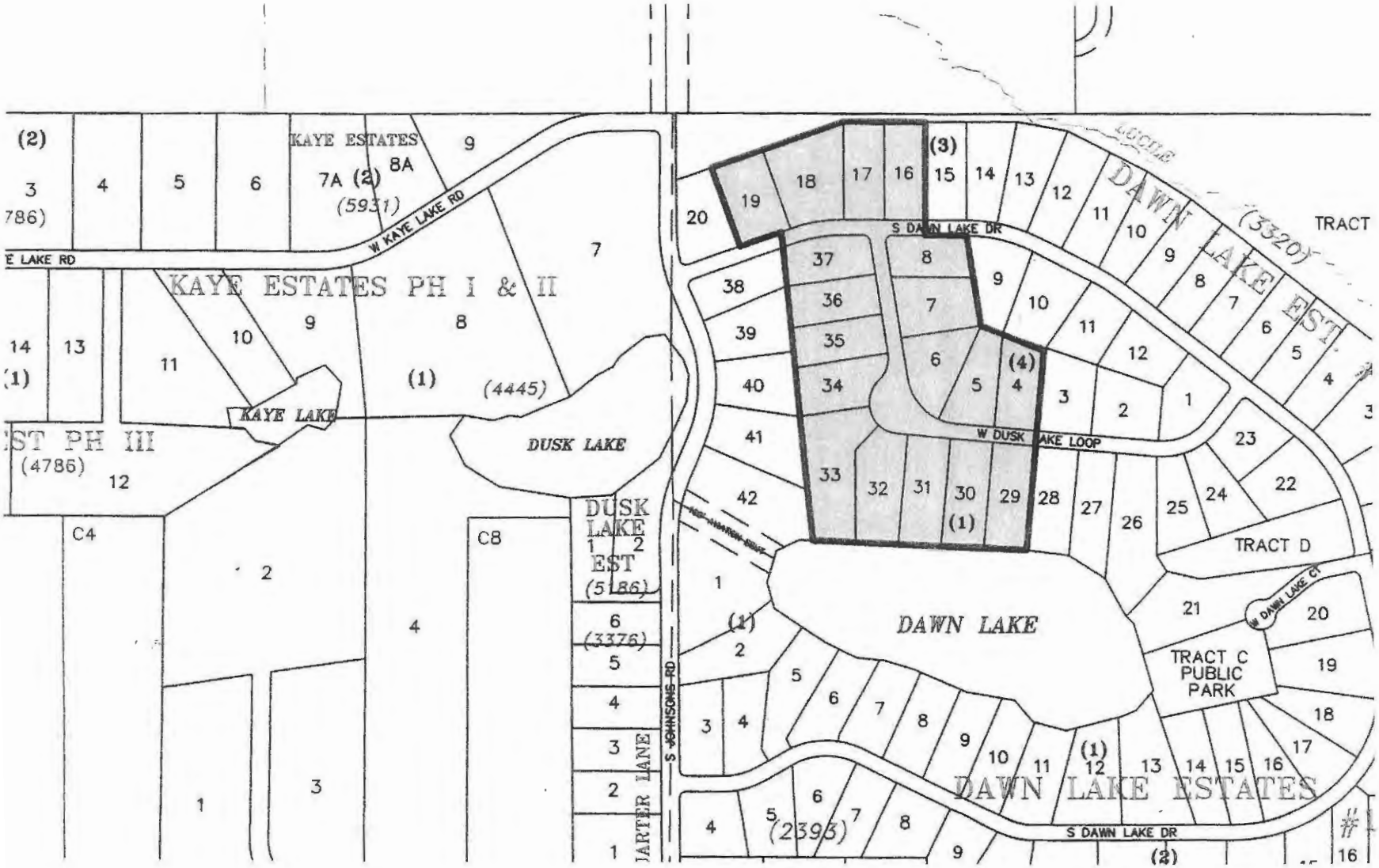
SUMMARY STATEMENT:
On October 21, 2014 the Assembly adopted Ordinance Serial No. 14-111 creating Dawn Lake Est Natural Gas Local Improvement District. The construction has been completed by Enstar Natural Gas and this ordinance is now before the Assembly to finance the improvements.

Ordinance Serial No. 15-125 confirms the assessment roll and Ordinance Serial No. 15-126 authorizes the issuance and sale of bonds for Dawn Lake Est Local Improvement District No. 546 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 Dawn Lake Est Natural Gas Local Improvement District is located in Assembly District #5.

IM No. 15-212
Ordinance Serial No. 15-125
Ordinance Serial No. 15-126



Non-Code Ordinance

By: Borough Manager
Introduced:
Public Hearing:
Action:

MATANUSKA-SUSITNA BOROUGH
ORDINANCE SERIAL NO. 15-125

AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY CONFIRMING THE ASSESSMENT ROLL FOR THE DAWN LAKE EST NATURAL GAS LOCAL IMPROVEMENT DISTRICT NO. 546 AND ESTABLISHING THE METHOD OF TERMINATING ASSESSMENTS AND MAKING REFUNDS TO PROPERTY OWNERS.

WHEREAS, the assembly, by Ordinance Serial No.14-111 established the Dawn Lake Est Natural Gas Local Improvement District No. 546 (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 $2,946.67 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 Dawn Lake Est Natural Gas Local Improvement District No. 546 as shown on the attached assessment roll marked Exhibit A, is hereby assessed $2,946.67 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 March 1, 2016. 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. 15-126 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. 15-125

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)

EXHIBIT A **SPECIAL ASSESSMENT $2,946.67**

Matanuska-Susitna Borough

Real Property Selection List by Account Number

LID546 Dawn Lake Est

September 24, 2015

Tax Account/Owner Name and Addr	Zone	Map#: / Subdivision	Land Appraisa	Building Appraisal	Total Appraisal	Acre
53320B01L029 COSSETTE DAVID C PO BOX 298551 WASILLA AK 99629-8551	0030 HO	15 DAWN LK EST #2	$35,400.00	$64,400.00	$99,800.00	1.09
53320B01L030 RASMUSSEN TYLER R STE B PMB 587 2521 E MOUNTAIN VILLAGE DR WASILLA AK 99654-7336	0030 HO	15 DAWN LK EST #2	$35,400.00	$163,080.00	$198,480.00	1.09
53320B01L031 KRUG TIMOTHY P & KATHLEEN PO BOX 298431 WASILLA AK 99629-8431	0030 HO	15 DAWN LK EST #2	$35,400.00	$199,700.00	$235,100.00	1.13
53320B01L032 COOPER KAREN ANN PO BOX 298826 WASILLA AK 99629-8826	0030 HO	15 DAWN LK EST #2	$36,400.00	$52,100.00	$88,500.00	1.26
53320B01L033 BRUNS DORIS J BRUNS JEFFREY C 5409 W BIRCH HARBOR DR WASILLA AK 99623-9429	0030 HO	15 DAWN LK EST #2	$38,400.00	$0.00	$38,900.00	1.72
53320B01L034 COTTOM JEREMY 10034 W DUSK LAKE LOOP WASILLA, AK 99654	0030 HO	15 DAWN LK EST #2	$13,000.00	$57,100.00	$70,100.00	1.00
53320B01L035 LESTER LESLIE M & REGTA P PO BOX 298784 WASILLA, AK 99629-8784	0030 HO	15 DAWN LK EST #2	$13,000.00	$24,500.00	$37,500.00	0.93
53320B01L036 LESTER LESLIE M & REGTA P	0030 HO	15 DAWN LK EST #2	$13,000.00	$0.00	$13,000.00	0.93

IM No. 15-212
OR No. 15-125
OR No. 15-126

Matanuska-Susitna Borough

Real Property Selection List by Account Number

LID546 Dawn Lake Est

September 24, 2015

Tax Account/Owner Name and Addr	Zone	Map#: / Subdivision	Land Appraisa	Building Appraisal	Total Appraisal	Acre
PO BOX 298784 WASILLA, AK 99629-8784						
53320B01L037 BARTOLABA JESS B & SHEALYNN 407 IRWIN ST JUNEAU AK 99801-1547	0030 HO	15 DAWN LK EST #2	$21,000.00	$33,300.00	$54,300.00	0.93
53320B03L016 MORRIS LAURA 17031 CORONADO RD EAGLE RIVER AK 99577-7825	0030 HO	15 DAWN LK EST #2	$21,000.00	$66,300.00	$87,300.00	0.98
53320B03L017 DAVIS SHARON YVONNE PO BOX 872666 WASILLA, AK 99687-2666	0030 HO	15 DAWN LK EST #2	$21,000.00	$45,200.00	$66,200.00	0.98
53320B03L018 COE NATALIE M 3151 S DAWN LAKE DR WASILLA AK 99623-8716	0030 HO	15 DAWN LK EST #2	$24,000.00	$56,700.00	$80,700.00	1.49
53320B03L019 GRUNO PATRICK R& KRISTINA 3133 S DAWN LAKE DR WASILLA, AK 99654-8716	0030 HO	15 DAWN LK EST #2	$21,000.00	$132,700.00	$153,700.00	1.10
53320B04L004 OSTER JEFFREY LEE 9945 W DUSKLAKE LOOP WASILLA, AK 99654	0030 HO	15 DAWN LK EST #2	$13,000.00	$25,400.00	$38,400.00	0.97
53320B04L005 MARTIN DENNIS & TRACEY PO BOX 879538 WASILLA, AK 99687-9538	0030 HO	15 DAWN LK EST #2	$13,000.00	$247,900.00	$260,900.00	0.95
53320B04L006 MARTIN DENNIS & TRACEY	0030 HO	15 DAWN LK EST #2	$13,000.00	$0.00	$13,000.00	1.02

IM No. 15-212
OR No. 15-125
OR No. 15-126

EXHIBIT A **SPECIAL ASSESSMENT $2,946.67**

Matanuska-Susitna Borough

Real Property Selection List by Account Number

LID546 Dawn Lake Est

September 24, 2015

Tax Account/Owner Name and Addr	Zone	Map#: / Subdivision	Land Appraisa	Building Appraisal	Total Appraisal	Acre
PO BOX 879538 WASILLA, AK 99687-9538						
53320B04L007 MILLER JACOB L & AMBER E # B 1735 N FANCIFUL PL WASILLA AK 99654-5437	0030 HO	15 DAWN LK EST #2	$13,000.00	$21,200.00	$34,200.00	0.97
53320B04L008 FLORIAN JOEL S & EMILY S 5561 W HOLLYWOOD RD WASILLA AK 99623	0030 HO	15 DAWN LK EST #2	$21,000.00	$0.00	$21,000.00	0.95
Total Parcels in LID546: 18			**$401,000.00**	**$1,189,580.00**	**$1,591,080.00**	**19.49**

IM No. 15-212
OR No. 15-125
OR No. 15-126

Non-Code Ordinance

By: Borough Manager
Introduced:
Public Hearing:
Action:

MATANUSKA-SUSITNA BOROUGH
ORDINANCE SERIAL NO. 15-126

AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY PROVIDING FOR THE ISSUANCE AND SALE OF NOT TO EXCEED $54,000.00 PRINCIPAL AMOUNT OF SPECIAL ASSESSMENT BONDS FOR THE DAWN LAKE EST NATURAL GAS LOCAL IMPROVEMENT DISTRICT NO. 546, 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 Dawn Lake Est (the "project"); and

WHEREAS, a local improvement district known as the Dawn Lake Est Natural Gas Local Improvement District No. 546 (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 $54,000.00 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 $54,000.00 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, Dawn Lake Est Natural Gas Local Improvement District No. 546, 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. 15-126 of the borough.

G. "Purchaser" means, Wells Fargo Bank, N.A., the purchaser of the bonds.

H. "LID" means Local Improvement District No. 546.

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 Dawn Lake Est Natural Gas Local Improvement District No. 546 of the borough and are payable solely from assessments levied against the properties which are specially benefited by the project within the Dawn Lake Est Natural Gas Local Improvement District No. 546 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 $54,000.00.

Section 7. Maturities, payment dates, designation and form of bonds. The bonds shall be designated Matanuska-Susitna Borough Special Assessment Bonds, Dawn Lake Est Natural Gas Local Improvement District No. 546, 2015, shall be dated the date of their delivery to the purchaser, and shall mature on October 1, 2025.

The bonds shall bear interest from their date at a rate determined in accordance with the Agreement, which shall not exceed 5.72 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 April 1, 2016. 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

Dawn Lake Est Natural Gas Local

Improvement District No. 546

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 April 1, 2016, until October 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, Dawn Lake Est Natural Gas Local Improvement District No. 546, of The Matanuska-Susitna Borough, Alaska, of like tenor and effect except as to serial numbers, aggregating not to exceed $54,000.00 in principal amount, and constituting bonds authorized for the purpose of raising funds to pay the cost of natural gas improvements in the Dawn Lake Est Natural Gas Local Improvement District No. 546 of the borough, and is issued under Ordinance Serial No. 15-126 of the borough entitled:

AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY PROVIDING FOR THE ISSUANCE AND SALE OF NOT TO EXCEED $54,000.00 PRINCIPAL AMOUNT OF SPECIAL ASSESSMENT BONDS FOR THE DAWN LAKE EST NATURAL GAS LOCAL IMPROVEMENT DISTRICT NO. 546, 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 Dawn Lake Est Natural Gas Local Improvement District No. 546 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 Dawn Lake Est Natural Gas Local Improvement District No. 546 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. 15-125 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 Dawn Lake Est Natural Gas Local Improvement District No. 546 construction account, which is hereby established within the Dawn Lake Est 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 Dawn Lake Est Natural Gas Local Improvement District No. 546 reserve and refund account (the "reserve and refund account") within the Dawn Lake Est 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 Dawn Lake Est Natural Gas Local Improvement District No. 546 sinking fund (the "sinking fund"). Payments of principal and interest on assessments confirmed by Ordinance Serial No. 15-125 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 $54,000.00 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. 15-126 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 #2 Noncontiguous Natural Gas Local Improvement District No. 553.**

AGENDA OF: October 20, 2015.

ASSEMBLY ACTION:

MANAGER RECOMMENDATION: Introduce and set for public hearing on November 3, 2015.

APPROVED BY JOHN M. MOOSEY, BOROUGH MANAGER: _____

Route To:	Department/Individual	Initials	Remarks
	Originator: Marcia vonEhr	MVE	9-25-15
1	Finance Director		9/29/15
2	Borough Attorney	Reviewed by NS	Bond Counsel
3	Borough Clerk		10/13/15

ATTACHMENT(S): Ordinance Serial No. 15-127 (5 pp),
Exhibit "A", (1 p)
Ordinance Serial No. 15-128 (17 pp)
Map (1 p)
Fiscal Note: _____Yes __X__No

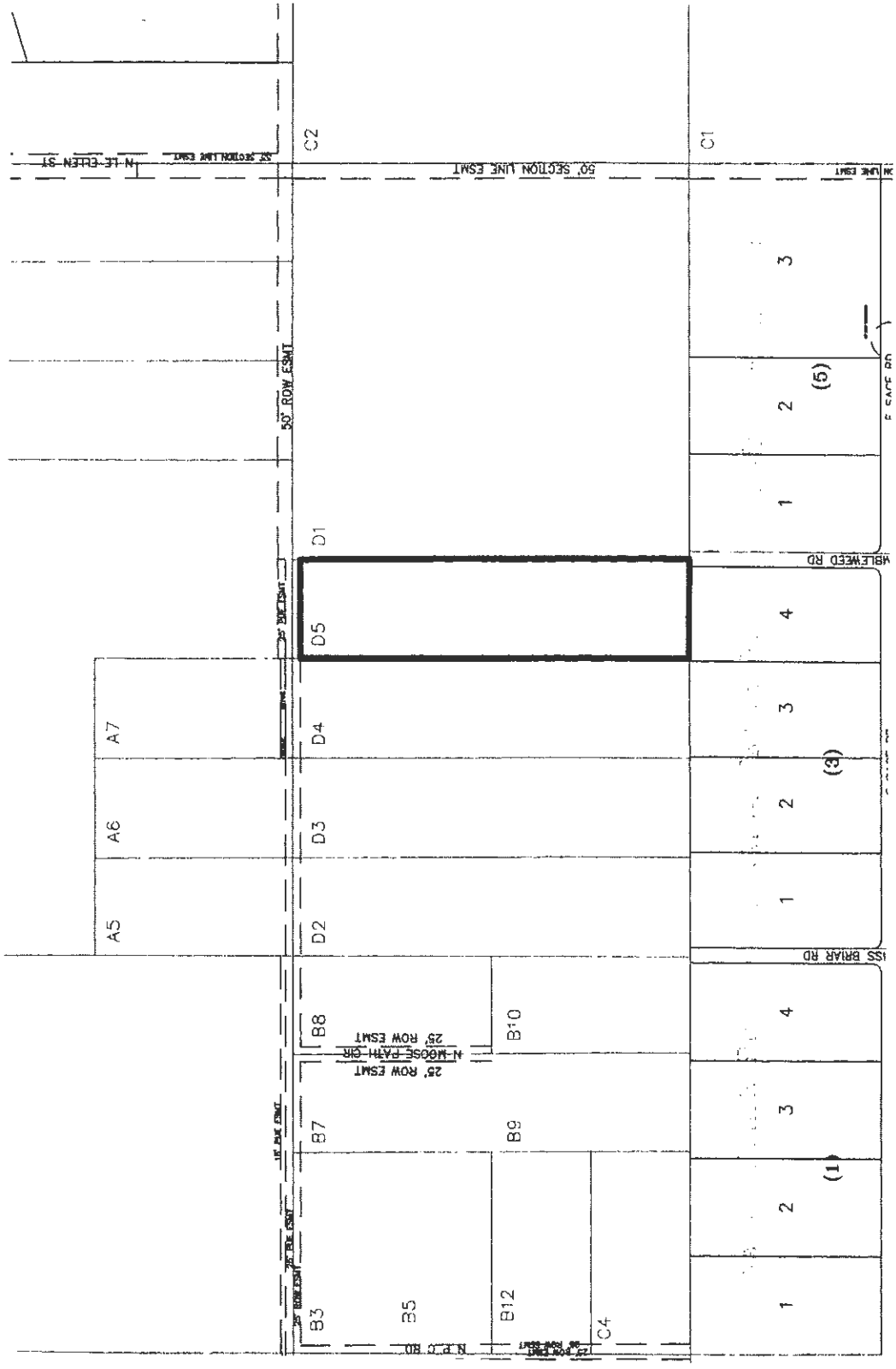
SUMMARY STATEMENT:

On October 21, 2014 the Assembly adopted Ordinance Serial No. 14-124 creating East Carney Road #2 Noncontiguous 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. 15-127 confirms the assessment roll and Ordinance Serial No. 15-128 authorizes the issuance and sale of bonds for East Carney Road #2 Noncontiguous Local Improvement District No. 553 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 #2 Noncontiguous Natural Gas Local Improvement District is located in Assembly District #6.



IM No. 15-213
Ordinance Serial No. 15-127
Ordinance Serial No. 15-128

Non-Code Ordinance

By: Borough Manager
Introduced:
Public Hearing:
Action:

MATANUSKA-SUSITNA BOROUGH
ORDINANCE SERIAL NO. 15-127

AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY CONFIRMING THE ASSESSMENT ROLL FOR THE EAST CARNEY ROAD #2 NONCONTIGUOUS NATURAL GAS LOCAL IMPROVEMENT DISTRICT NO. 553 AND ESTABLISHING THE METHOD OF TERMINATING ASSESSMENTS AND MAKING REFUNDS TO PROPERTY OWNERS.

WHEREAS, the assembly, by Ordinance Serial No.14-124 established the East Carney Road #2 Noncontiguous Natural Gas Local Improvement District No. 553 (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 $9,139.00 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 #2 Noncontiguous Natural Gas Local Improvement District No. 553 as shown on the attached assessment roll marked Exhibit A, is hereby assessed $9,139.00 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 March 1, 2016. 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. 15-128 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. 15-127 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)

EXHIBIT A **SPECIAL ASSESSMENT $9,139.00 per lot**

Matanuska-Susitna Borough

Real Property Selection List by Account Number

LID553 EAST CARNEY ROAD #2

September 24, 2015

Tax Account/Owner Name and Addr	Zone	Map#: / Subdivision	Land Appraisa	Building Appraisal	Total Appraisal	Acre
218N01W14D005 HELMUTH GLENN J & CAROLYN	0041	WA 3	$75,000.00	$171,500.00	$246,500.00	10.00
2062 E CARNEY RD WASILLA, AK 99654						
Total Parcels in LID553: 1			**$75,000.00**	**$171,500.00**	**$246,500.00**	**10.00**

IM No. 15-213
OR No. 15-127
OR No. 15-128

Non-Code Ordinance

By: Borough Manager
Introduced:
Public Hearing:
Action:

MATANUSKA-SUSITNA BOROUGH
ORDINANCE SERIAL NO. 15-128

AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY PROVIDING FOR THE ISSUANCE AND SALE OF NOT TO EXCEED $10,000.00 PRINCIPAL AMOUNT OF SPECIAL ASSESSMENT BONDS FOR THE EAST CARNEY ROAD #2 NONCONTIGUOUS NATURAL GAS LOCAL IMPROVEMENT DISTRICT NO. 553, 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 #2 (the "project"); and

WHEREAS, a local improvement district known as the East Carney Road #2 Noncontiguous Natural Gas Local Improvement District No. 553 (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 $10,000.00 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 $10,000.00 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 #2 Noncontiguous Natural Gas Local Improvement District No. 553, 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. 15-128 of the borough.

G. "Purchaser" means, Wells Fargo Bank, N.A., the purchaser of the bonds.

H. "LID" means Local Improvement District No. 553.

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 #2 Noncontiguous Natural Gas Local Improvement District No. 553 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 #2 Noncontiguous Natural Gas Local Improvement District No. 553 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 $10,000.00.

Section 7. Maturities, payment dates, designation and form of bonds. The bonds shall be designated Matanuska-Susitna Borough Special Assessment Bonds, East Carney Road #2 Noncontiguous Natural Gas Local Improvement District No. 553, 2015, shall be dated the date of their delivery to the purchaser, and shall mature on October 1, 2025.

The bonds shall bear interest from their date at a rate determined in accordance with the Agreement, which shall not exceed 5.72 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 April 1, 2016. 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 #2 Noncontiguous Natural Gas

Local Improvement District No. 553

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 April 1, 2016, until

October 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 #2 Noncontiguous Natural Gas Local Improvement District No. 553, of The Matanuska-Susitna Borough, Alaska, of like tenor and effect except as to serial numbers, aggregating not to exceed $10,000.00 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 #2 Noncontiguous Natural Gas Local Improvement District No. 553 of the borough, and is issued under Ordinance Serial No. 15-128 of the borough entitled:

AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY PROVIDING FOR THE ISSUANCE AND SALE OF NOT TO EXCEED $10,000.00 PRINCIPAL AMOUNT OF SPECIAL ASSESSMENT BONDS FOR THE EAST CARNEY ROAD #2 NONCONTIGUOUS NATURAL GAS LOCAL IMPROVEMENT DISTRICT NO. 553, 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 #2 Noncontiguous Natural Gas Local Improvement District No. 553 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 #2 Noncontiguous Natural Gas Local Improvement District No. 553 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. 15-127 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 #2 Noncontiguous Natural Gas Local Improvement District No. 553 construction account, which is hereby established within the East Carney Road #2 Noncontiguous 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 #2 Noncontiguous Natural Gas Local Improvement District No. 553 reserve and refund account (the "reserve and refund account") within the East Carney Road #2 Noncontiguous 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 #2 Noncontiguous Natural Gas Local Improvement District No. 553 sinking fund (the "sinking fund"). Payments of principal and interest on assessments confirmed by Ordinance Serial No. 15-127 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 $10,000.00 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. 15-128 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 Portion of Wagner Subd Noncontiguous Natural Gas Local Improvement District No. 556.**

AGENDA OF: October 20, 2015.

ASSEMBLY ACTION:

MANAGER RECOMMENDATION: Introduce and set for public hearing on November 3, 2015.

APPROVED BY JOHN M. MOOSEY, BOROUGH MANAGER: _____

Route To:	Department/Individual	Initials	Remarks
	Originator: Marcia vonEhr	MVE CJ	9-25-15
1	Finance Director		9/29/15
2	Borough Attorney	Reviewed by NS	Bond Counsel
3	Borough Clerk		10/13/15

ATTACHMENT(S): Ordinance Serial No. 15-129 (5 pp),
Exhibit "A", (1 p)
Ordinance Serial No. 15-130 (17 pp)
Map (1 p)
Fiscal Note: _____Yes __X__No

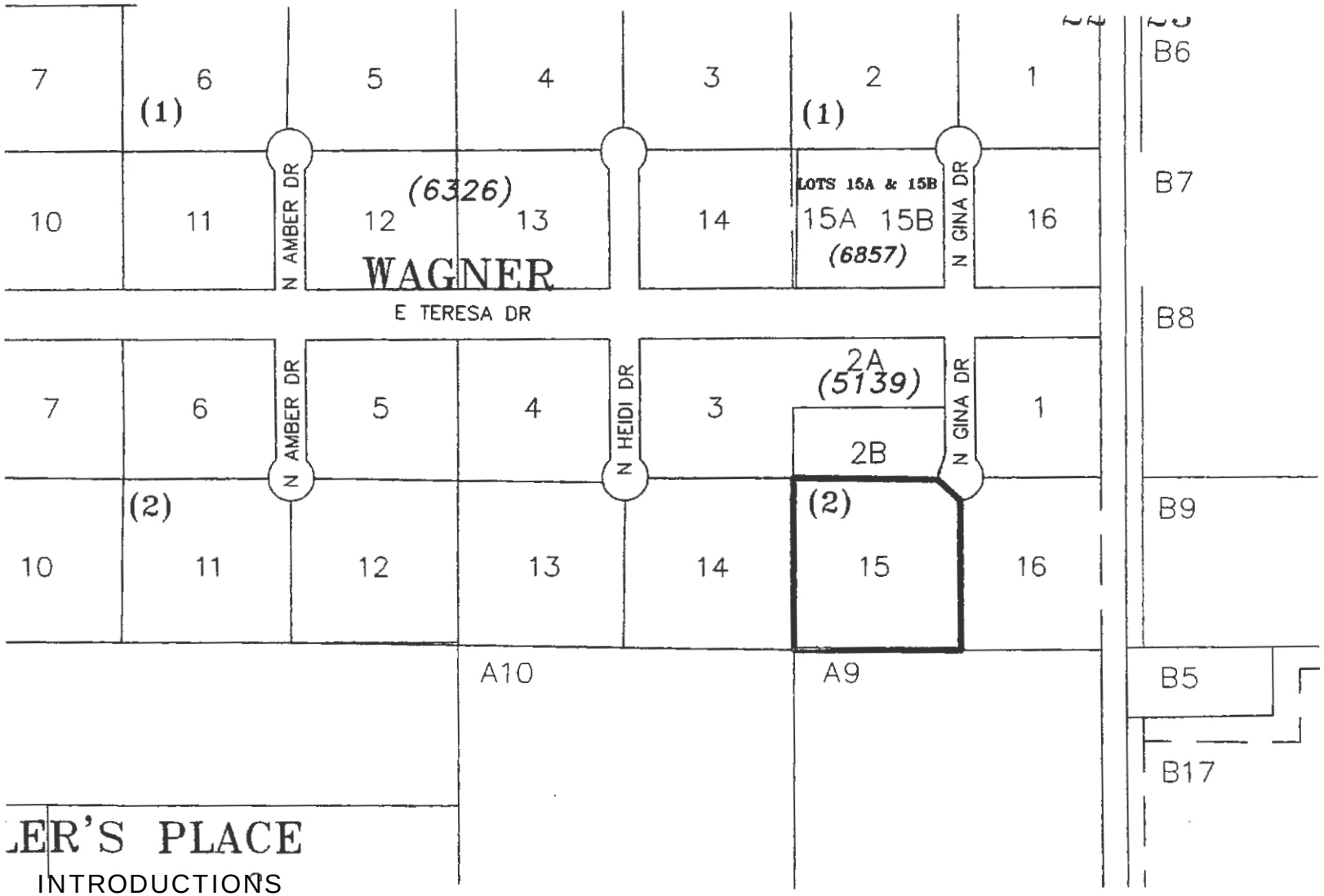
SUMMARY STATEMENT:
On March 17, 2015 the Assembly adopted Ordinance Serial No. 15-021 creating Portion of Wagner Subd Noncontiguous Natural Gas Local Improvement District. The construction has been completed by Enstar Natural Gas and this ordinance is now before the Assembly to finance the improvements.

Ordinance Serial No. 15-129 confirms the assessment roll and Ordinance Serial No. 15-130 authorizes the issuance and sale of bonds for Portion of Wagner Subd Noncontiguous Local Improvement District No. 556 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 Portion of Wagner Subd Noncontiguous Natural Gas Local Improvement District is located in Assembly District #1.

IM No. 15-214
Ordinance Serial No. 15-129
Ordinance Serial No. 15-130



Non-Code Ordinance

By: Borough Manager
Introduced:
Public Hearing:
Action:

MATANUSKA-SUSITNA BOROUGH
ORDINANCE SERIAL NO. 15-129

AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY CONFIRMING THE ASSESSMENT ROLL FOR THE PORTION OF WAGNER SUBD NONCONTIGUOUS NATURAL GAS LOCAL IMPROVEMENT DISTRICT NO. 556 AND ESTABLISHING THE METHOD OF TERMINATING ASSESSMENTS AND MAKING REFUNDS TO PROPERTY OWNERS.

WHEREAS, the assembly, by Ordinance Serial No.15-021 established the Portion of Wagner Subd Noncontiguous Natural Gas Local Improvement District No. 556 (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 $9,817.00 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 Portion of Wagner Subd Noncontiguous Natural Gas Local Improvement District No. 556 as shown on the attached assessment roll marked Exhibit A, is hereby assessed $9,817.00 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 March 1, 2016. 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. 15-130 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. 15-129 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)

EXHIBIT A **SPECIAL ASSESSMENT $9,817.00 per lot**

Matanuska-Susitna Borough

Real Property Selection List by Account Number

LID556 PORTION OF WAGNER SUBD

September 24, 2015

Tax Account/Owner Name and Addr	Zone	Map#: / Subdivision	Land Appraisa	Building Appraisal	Total Appraisal	Acre
56326B02L015 MIHALOW NICHOLAS P & A M PO BOX 531 PALMER, AK 99645-0531	0026	PA 6 WAGNER	$28,000.00	$39,600.00	$67,600.00	2.47
Total Parcels in LID556: 1			**$28,000.00**	**$39,600.00**	**$67,600.00**	**2.47**

IM No. 15-214
OR No. 15-129
OR No. 15-130

Non-Code Ordinance

By: Borough Manager
Introduced:
Public Hearing:
Action:

MATANUSKA-SUSITNA BOROUGH
ORDINANCE SERIAL NO. 15-130

AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY PROVIDING FOR THE ISSUANCE AND SALE OF NOT TO EXCEED $10,000.00 PRINCIPAL AMOUNT OF SPECIAL ASSESSMENT BONDS FOR THE PORTION OF WAGNER SUBD NONCONTIGUOUS NATURAL GAS LOCAL IMPROVEMENT DISTRICT NO. 556, 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 Portion of Wagner Subd (the "project"); and

WHEREAS, a local improvement district known as the Portion of Wagner Subd Noncontiguous Natural Gas Local Improvement District No. 556 (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 $10,000.00 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 $10,000.00 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, Portion of Wagner Subd Noncontiguous Natural Gas Local Improvement District No. 556, 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. 15-130 of the borough.

G. "Purchaser" means, Wells Fargo Bank, N.A., the purchaser of the bonds.

H. "LID" means Local Improvement District No. 556.

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 Portion of Wagner Subd Noncontiguous Natural Gas Local Improvement District No. 556 of the borough and are payable solely from assessments levied against the properties which are specially benefited by the project within the Portion of Wagner Subd Noncontiguous Natural Gas Local Improvement District No. 556 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 $10,000.00.

Section 7. Maturities, payment dates, designation and form of bonds. The bonds shall be designated Matanuska-Susitna Borough Special Assessment Bonds, Portion of Wagner Subd Noncontiguous Natural Gas Local Improvement District No. 556, 2015, shall be dated the date of their delivery to the purchaser, and shall mature on October 1, 2025.

The bonds shall bear interest from their date at a rate determined in accordance with the Agreement, which shall not exceed 5.72 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 April 1, 2016. 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

Portion of Wagner Subd Noncontiguous Natural Gas

Local Improvement District No. 556

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 April 1, 2016, until October 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, Portion of Wagner Subd Noncontiguous Natural Gas Local Improvement District No. 556, of The Matanuska-Susitna Borough, Alaska, of like tenor and effect except as to serial numbers, aggregating not to exceed $10,000.00 in principal amount, and constituting bonds authorized for the purpose of raising funds to pay the cost of natural gas improvements in the Portion of Wagner Subd Noncontiguous Natural Gas Local Improvement District No. 556 of the borough, and is issued under Ordinance Serial No. 15-130 of the borough entitled:

AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY PROVIDING FOR THE ISSUANCE AND SALE OF NOT TO EXCEED $10,000.00 PRINCIPAL AMOUNT OF SPECIAL ASSESSMENT BONDS FOR THE PORTION OF WAGNER SUBD NONCONTIGUOUS NATURAL GAS LOCAL IMPROVEMENT DISTRICT NO. 556, 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 Portion of Wagner Subd Noncontiguous Natural Gas Local Improvement District No. 556 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 Portion of Wagner Subd Noncontiguous Natural Gas Local Improvement District No. 556 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. 15-129 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 Portion of Wagner Subd Noncontiguous Natural Gas Local Improvement District No. 556 construction account, which is hereby established within the Portion of Wagner Subd Noncontiguous 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 Portion of Wagner Subd Noncontiguous Natural Gas Local Improvement District No. 556 reserve and refund account (the "reserve and refund account") within the Portion of Wagner Subd Noncontiguous 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 Portion of Wagner Subd Noncontiguous Natural Gas Local Improvement District No. 556 sinking fund (the "sinking fund"). Payments of principal and interest on assessments confirmed by Ordinance Serial No. 15-129 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 $10,000.00 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. 15-130 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)

MATANUSKA-SUSITNA BOROUGH INFORMATION MEMORANDUM IM No. 15-215

SUBJECT: Ordinance authorizing issuance and sale of bonds and confirming assessment roll for Birch Hills Est Noncontiguous Natural Gas Local Improvement District No. 560.

AGENDA OF: October 20, 2015.

ASSEMBLY ACTION:

MANAGER RECOMMENDATION: Introduce and set for public hearing on November 3, 2015.

APPROVED BY JOHN M. MOOSEY, BOROUGH MANAGER: _____

Route To:	Department/Individual	Initials	Remarks
	Originator: Marcia vonEhr	MVE	9-25-15
1	Finance Director		9/29/15
2	Borough Attorney	Reviewed by MS	Bond Counsel
3	Borough Clerk		10/13/15

ATTACHMENT(S): Ordinance Serial No. 15-131 (5 pp),
Exhibit "A", (1 p)
Ordinance Serial No. 15-132 (17 pp)
Map (1 p)
Fiscal Note: _____Yes __X__No

SUMMARY STATEMENT:

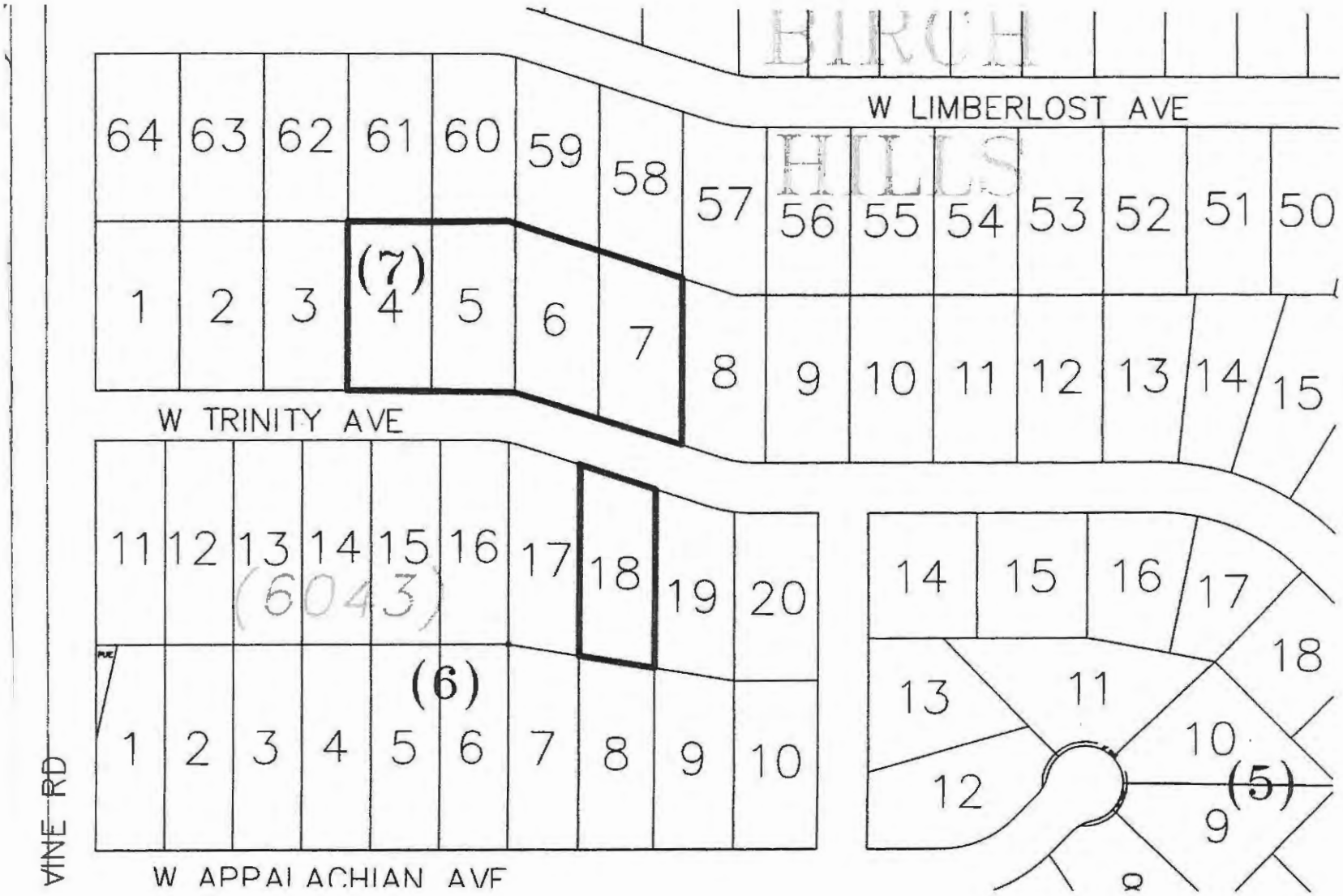
On August 4, 2015 the Assembly adopted Ordinance Serial No. 15-073 creating Birch Hills Est Noncontiguous Natural Gas Local Improvement District. The construction has been completed by Enstar Natural Gas and this ordinance is now before the Assembly to finance the improvements.

Ordinance Serial No. 15-131 confirms the assessment roll and Ordinance Serial No. 15-132 authorizes the issuance and sale of bonds for Birch Hills Est Noncontiguous Local Improvement District No. 560 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 Birch Hills Est Noncontiguous Natural Gas Local Improvement District is located in Assembly District #5.



IM No. 15-215
Ordinance Serial No. 15-131
Ordinance Serial No. 15-132

Non-Code Ordinance

By: Borough Manager
Introduced:
Public Hearing:
Action:

MATANUSKA-SUSITNA BOROUGH
ORDINANCE SERIAL NO. 15-131

AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY CONFIRMING THE ASSESSMENT ROLL FOR THE BIRCH HILLS EST NONCONTIGUOUS NATURAL GAS LOCAL IMPROVEMENT DISTRICT NO. 560 AND ESTABLISHING THE METHOD OF TERMINATING ASSESSMENTS AND MAKING REFUNDS TO PROPERTY OWNERS.

WHEREAS, the assembly, by Ordinance Serial No.15-073 established the Birch Hills Est Noncontiguous Natural Gas Local Improvement District No. 560 (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 $2,203.20 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 Birch Hills Est Noncontiguous Natural Gas Local Improvement District No. 560 as shown on the attached assessment roll marked Exhibit A, is hereby assessed $2,203.20 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 March 1, 2016. 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. 15-132 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. 15-131 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)

EXHIBIT A **SPECIAL ASSESSMENT $2,203.20 per lot**

Matanuska-Susitna Borough

Real Property Selection List by Account Number

September 24, 2015

LID560 BIRCH HILLS EST

Tax Account/Owner Name and Addr	Zone	Map#: / Subdivision	Land Appraisa	Building Appraisal	Total Appraisal	Acre
56043B06L018 CAREW ELIZABETH P TRE CAREW ELIZABETH P DEC TR PO BOX 141883 ANCHORAGE, AK 99514-1883	0030 HO	16 BIRCH HLS EST	$8,000.00	$0.00	$8,000.00	0.46
56043B07L004 PISTULKA MARY PO BOX 879646 WASILLA AK 99687-9646	0030 HO	16 BIRCH HLS EST	$10,000.00	$144,200.00	$154,200.00	0.46
56043B07L005 BAXTER LORAINE E 5875 W TRINITY AVE WASILLA AK 99623	0030 HO	16 BIRCH HLS EST	$10,000.00	$91,300.00	$101,300.00	0.46
56043B07L006 BASSETT DEANNA H PO BOX 877506 WASILLA AK 99687-7506	0030 HO	16 BIRCH HLS EST	$10,000.00	$91,700.00	$101,700.00	0.46
56043B07L007 DELEON CARLOS ENRIQUE # 6 3727 RICHMOND AVE ANCHORAGE AK 99508-1361	0030 HO	16 BIRCH HLS EST	$10,000.00	$8,700.00	$18,700.00	0.46
Total Parcels in LID560: 5			**$48,000.00**	**$335,900.00**	**$383,900.00**	**2.30**

IM No. 15-215
OR No. 15-131
OR No. 15-132

Non-Code Ordinance

By: Borough Manager
Introduced:
Public Hearing:
Action:

MATANUSKA-SUSITNA BOROUGH
ORDINANCE SERIAL NO. 15-132

AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY PROVIDING FOR THE ISSUANCE AND SALE OF NOT TO EXCEED $12,000.00 PRINCIPAL AMOUNT OF SPECIAL ASSESSMENT BONDS FOR THE BIRCH HILLS EST NONCONTIGUOUS NATURAL GAS LOCAL IMPROVEMENT DISTRICT NO. 560, 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 Birch Hills Est (the "project"); and

WHEREAS, a local improvement district known as the Birch Hills Est Noncontiguous Natural Gas Local Improvement District No. 560 (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 $12,000.00 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 $12,000.00 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, Birch Hills Est Noncontiguous Natural Gas Local Improvement District No. 560, 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. 15-132 of the borough.

G. "Purchaser" means, Wells Fargo Bank, N.A., the purchaser of the bonds.

H. "LID" means Local Improvement District No. 560.

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 Birch Hills Est Noncontiguous Natural Gas Local Improvement District No. 560 of the borough and are payable solely from assessments levied against the properties which are specially benefited by the project within the Birch Hills Est Noncontiguous Natural Gas Local Improvement District No. 560 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 $12,000.00.

Section 7. Maturities, payment dates, designation and form of bonds. The bonds shall be designated Matanuska-Susitna Borough Special Assessment Bonds, Birch Hills Est Noncontiguous Natural Gas Local Improvement District No. 560, 2015, shall be dated the date of their delivery to the purchaser, and shall mature on October 1, 2025.

The bonds shall bear interest from their date at a rate determined in accordance with the Agreement, which shall not exceed 5.72 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 April 1, 2016. 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

Birch Hills Est Noncontiguous Natural Gas

Local Improvement District No. 560

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 April 1, 2016, until

October 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, Birch Hills Est Noncontiguous Natural Gas Local Improvement District No. 560, of The Matanuska-Susitna Borough, Alaska, of like tenor and effect except as to serial numbers, aggregating not to exceed $12,000.00 in principal amount, and constituting bonds authorized for the purpose of raising funds to pay the cost of natural gas improvements in the Birch Hills Est Noncontiguous Natural Gas Local Improvement District No. 560 of the borough, and is issued under Ordinance Serial No. 15-132 of the borough entitled:

AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY PROVIDING FOR THE ISSUANCE AND SALE OF NOT TO EXCEED $12,000.00 PRINCIPAL AMOUNT OF SPECIAL ASSESSMENT BONDS FOR THE BIRCH HILLS EST NONCONTIGUOUS NATURAL GAS LOCAL IMPROVEMENT DISTRICT NO. 560, 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 Birch Hills Est Noncontiguous Natural Gas Local Improvement District No. 560 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 Birch Hills Est Noncontiguous Natural Gas Local Improvement District No. 560 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. 15-131 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 Birch Hills Est Noncontiguous Natural Gas Local Improvement District No. 560 construction account, which is hereby established within the Birch Hills Est Noncontiguous 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 Birch Hills Est Noncontiguous Natural Gas Local Improvement District No. 560 reserve and refund account (the "reserve and refund account") within the Birch Hills Est Noncontiguous 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 Birch Hills Est Noncontiguous Natural Gas Local Improvement District No. 560 sinking fund (the "sinking fund"). Payments of principal and interest on assessments confirmed by Ordinance Serial No. 15-131 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 $12,000.00 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. 15-132 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)

MATANUSKA-SUSITNA BOROUGH INFORMATION MEMORANDUM IM No. 15-194

SUBJECT: MATANUSKA-SUSITNA BOROUGH ASSEMBLY APPROVAL FOR A SALE BY APPLICATION OF TRACT B, BEST VIEW SUBDIVISION AND THE IMPROVEMENTS THEREON FOR $1,215,000; AUTHORIZATION FOR THE MANAGER TO NEGOTIATE THE SALE; AND APPROPRIATION OF $50,000 FROM SALE PROCEEDS TO THE PARKS SHOP BUILDING, FUND 440, PROJECT 15039, WITH THE REMAINDER OF SALE PROCEEDS TO BE DEPOSITED TO LAND MANAGEMENT FUND AND APPROPRIATED AT A LATER TIME BY THE BOROUGH ASSEMBLY (MSB007064).

AGENDA OF: October 20, 2015

ASSEMBLY ACTION:

MANAGER RECOMMENDATION: Introduce and set for public hearing.

APPROVED BY JOHN MOOSEY, BOROUGH MANAGER:

Route To:	Department/Individual	Initials	Remarks
	Originator	LSC	N. Cameron
	Community Development Director	TP	
	Finance Director		
	Borough Attorney	NS	
	Borough Clerk		10/13/15

ATTACHMENT(S): Fiscal Note: YES X NO _____
Vicinity Map (1 pp)
Ordinance Serial No. 15-133 (6 pp)

SUMMARY STATEMENT:
The Matanuska-Susitna Borough (MSB), Land & Resource Management Division, received a request by application to purchase Tract B, Best View Subdivision, and all its improvements. Tract B is located adjacent to Mat-Su Regional Hospital property and is where the current Mat-Su Convention and Visitors Bureau (MSCVB) and Veteran's Memorial Wall of Honor are located. A borough contracted third party appraisal determined the fair market value to be $1,215,000 which shall constitute the sale price.

The applicant, Spring Creek Enterprise, LLC, proposes to construct an elder care facility on the property. The facility

may provide transitional care for patients released from the hospital, or longer care for other clients in need. The deed conveying the property will contain a restriction that the land be used for an elder care facility, which may include additional use for a Veterans Memorial site.

Pursuant to MSB 23.10.230, Agreements By Application, the manager may, with the approval of the assembly by ordinance approve a sale of borough-owned real property where the assembly has determined it is in the best interest of the borough to process the application based on economic development. The elder care facility will provide economic value to the borough by freeing up hospital beds for those truly in need, while helping those during the hospital-to-home transition who need short-term aftercare, or for other clients with longer term care needs. The elder care facility also spurs partnership with local health leaders, and offers encouragement and independence for our valued elder population.

The current Management Agreement between the borough and MSCVB will be terminated concurrent to the sale; however, visitor center staff will remain onsite until the new owner begins construction of the elder care facility. Upon vacating the existing log building, staff will assume off-site office space until such time the new visitor center is constructed. The old visitor center log building will be expensive to move and is not desired by the MSCVB board or its executive director to be relocated to the new site. The proposed buyer wishes to donate the log building, if feasible, to a non-profit organization for tax deduction purposes.

The Veteran's Memorial Wall of Honor and associated memorial improvements now located on Tract B are planned to stay in place at this time. The proposed buyer would like to incorporate the memorial into the new elder care facility citing veterans will be part of the clientele which will utilize the elder care facility. There is a current management agreement between the borough and the Areawide Community Service Council who oversees management of the memorial site. The borough will either terminate or assign the management agreement as a condition of sale of the property. The lot (Tract B) is oddly shaped and has some topographic constraints. The memorial sits within the prime building area of the lot and reconfiguring the memorial to a more suitable location will be required. The applicant proposes to work closely with local veterans, and specifically with those individuals who have time and family invested in the memorial site, as to the memorial's future location and management thereof. Mat-Su Borough Cultural Resources has stated there is no issue with relocation of the memorial's improvements and encourages working with affected parties as is proposed.

In accordance with Mat-Su Borough Ordinance Serial No. 13-012, proceeds from the sale of Tract B are to be dedicated to the development of the new South Gateway Visitors Center. Proceeds from the sale will be dispersed pursuant to Mat-Su Borough code into the Land & Resource Management fund.

When property for the new visitor center was purchased last year for $1,000,000, a borough administrative fee of $50,000 was deducted from Land & Resource Management Fund 203. It is the intent of this legislation to recoup and appropriate $50,000 from the sale proceeds of Tract B to the MSB Parks and Recreation Shop Building, Fund 440, Project 15039. The remainder of the sale proceeds to be appropriated at a later date by the borough assembly.

The parks shop building is currently located within the city limits of Palmer and is zoned for residential use. Because of the zoning, the shop is operating under a city conditional use permit for a greenhouse; however, the greenhouse was taken down due to its deteriorated state and inability to meet OSHA standards without significant cost. The City of Palmer would like to see the shop removed from its current location at the soonest possible time. Compounding the zoning issue is the difficulty to secure and adequately store expensive equipment. Heated storage is required to protect the borough's large and expensive equipment from environmental damages and potential vandalism it could otherwise incur if stored outside. Lacking this type of required storage at the current location, the Community Development department has been compelled to rent additional heated storage space in the amount of $2,080/month for equipment overflow, which is priced below rental market value per square foot price. There is no guarantee of continued use of the rental space and the agreement is on a month-to-month basis.

The new parks shop building is to be located on borough land next to Teeland Middle School, with access onto Seldon Road. Money appropriated through Mat-Su Borough Ordinance Serial No. 15-089 ($280,181) to help fund the new shop is directly due to the significant issues with the current location. Adding the $50,000 to money already appropriated by the assembly for the new shop site carries huge public benefit through annual cost-savings of $24,960, in addition to providing an efficient secure building with adequate storage and office space at a central location.

RECOMMENDATION OF ADMINISTRATION:

Approval by Matanuska-Susitna Borough Assembly to sell Tract B, Best View Subdivision (MSB tax parcel 3453000T00B) and the improvements thereon for $1,215,000; authorization for the manager to negotiate the sale; and appropriation of $50,000 from sale proceeds to the Parks Shop Building, Fund 440, Project 15039 with the remainder of sale proceeds to be appropriated at a later time by the borough assembly.

MATANUSKA-SUSITNA BOROUGH
FISCAL NOTE

Agenda Date: September 15, 2015

ORIGINATOR: Community Development

SUBJECT: Matanuska-Susitna Borough Assembly approval for a sale by application of Tract B, Best View Subdivision and the improvements thereon for $1,215,000; authorization for the manager to negotiate the sale; and appropriation of $50,000 from sale proceeds to the Parks Shop Building, Fund 440, Project 15039, with the remainder of sale proceeds to be deposited to Land Management Fund and appropriated at a later time by the borough assembly (MSB007064).

FISCAL ACTION (TO BE COMPLETED BY FINANCE)	FISCAL IMPACT YES NO
AMOUNT REQUESTED	FUNDING SOURCE
FROM ACCOUNT #	PROJECT #
TO ACCOUNT :	PROJECT #
VERIFIED BY:	CERTIFIED BY:
DATE:	DATE:

EXPENDITURES/REVENUES: (Thousands of Dollars)

OPERATING	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021
Personnel Services						
Travel						
Contractual						
Supplies						
Equipment						
Land/Structures						
Grants, Claims						
Miscellaneous						
TOTAL OPERATING						
CAPITAL						
REVENUE						

FUNDING: (Thousands of Dollars)

General Fund						
State/Federal Funds						
Other						
TOTAL						

POSITIONS:

Full-Time						
Part-Time						
Temporary						

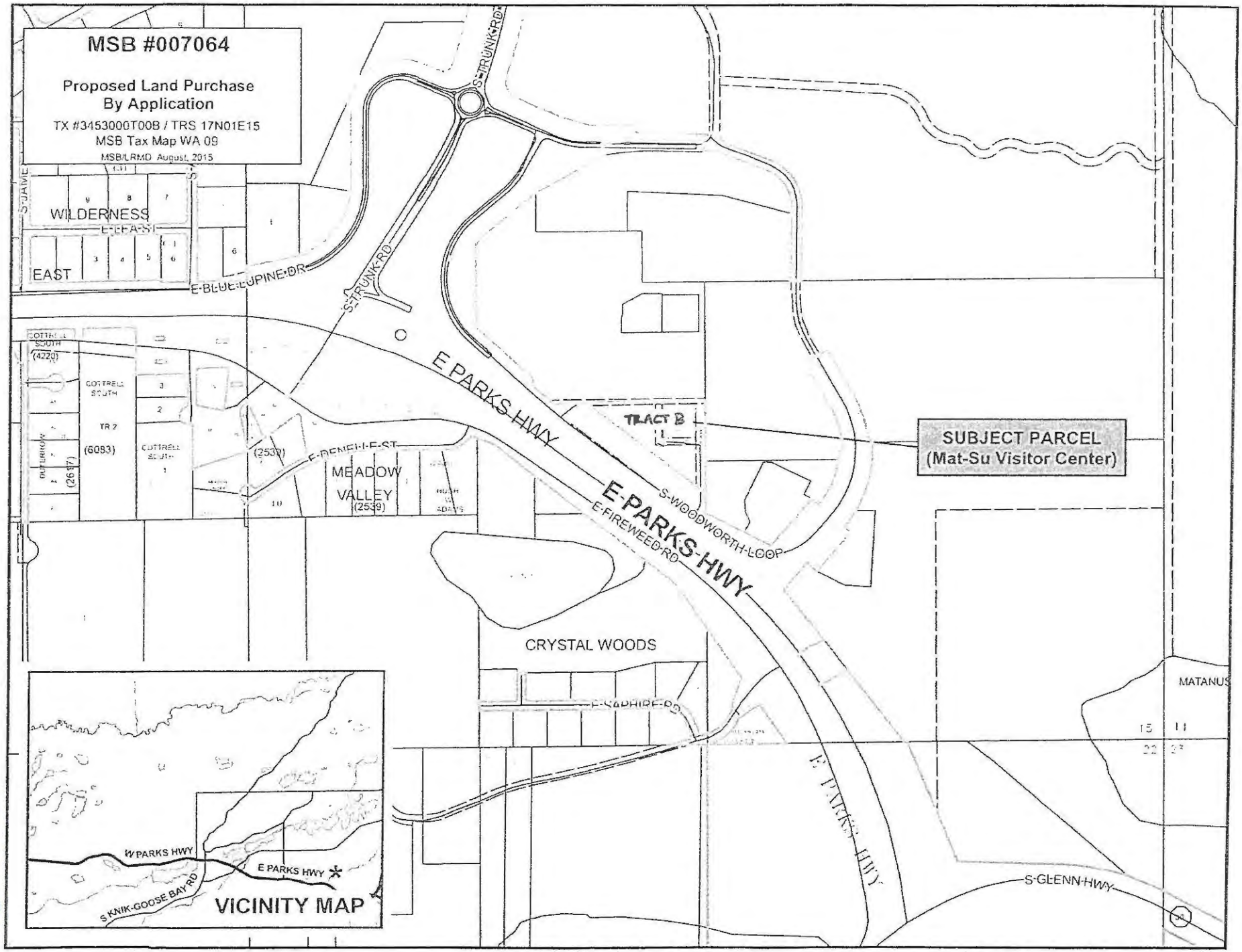
ANALYSIS: (Attach a separate page if necessary)

PREPARED BY: _____ PHONE: _____

DEPARTMENT: _____ DATE: _____

APPROVED BY: _____ DATE: _____

IM No. 15-194
Ordinance Serial No. 15-133



IM15-141
OR15-133

NON-CODE ORDINANCE

Sponsored By:
Introduced:
Public Hearing:
Adopted:

MATANUSKA-SUSITNA BOROUGH
ORDINANCE SERIAL NO. 15-133

AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY APPROVING A SALE BY APPLICATION OF TRACT B, BEST VIEW SUBDIVISION AND THE IMPROVEMENTS THEREON FOR $1,215,000; AUTHORIZATION FOR THE MANAGER TO NEGOTIATE THE SALE; AND APPROPRIATION OF $50,000 FROM SALE PROCEEDS TO THE PARKS SHOP BUILDING, FUND 440, PROJECT 15039, WITH THE REMAINDER OF SALE PROCEEDS TO BE DEPOSITED TO LAND MANAGEMENT FUND AND APPROPRIATED AT A LATER TIME BY THE BOROUGH ASSEMBLY (MSB007064).

WHEREAS, the Matanuska-Susitna Borough Land & Resource Management Division received a request by application to purchase Tract B, Best View Subdivision, and all the improvements thereon; and

WHEREAS, a borough contracted third party appraisal determined the fair market value to be $1,215,000 which shall constitute the sale price of the property; and

WHEREAS, Tract B is located adjacent to Mat-Su Regional Hospital property and is where the current Mat-Su Convention and Visitors Bureau and Veteran's Memorial Wall of Honor are located; and

WHEREAS, the applicant, Spring Creek Enterprise, LLC, proposes to construct an elder care facility on the property; and

WHEREAS, the elder care facility may provide transitional care for patients released from the hospital, or longer care for other clients in need; and

WHEREAS, the deed conveying the property will contain a restriction that the land be used for such a purpose, which may include additional use for a Veterans Memorial site; and

WHEREAS, pursuant to MSB 23.10.230, Agreements By Application, the manager may with the approval of the assembly by ordinance, approve a sale of borough-owned real property where the assembly has determined it is in the best interest of the borough to process the application based on economic development; and

WHEREAS, the elder care facility will provide economic value to the borough by freeing up hospital beds for those truly in need, while helping those during the hospital-to-home transition who need short-term aftercare, or for other clients with longer term care needs, offering encouragement and independence for our valued elder population, and spurring partnership with local health leaders; and

WHEREAS, the current Management Agreement between the borough and Mat-Su Visitor & Convention Bureau will be

terminated concurrent to the sale; however, visitor center staff will remain onsite until the new owner begins construction of the elder care facility, and upon vacating the existing log building, staff will assume off-site office space until such time the new visitor center is constructed; and

WHEREAS, moving the old visitor center log building will be very expensive and the building cannot be utilized by the buyer, and is not desired by the Mat-Su Visitor & Convention Bureau board or executive director at its new site; and

WHEREAS, the Veteran's Memorial Wall of Honor and associated memorial improvements now located on Tract B are planned to stay in place at this time and the current management agreement between the borough and the Areawide Community Service Council, who oversees management of the memorial site, will either be terminated or assigned as a condition of the sale of the property; and

WHEREAS, the lot to be sold (Tract B) is oddly shaped and has some topographic constraints and the memorial sits within the prime building area of the lot so reconfiguring the memorial to a more suitable location will be required; and

WHEREAS, the new owner will work closely with local veterans, and specifically with those individuals who have time and family invested in the memorial site, as to the memorial's future location and management; and

WHEREAS, Mat-Su Borough Cultural Resources has stated there is no issue with relocation of the memorial's improvements and encourages working with affected parties as proposed by the buyer; and

WHEREAS, in accordance with Mat-Su Borough Ordinance Serial No. 13-012, proceeds from the sale of Tract B are to be dedicated to the development of the new South Gateway Visitors Center with proceeds from the sale to be dispersed pursuant to Mat-Su Borough code into the Land & Resource Management fund; and,

WHEREAS, when the new visitor center property was purchased last year for $1,000,000, a borough administrative fee of $50,000 was deducted from Land & Resource Management Fund 203, and it is the intent of this legislation to recoup and appropriate $50,000 from the sale proceeds of Tract B to the MSB Parks and Recreation Shop Building, Fund 440, Project 15039 with the remainder of the sale proceeds to be appropriated at a later date by the borough assembly; and

WHEREAS, the parks shop building is currently located within the city limits of Palmer and is zoned for residential use and because of the zoning, the shop is operating under a city conditional use permit for a greenhouse which was taken down due to its deteriorated state and inability to meet OSHA standards without significant cost; and

WHEREAS, the City of Palmer would like to see the shop removed from its current location at the soonest possible time; and

WHEREAS, the zoning issue is compounded by the difficulty to secure and adequately store expensive equipment for which heated storage is required to protect the borough's large and expensive equipment from environmental damages and potential vandalism it could otherwise incur if stored outside; and

WHEREAS, lacking this type of required storage at the current location the Community Development department has been compelled to rent additional month-to-month heated storage space for $2,080/month for equipment overflow due to the inadequate storage space at the Parks Shop; and

WHEREAS, the new parks shop building is to be located on borough land next to Teeland Middle School with access onto Seldon Road; and

WHEREAS, money appropriated through Mat-Su Borough Ordinance Serial No. 15-089 ($280,181) to help fund the new shop was directly due to the significant issues with the current location and adding the $50,000 to money already appropriated by the assembly for the new shop site carries huge public benefit through annual cost-savings of $24,960, in addition to providing an efficient secure building with adequate storage and office space at a central location.

BE IT ENACTED:

Section 1. Classification. This Ordinance is a non-code ordinance.

Section 2. Authorization. The Matanuska-Susitna Borough Assembly approves a sale by application of Tract B, Best View Subdivision, according to Plat No. 88-24, Palmer Recording District, and the improvements thereon and authorizes the manager to negotiate the sale.

Section 3. Appropriation. Appropriation of $50,000 from sale proceeds to the Parks Shop Building, Fund 440, Project 15039 with the remainder of the sale proceeds to be deposited to Land Management Fund and appropriated at a later time by the borough assembly.

Section 4. 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)

MATANUSKA-SUSITNA BOROUGH INFORMATION MEMORANDUM **IM No.15-202**

SUBJECT: Appropriation of $110,000 from Bogard Road Service Area No. 25 fund balance, Fund 279, to Fund 410, Project No. 30045, for Bogard Road Service Area No. 25 Capital Projects.

AGENDA OF: October 20, 2015

ASSEMBLY ACTION:

MANAGER RECOMMENDATION: Introduce and set for public hearing.

APPROVED BY JOHN MOOSEY, BOROUGH MANAGER: for

Route To:	Department/Individual	Initials	Remarks
	Originator	WB	
	Public Works Director		22315
	Finance Director		10/2/15
	Borough Attorney	for N.S.	10/2/15
	Borough Clerk		10/13/15

ATTACHMENT(S): Ordinance Serial no. 15-134
Fiscal Note: Yes x No
Resolution 15-01 from the Road Service Area No. 25, Board of Supervisors.
Road Maintenance & Repair Capital Projects List for RSA 25, approved with AM 14-152, 3pp

IM15-203 Ordinance 15-135

SUMMARY STATEMENT: The Bogard Road Service Area No. 25 Board of Supervisors and the Public Works Department would like to ensure adequate funding for all items on the approved Capital List and support as many future capital upgrades projects as possible. Excess funds from the RSA No. 25 fund balance can be used to fund Capital Improvement Projects. To subsidize start up for any additional projects, Public Works and the Road Service Area Board of Supervisors would like to transfer $110,000 from the Bogard Road Service Area No. 25 fund balance, Fund 279, to Project No. 30045, Fund 410 for Bogard Road Service Area No. 25 Capital Projects.

RECOMMENDATION OF ADMINISTRATION: Approve an appropriation of $110,000 from Bogard Road Service Area No. 25 fund balance, Fund 279, to Fund 410, Project No. 30045, for Bogard Road Service Area No. 25 Capital Projects.

IM15-203
OR15-134
OR15-135

MATANUSKA-SUSITNA BOROUGH
FISCAL NOTE

Agenda Date: October 20, 2015

SUBJECT: Appropriation of $110,000 from Bogard Road Service Area No. 25 fund balance, Fund 279, to Fund 410, Project No. 30045, for Bogard Road Service Area No. 25 Capital Projects.

ORIGINATOR: Public Works, Operations & Maintenance

FISCAL ACTION (TO BE COMPLETED BY FINANCE)	FISCAL IMPACT (YES) NO
AMOUNT REQUESTED *110,000	FUNDING SOURCE RSA FUND BALANCE
FROM ACCOUNT # 279.272.000	PROJECT #
TO ACCOUNT : 410.000.000.4xx.xxx	PROJECT # 30045
VERIFIED BY: Barbara Gaerungst	CERTIFIED BY:
DATE: 10/1/15	DATE:

EXPENDITURES/REVENUES: (Thousands of Dollars)

OPERATING	FY14	FY15	FY16	FY2017	FY2018	FY2019
Personnel Services						
Travel						
Contractual						
Supplies						
Equipment						
Land/Structures						
Grants, Claims						
Miscellaneous						
TOTAL OPERATING						
CAPITAL			110			
REVENUE						

FUNDING: (Thousands of Dollars)

General Fund						
State/Federal Funds						
Other			110			
TOTAL			110			

POSITIONS:

Full-Time						
Part-Time						
Temporary						

ANALYSIS: *The estimated remaining amount in fund balance, Fund 279 is $51,676 with this appropriation, if adopted.

PREPARED BY: _____ PHONE: _____

DEPARTMENT: _____ DATE: _____

APPROVED BY: _____ DATE: 10/2/15

IM15-202
IM15-203
OR15-134
OR15-135

A RESOLUTION OF THE ROAD SERVICE AREA #25, BOGARD BOARD OF SUPERVISORS REQUESTING THE TRANSFER OF $110,000 FROM THE FUND BALANCE TO THE CAPITAL IMPROVEMENTS PROGRAM.

WHEREAS, the Road Service Area #25, Bogard Fund Balance has a balance of approximately $162,672; and

WHEREAS, it is the desire of the Road Service Area #25, Bogard Board of Supervisors to add funding to the capital projects list; and

WHEREAS, the excess funds from the RSA #25, Bogard Fund Balance can be used to fund Capital Improvement Projects; and

WHEREAS, the RSA #25, Bogard Board of Supervisors request $110,000 be transferred to the Capital Improvement Projects Program;

NOW, THEREFORE, BE IT RESOLVED, that the Road Service Area #25, Bogard Board of Supervisors requests the Matanuska-Susitna Borough Assembly approve the transfer of $110,000 from Fund Balance 279.272.000 to Capital Improvements Project 30045.

APPROVED by the Road Service Area #25, Bogard Board of Supervisors:

Gary Hessmer by proxy — 9/9/15
RSA #25 Supervisor — Date

Mr. Carol A. Christiansen — 9/9/15
RSA #25 Supervisor — Date

RSA #25 Supervisor — Date

Resolution 15-01

IM15-202
IM15-203
OR15-131
OR15-135

MATANUSKA-SUSITNA BOROUGH
PUBLIC WORKS DEPARTMENT
ROAD MAINTENANCE & REPAIR CAPITAL PROJECTS
SUMMER 2015

ASSEMBLY PERSON: Dist 3 Ron Arvin
RSA SUPER: Will Barickman
PRIMARY: Gary Hessmer
ALT: Carol Christiansen
ALT: Teri Hone

ROAD SERVICE AREA: 25 Bogard **PROJECT # 30045** **APPROX AVAILABLE FUNDING $2,337,577**
APPROX AVAILABLE GRANT FUNDING

PRIORITY STATUS	PROJECT LOCATION	DESCRIPTION OF WORK	TOTAL EST COST	RSA	MSB	GRANTS	GRANT DETAILS	FUND: YES/NO
1	RSA ROADS	CALCIUM PURCHASE 25% MSB Match Summer 2015	$0	$0	$0			N/A
2	RSA ROADS	CALCIUM APPLICATION 25% MSB Match Summer 2015	$0	$0	$0			N/A
3	RSA ROADS 30045.	RECONDITION ROADS	$80,000	$80,000				YES
4	RSA ROADS 30045.	PAVEMENT MAINTENANCE	$120,000	$120,000				YES
5	Williwaw Subd	ROW Research	$50,000	$50,000				YES
6	Echo Ave (.38) Golf St (.13) Foxtrot Ave (.47) Quebec St (.21) Sierra St (.45) Shaw's Dr (.49)	Design / Utility Relocate and Upgrade (2.13)	$805,000	$805,000				YES
7	Finger Cove Dr (.60) Finger Lake Ave (.09)	Design / Utility Relocate and Upgrade (.69)	$324,700	$324,700				YES
8	Patricia Ann Cir (.11) E Lake Cir (.05)	Design / Utility Relocate and Upgrade (.16)	$75,200	$75,200				YES
9	Highline Lane (.33) Biltmore Ct (.09) Claridge Ct (.06)	Design / Utility Relocate and Upgrade (.48)	$180,000	$180,000				YES

IM15-203 0015-134
IM15-202 0015-135

10	Waldron Cove Ct (.21) Finger Cove Ct (.08) Finger Lake Rd (.04)	Design / Utility Relocate and Upgrade (.33)	$150,000	$150,000				YES
11	Verboncoeur Dr (.26) LaGoon Drive (.27)	Design / Upgrade (.53)	$200,000	$200,000				YES
12	Bridle Path Dr (.32) Saddle Horse Dr (.38) Colt Cir (.07) Stallion Cir (.43)	Pave w/2" A.C. (1.2) 50% MSB Match	$360,000	$180,000	$180,000			YES
13	Via Tranquilla (.11)	Pave w/2" A.C. (.11) 50% MSB Match	$33,000	$16,500	$16,500			YES
	TOTAL FUNDED PROJECTS		**$2,377,900**	**$2,181,400**	**$196,500**			
14	Terrell Drive (.40) Tambert Drive (.40	Design / Upgrade (.80)	$250,000					NO
					FUNDING NOT YET IDENTIFIED			
15	E Wolverine Ave (.50) E Porcupine Ave (.50)	Design / Upgrade (1.0)	$350,000					NO
					FUNDING NOT YET IDENTIFIED			
16	E Beaver Ave (.50)	Design / Upgrade (.50)	$170,000					NO
					FUNDING NOT YET IDENTIFIED			
17	E Alder Cir (.17) E Juniper Rd (.10) E Fir Rd (.08) E Rose Bud Cir (.18) E Rose Bud Ct (.03)	Design / Upgrade (.56)	$170,000					NO
					FUNDING NOT YET IDENTIFIED			
18	Tamera Ck Cir (.25) E Cherry Dr (.19) E Cherry Cir (.18) E Hemlock Dr (.23)	Design / Upgrade (.85)	$300,000					NO
					FUNDING NOT YET IDENTIFIED			

IM15-203 ORIS-135 IM15-202 ORIS-134

19	Finger Cove Dr (.60) Finger Lake Ave (.09)	Pave w/2" A.C. (.69) 50% MSB Match	$207,000					NO
					FUNDING NOT YET IDENTIFIED			
20	Patricia Ann Cir (.11) E Lake Cir (.05)	Pave w/2" A.C. (.16) 50% MSB Match	$48,000					NO
					FUNDING NOT YET IDENTIFIED			
21	Highland Lane (.33) Biltmore Ct (.09) Claridge Ct (.06)	Pave w/2" A.C. (.48) 50% MSB Match	$144,000					NO
					FUNDING NOT YET IDENTIFIED			
22	Waldron Cove Ct (.21) Finger Cove Ct (.08) Finger Lake Rd (.04)	Pave w/2" A.C. (.33) 50% MSB Match	$99,000					NO
					FUNDING NOT YET IDENTIFIED			
23	Verboncoeur Dr (.26) Lagoon Dr (.27)	Pave w/2" A.C. (.53) 50% MSB Match	$159,000					NO
					FUNDING NOT YET IDENTIFIED			
	TOTAL UNFUNDED PROJECTS		**$1,897,000**					

INFORMATION ONLY, GRANTS PREVIOUSLY ACCEPTED & APPROPRIATED

IM15-203
0215-134

MATANUSKA-SUSITNA BOROUGH INFORMATION MEMORANDUM **IM No.15-203**

SUBJECT: Reappropriation of $100,000 from Bogard Road Service Area No. 25 Fiscal Year 2016 operating budget, Fund 279, to Fund 410, Project No. 30045, for Bogard Road Service Area No. 25 Capital Projects.

AGENDA OF: October 20, 2015

ASSEMBLY ACTION:

MANAGER RECOMMENDATION: Introduce and set for public hearing.

APPROVED BY JOHN MOOSEY, BOROUGH MANAGER: for George Hayes

Route To:	Department/Individual	Initials	Remarks
	Originator	WB WB	9/24
	Public Works Director	[illegible]	22 Sep 15
	Finance Director	JEL	10/2/15
	Borough Attorney	JA for N.S.	10/2/15
	Borough Clerk	ykm	10/13/15

ATTACHMENT(S): Ordinance Serial no. 15- 134
Fiscal Note: Yes x No _____
Resolution 15-02 from the Road Service Area No. 25, Board of Supervisors.
Road Maintenance & Repair Capital Projects List for RSA 25, approved with AM 14-152, 3pp

IM 15-202 ordinance 15-135

SUMMARY STATEMENT: The Bogard Road Service Area No. 25 Board of Supervisors and the Public Works Department would like to ensure that the capital projects scheduled for completion are fully funded and fund additional projects under the capital projects. The Board of Supervisors and the Public Works Department would like to transfer $100,000 from the Bogard Road Service Area No. 25 Fiscal Year 2016 operating budget, Fund 279, to Project No. 30045, Fund 410 for Bogard Road Service Area No. 25 Capital Projects.

RECOMMENDATION OF ADMINISTRATION: Approve a reappropriation of $100,000 from Bogard Road Service Area No. 25 Fiscal Year 2016 operating budget, Fund 279, to Fund 410, Project No. 30045, for Bogard Road Service Area No. 25 Capital Projects.

IM 15-202
OR15-134
OR15-135

MATANUSKA-SUSITNA BOROUGH
FISCAL NOTE

Agenda Date: October 20, 2015

SUBJECT: Reappropriation of $100,000 from Bogard Road Service Area No. 25 Fiscal Year 2016 operating budget, Fund 279, to Fund 410, Project No. 30045, for Bogard Road Service Area No. 25 Capital Projects.

ORIGINATOR: Public Works, Operations & Maintenance

FISCAL ACTION (TO BE COMPLETED BY FINANCE)	FISCAL IMPACT (YES) NO
AMOUNT REQUESTED *100,000	FUNDING SOURCE RSA OPERATING
FROM ACCOUNT # 279.000.000.428.600	PROJECT #
TO ACCOUNT : 410.000.000.xxx.xxx	PROJECT # 30045
VERIFIED BY: Barbara Gruenstein 10/1/15	CERTIFIED BY:
DATE:	DATE:

EXPENDITURES/REVENUES: (Thousands of Dollars)

OPERATING	FY14	FY15	FY16	FY2017	FY2017	FY2018
Personnel Services						
Travel						
Contractual						
Supplies						
Equipment						
Land/Structures						
Grants, Claims						
Miscellaneous						
TOTAL OPERATING						
CAPITAL			100			
REVENUE						

FUNDING: (Thousands of Dollars)

General Fund						
State/Federal Funds						
Other			100			
TOTAL			100			

POSITIONS:

Full-Time						
Part-Time						
Temporary						

ANALYSIS: *The estimated remaining amount in the FY16 operating budget is $105,953 with this reappropriation, if adopted.

PREPARED BY: _____ PHONE: _____

DEPARTMENT: _____ DATE: _____

APPROVED BY: _____ DATE: 10/2/15

IM15-203
IM15-202
ORI5-134
ORI5-135

A RESOLUTION OF THE ROAD SERVICE AREA #25, BOGARD BOARD OF SUPERVISORS REQUESTING THE TRANSFER OF $100,000 FROM THE FY2016 OPERATING BUDGET TO THE CAPITAL IMPROVEMENTS PROGRAM.

WHEREAS, the Road Service Area #25, Bogard Operating Maintenance account has a balance of approximately $219,300; and

WHEREAS, it is the desire of the Road Service Area #25, Bogard Board of Supervisors to add funding to the capital projects list; and

WHEREAS, the RSA #25, Bogard Board of Supervisors request $100,000 be transferred to the Capital Improvement Projects Program;

NOW, THEREFORE, BE IT RESOLVED, that the Road Service Area #25, Bogard Board of Supervisors requests the Matanuska-Susitna Borough Assembly approve the transfer of $100,000 from FY2016 Operating Budget Fund 279.000.000.428.600 to Capital Improvements Project 30045.

APPROVED by the Road Service Area #25, Bogard Board of Supervisors:

Tommy Hepsmer
RSA #25 Supervisor — Date 9/9/15

Mr. Lonnie C. Christianson
RSA #25 Supervisor — Date 9/9/15

RSA #25 Supervisor — Date

Resolution 15-02

Im15-203
Im15-202
OR15-134
OR15-135

MATANUSKA-SUSITNA BOROUGH
PUBLIC WORKS DEPARTMENT
ROAD MAINTENANCE & REPAIR CAPITAL PROJECTS
SUMMER 2015

ASSEMBLY PERSON: Dist 3 Ron Arvin
RSA SUPER: Will Barickman
PRIMARY: Gary Hessmer
ALT: Carol Christiansen
ALT: Teri Hone

ROAD SERVICE AREA: 25 Bogard **PROJECT # 30045** **APPROX AVAILABLE FUNDING $2,337,577**
APPROX AVAILABLE GRANT FUNDING

PRIORITY STATUS	PROJECT LOCATION	DESCRIPTION OF WORK	TOTAL EST COST	RSA	MSB	GRANTS	GRANT DETAILS	FUND: YES/NO
1	RSA ROADS	CALCIUM PURCHASE 25% MSB Match Summer 2015	$0	$0	$0			N/A
2	RSA ROADS	CALCIUM APPLICATION 25% MSB Match Summer 2015	$0	$0	$0			N/A
3	RSA ROADS 30045.	RECONDITION ROADS	$80,000	$80,000				YES
4	RSA ROADS 30045.	PAVEMENT MAINTENANCE	$120,000	$120,000				YES
5	Williwaw Subd	ROW Research	$50,000	$50,000				YES
6	Echo Ave (.38) Golf St (.13) Foxtrot Ave (.47) Quebec St (.21) Sierra St (.45) Shaw's Dr (.49)	Design / Utility Relocate and Upgrade (2.13)	$805,000	$805,000				YES
7	Finger Cove Dr (.60) Finger Lake Ave (.09)	Design / Utility Relocate and Upgrade (.69)	$324,700	$324,700				YES
8	Patricia Ann Cir (.11) E Lake Cir (.05)	Design / Utility Relocate and Upgrade (.16)	$75,200	$75,200				YES
9	Highline Lane (.33) Biltmore Ct (.09) Claridge Ct (.06)	Design / Utility Relocate and Upgrade (.48)	$180,000	$180,000				YES

IM15-203 OR15-134
IM15-209 OR15-135

10	Waldron Cove Ct (.21) Finger Cove Ct (.08) Finger Lake Rd (.04)	Design / Utility Relocate and Upgrade (.33)	$150,000	$150,000				YES
11	Verboncoeur Dr (.26) LaGoon Drive (.27)	Design / Upgrade (.53)	$200,000	$200,000				YES
12	Bridle Path Dr (.32) Saddle Horse Dr (.38) Colt Cir (.07) Stallion Cir (.43)	Pave w/2" A.C. (1.2) 50% MSB Match	$360,000	$180,000	$180,000			YES
13	Via Tranquilla (.11)	Pave w/2" A.C. (.11) 50% MSB Match	$33,000	$16,500	$16,500			YES
	TOTAL FUNDED PROJECTS		**$2,377,900**	**$2,181,400**	**$196,500**			
14	Terrell Drive (.40) Tambert Drive (.40	Design / Upgrade (.80)	$250,000					NO
					FUNDING NOT YET IDENTIFIED			
15	E Wolverine Ave (.50) E Porcupine Ave (.50)	Design / Upgrade (1.0)	$350,000					NO
					FUNDING NOT YET IDENTIFIED			
16	E Beaver Ave (.50)	Design / Upgrade (.50)	$170,000					NO
					FUNDING NOT YET IDENTIFIED			
17	E Alder Cir (.17) E Juniper Rd (.10) E Fir Rd (.08) E Rose Bud Cir (.18) E Rose Bud Ct (.03)	Design / Upgrade (.56)	$170,000					NO
					FUNDING NOT YET IDENTIFIED			
18	Tamera Ck Cir (.25) E Cherry Dr (.19) E Cherry Cir (.18) E Hemlock Dr (.23)	Design / Upgrade (.85)	$300,000					NO
					FUNDING NOT YET IDENTIFIED			

IM15-203 0215-134
IM15-203 0215-135

19	Finger Cove Dr (.60) Finger Lake Ave (.09)	Pave w/2" A.C. (.69) 50% MSB Match	$207,000					NO
					FUNDING NOT YET IDENTIFIED			
20	Patricia Ann Cir (.11) E Lake Cir (.05)	Pave w/2" A.C. (.16) 50% MSB Match	$48,000					NO
					FUNDING NOT YET IDENTIFIED			
21	Highland Lane (.33) Biltmore Ct (.09) Claridge Ct (.06)	Pave w/2" A.C. (.48) 50% MSB Match	$144,000					NO
					FUNDING NOT YET IDENTIFIED			
22	Waldron Cove Ct (.21) Finger Cove Ct (.08) Finger Lake Rd (.04)	Pave w/2" A.C. (.33) 50% MSB Match	$99,000					NO
					FUNDING NOT YET IDENTIFIED			
23	Verboncoeur Dr (.26) Lagoon Dr (.27)	Pave w/2" A.C. (.53) 50% MSB Match	$159,000					NO
					FUNDING NOT YET IDENTIFIED			
	TOTAL UNFUNDED PROJECTS		**$1,897,000**					

INFORMATION ONLY, GRANTS PREVIOUSLY ACCEPTED & APPROPRIATED

Im15-203
Im15-202
Or15-134
Or15-135

NON-CODE ORDINANCE

By: Borough Manager
Introduced:
Public Hearing:
Action:

MATANUSKA-SUSITNA BOROUGH
ORDINANCE SERIAL NO. 15-134

AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY APPROVING AN APPROPRIATION OF $110,000 FROM BOGARD ROAD SERVICE AREA NO. 25 FUND BALANCE, FUND 279, TO FUND 410, PROJECT NO. 30045, FOR BOGARD ROAD SERVICE AREA NO. 25 CAPITAL PROJECTS.

WHEREAS, the Bogard Road Service Area No. 25 Board of Supervisors and the Public Works Department would like to ensure all approved projects on the Capital List are fully funded; and

WHEREAS, the Bogard Road Service Area No. 25 Board of Supervisors and the Public Works Department would like to support as many future capital projects as possible; and

WHEREAS, transferring funds to the capital projects will ensure all projects on the capital projects list have adequate funding and support additional future capital projects; and

WHEREAS, excess funds from the RSA No. 25 Bogard fund balance can be used to fund Capital Improvement Projects; and

WHEREAS, the Bogard Road Service Area No. 25 Board of Supervisors and the Public Works Department would like to transfer $110,000 from Bogard Road Service Area No. 25 fund balance, Fund 279, to Fund 410, Project No. 30045, for the Bogard Road Service Area No. 25 Capital Projects.

BE IT ENACTED:

Section 1. Classification. This is a non-code ordinance.

Section 2. Appropriation source. The Matanuska-Susitna Borough Assembly hereby approves the appropriation of $110,000

OR15-135
IM15-202
IM15-203

from Bogard Road Service Area No. 25, fund balance, Fund 279, to Fund 410, Project No. 30045, Bogard Road Service Area No. 25 Capital Projects.

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 R. MCKECHNIE, CMC, Borough Clerk

(SEAL)

NON-CODE ORDINANCE

By: Borough Manager
Introduced:
Public Hearing:
Action:

MATANUSKA-SUSITNA BOROUGH
ORDINANCE SERIAL NO. 15-135

AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY APPROVING A REAPPROPRIATION OF $100,000 FROM THE BOGARD ROAD SERVICE AREA NO. 25 FISCAL YEAR 2016 OPERATING BUDGET, FUND 279, TO FUND 410, PROJECT NO. 30045, FOR BOGARD ROAD SERVICE AREA NO. 25 CAPITAL PROJECTS.

WHEREAS, the Bogard Road Service Area No. 25 Board of Supervisors and the Public Works Department would like to support as many capital upgrades as possible; and

WHEREAS, transferring funds to the capital projects will ensure all scheduled capital projects are fully funded; and

WHEREAS, transferring funds to the capital projects will allow additional projects to be added to the Capital Projects lists; and

WHEREAS, the Bogard Road Service Area No. 25 Board of Supervisors and Public Works Department requests a reappropriation of $100,000 from the Bogard Road Service Area No. 25 Fiscal Year 2016 operating budget, fund 279, to Fund 410, Project No. 30045, for the Bogard Road Service Area No. 25 Capital Projects.

BE IT ENACTED:

Section 1. Classification. This is a non-code ordinance.

Section 2. Reappropriation source. The Matanuska-Susitna Borough Assembly hereby approves the reappropriation of $100,000 from the Bogard Road Service Area No. 25 Fiscal Year 2016 operating budget, fund 279, to Fund 410, Project No. 30045,

OR15-134
Im15-202
Im15-203

Bogard Road Service Area No. 25 Capital Projects.

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 R. MCKECHNIE, CMC, Borough Clerk

(SEAL)

MATANUSKA-SUSITNA BOROUGH INFORMATION MEMORANDUM **IM No.15-207**

SUBJECT: Appropriation of $100,000 from South Colony Road Service Area No. 16 fund balance, Fund 273, to Fund 410, Project No. 30039, for South Colony Road Service Area No. 16 Capital Projects.

AGENDA OF: October 20, 2015

ASSEMBLY ACTION:

MANAGER RECOMMENDATION: Introduce and set for public hearing.

APPROVED ~~BY~~ for JOHN MOOSEY, BOROUGH MANAGER: George Hayes

Route To:	Department/Individual	Initials	Remarks
	Originator		Will Buickman
	Public Works Director		22 Sep 15
	Finance Director		10/2/15
	Borough Attorney	for N.S.	10/2/15
	Borough Clerk		10/13/15

ATTACHMENT(S): Ordinance Serial no. 15-136
Fiscal Note: Yes x No
Resolution 15-02 from the Road Service Area No. 16, Board of Supervisors.
Road Maintenance & Repair Capital Projects List for RSA 16, approved with AM 14-152, 3pp

Im 15-208 ordiance 15-137

SUMMARY STATEMENT: The South Colony Road Service Area No. 16 Board of Supervisors and the Public Works Department would like to ensure adequate funding for all items on the approved Capital List and support as many future capital upgrades projects as possible. Excess funds from the RSA No. 16 fund balance can be used to fund Capital Improvement Projects. To subsidize start up for any additional projects, Public Works and the Road Service Area Board of Supervisors would like to transfer $100,000 from the South Colony Road Service Area No. 16 fund balance, Fund 273, to Project No. 30039, Fund 410 for South Colony Road Service Area No. 16 Capital Projects.

RECOMMENDATION OF ADMINISTRATION: Approve an appropriation of $100,000 from South Colony Road Service Area No. 16 fund balance, Fund 273, to Fund 410, Project No. 30039, for South Colony Road Service Area No. 16 Capital Projects.

Im 15-208
OR15-136
OR15-137

MATANUSKA-SUSITNA BOROUGH
FISCAL NOTE

Agenda Date: October 20, 2015

SUBJECT: Appropriation of $100,000 from South Colony Road Service Area No. 16 fund balance, Fund 273, to Fund 410, Project No. 30039, for South Colony Road Service Area No. 16 Capital Projects.

ORIGINATOR: Public Works, Operations & Maintenance

FISCAL ACTION (TO BE COMPLETED BY FINANCE)	FISCAL IMPACT (YES) NO
AMOUNT REQUESTED *100,000	FUNDING SOURCE RSA FUND BALANCE
FROM ACCOUNT # 273.272.000	PROJECT #
TO ACCOUNT : 410.000.000.4xx.xxx	PROJECT # 30039
VERIFIED BY: Barbara Gruenfeld 10/1/15	CERTIFIED BY:
DATE:	DATE:

EXPENDITURES/REVENUES: (Thousands of Dollars)

OPERATING	FY14	FY15	FY16	FY2017	FY2018	FY2019
Personnel Services						
Travel						
Contractual						
Supplies						
Equipment						
Land/Structures						
Grants, Claims						
Miscellaneous						
TOTAL OPERATING						
CAPITAL			100			
REVENUE						

FUNDING: (Thousands of Dollars)

General Fund						
State/Federal Funds						
Other			100			
TOTAL			100			

POSITIONS:

Full-Time						
Part-Time						
Temporary						

ANALYSIS: *The estimated remaining amount in fund balance, Fund 273 is $5[illegible] with this appropriation, if adopted.

PREPARED BY: _____ PHONE: _____

DEPARTMENT: _____ DATE: _____

APPROVED BY: _____ DATE: 10/2/15

Im15-207
Im15-208
GR15-136
GR15-137

A RESOLUTION OF THE ROAD SERVICE AREA #16, SOUTH COLONY BOARD OF SUPERVISORS REQUESTING THE TRANSFER OF $100,000 FROM THE FUND BALANCE TO THE CAPITAL IMPROVEMENTS PROGRAM.

WHEREAS, the Road Service Area #16, South Colony Fund Balance has a balance of approximately $157,882; and

WHEREAS, it is the desire of the Road Service Area #16, South Colony Board of Supervisors to add funding to the capital projects list; and

WHEREAS, the excess funds from the RSA #16, South Colony Fund Balance can be used to fund Capital Improvement Projects; and

WHEREAS, the RSA #16, South Colony Board of Supervisors request $100,000 be transferred to the Capital Improvement Projects Program;

NOW, THEREFORE, BE IT RESOLVED, that the Road Service Area #16, South Colony Board of Supervisors requests the Matanuska-Susitna Borough Assembly approve the transfer of $100,000 from Fund Balance 273.272.000 to Capital Improvements Project 30039.

APPROVED by the Road Service Area #16, South Colony Board of Supervisors:

RSA #16 Supervisor — Date 9/16/15

RSA #16 Supervisor — Date 9/16/2015

RSA #16 Supervisor — Date 16 Sep 15

Resolution #15-02

IM15-207
IM15-208
OR15-136
OR15-137

MATANUSKA-SUSITNA BOROUGH
PUBLIC WORKS DEPARTMENT
ROAD MAINTENANCE & REPAIR CAPITAL PROJECTS
SUMMER 2015

ASSEMBLY PERSON: Dist 1 Jim Sykes
ASSEMBLY PERSON: Dist 2 Matthew Beck
ASSEMBLY PERSON: Dist 6 Jim Colver
RSA SUPER: Will Barickman
RSA PRIMARY: Andy Weiland
RSA ALT: Edward Strabel
RSA ALT: VACANT

RSA : 16 SOUTH COLONY

PROJECT # 30039

APPROX AVAILABLE RSA FUNDING $1,322,863
APPROX AVAILABLE GRANT FUNDING

PRIORITY STATUS	PROJECT LOCATION	DESCRIPTION OF WORK	TOTAL EST COST	RSA	MSB	GRANTS	GRANT DETAILS	FUND: YES/NO
1	RSA ROADS	CALCIUM PURCHASE 25% MSB Match Summer 2015	$0	$0	$0			N/A
2	RSA ROADS	CALCIUM APPLICATION 25% MSB Match Summer 2015	$0	$0	$0			N/A
3	RSA ROADS 30039.	RECONDITION ROADS	$100,000	$100,000				YES
4	RSA ROADS 30039.	PAVEMENT MAINTENANCE - Striping	$36,000	$36,000				YES
5	Snicker Ave (.30)	Design and Upgrade (.30)	$170,000	$170,000				YES
6	Maverick Dr (.20)	Design and Upgrade (.20)	$140,000	$140,000				YES
7	Bush Road (.10) Peters Dr (.14)	Design and Upgrade (.24)	$140,000	$140,000				YES
8	Weltin Way (.18) Lorena Dr (.11)	Design and Upgrade (.29)	$160,000	$160,000				YES
9	Yentna Drive (.27)	Design and Upgrade (.27)	$125,000	$125,000				YES
10	Ryder Drive (.23)	Design and Upgrade (.23)	$150,000	$150,000				YES
11	Larose Road (.40)	Design and Upgrade (.40)	$200,000	$200,000				YES
	TOTAL FUNDED PROJECTS		**$1,221,000**	**$1,221,000**				
12	E Center Street (.50)	Design (.29)	$150,000					NO
					FUNDING NOT YET IDENTIFIED			

IM15-207 0815-136
IM15-208 0815-137

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12/19/2014

13	Chalet Drive (.23) N. Penny Lane (.07) N. Rush Circle (.06) Hemmer Rd (.06)	Upgrade (.42)	$200,000					NO
					FUNDING NOT YET IDENTIFIED			
14	RSA 16 Connection to RSA 23	Design & Build Showers to Lupine	$50,000					NO
					FUNDING NOT YET IDENTIFIED			
15	Snicker Ave (.30)	Pave w/2" A.C. (.30) 50% MSB Match	$90,000					NO
					FUNDING NOT YET IDENTIFIED			
16	Maverick Dr (.20)	Pave w/2" A.C (.20) 50% MSB Match	$60,000					NO
					FUNDING NOT YET IDENTIFIED			
17	Bush Road (.10) Peters Drive (.14)	Pave w/2" A.C. (.24) 50% MSB Match	$72,000					NO
					FUNDING NOT YET IDENTIFIED			
18	Weltin Way (.18) Lorena Dr (.11)	Pave w/2" A.C (.29) 50% MSB Match	$87,000					NO
					FUNDING NOT YET IDENTIFIED			
19	Vince Cir (.05) Jason Ct (.10) Bremond Cir (.13) Gilbert (.07)	Pave w/2" A.C. (.35) 50% MSB Match	$105,000					NO
					FUNDING NOT YET IDENTIFIED			
20	Yenta Drive (.27)	Pave w/2" A.C. (.27) 50% MSB Match	$81,000					NO
					FUNDING NOT YET IDENTIFIED			
21	Ryder (.23)	Pave w/2" A.C. (.23) 50% MSB Match	$69,000					NO
					FUNDING NOT YET IDENTIFIED			
22	Larose Dr (.40)	Pave w/2" A.C. (.40) 50% MSB Match	$120,000					NO
					FUNDING NOT YET IDENTIFIED			

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OR15-137

23	Center St (.50)	Pave w/2" A.C. (.50) 50% M5B Match	$150,000					NO
					FUNDING NOT YET IDENTIFIED			
24	Chalet Dr (.23) Penny Land (.07) Rush Cir (.06) Henner Rd (.06)	Pave w/2" A.C. (.42) 50% MSB Match	$126,000					NO
					FUNDING NOT YET IDENTIFIED			
25	Monte Carlo Ln (.48) Corvette Dr (.06) Bega Cir (.06) Caprice Dr (.48) Impala Ct (.06)	Design and Upgrade (1.4)	$450,000					NO
					FUNDING NOT YET IDENTIFIED			
26	S. Joanne Dr (.15	Design and Upgrade (.15)	$50,000					NO
					FUNDING NOT YET IDENTIFIED			
27	N Kilkenny Dr (.22) Kildare Dr (.08) E Highland Cir (.16) E Garret Woodson Cir (.16) Ravendale Dr (.11) E Cody Dr (10)	Design and Upgrade (.83)	$350,000					NO
					FUNDING NOT YET IDENTIFIED			
	TOTAL UNFUNDED PROJECTS		**$2,210,000**					

INFORMATION ONLY, GRANTS PREVIOUSLY ACCEPTED & APPROPRIATED

IM15-207 0815-136 IM15-208 0215-137

MATANUSKA-SUSITNA BOROUGH INFORMATION MEMORANDUM **IM No.15-208**

SUBJECT: Reappropriation of $150,000 from South Colony Road Service Area No. 16 Fiscal Year 2016 operating budget, Fund 273, to Fund 410, Project No. 30039, for South Colony Road Service Area No. 16 Capital Projects.

AGENDA OF: October 20, 2015

ASSEMBLY ACTION:

MANAGER RECOMMENDATION: Introduce and set for public hearing.

APPROVED BY JOHN MOOSEY, BOROUGH MANAGER: for George Hays

Route To:	Department/Individual	Initials	Remarks
	Originator	WB	Will Barickman
	Public Works Director		22 Sep 15
	Finance Director	JEC	10/2/15
	Borough Attorney	for N.S.	10/2/15
	Borough Clerk		

ATTACHMENT(S): Ordinance Serial no. 15- 137
Fiscal Note: Yes x No
Resolution 15-01 from the Road Service Area No. 16, Board of Supervisors.
Road Maintenance & Repair Capital Projects List for *RSA 16, approved with AM 14-152, 3pp*

Im 15-207 Ordiance 15-136

SUMMARY STATEMENT: The South Colony Road Service Area No. 16 Board of Supervisors and the Public Works Department would like to ensure that the capital projects scheduled for completion are fully funded and fund additional projects under the capital projects. The Board of Supervisors and the Public Works Department would like to transfer $150,000 from the South Colony Road Service Area No. 16 Fiscal Year 2016 operating budget, Fund 273, to Project No. 30039, Fund 410 for South Colony Road Service Area No. 16 Capital Projects.

RECOMMENDATION OF ADMINISTRATION: Approve a reappropriation of $150,000 from South Colony Road Service Area No. 16 Fiscal Year 2016 operating budget, Fund 273, to Fund 410, Project No. 30039, for South Colony Road Service Area No. 16 Capital Projects.

MATANUSKA-SUSITNA BOROUGH
FISCAL NOTE

Agenda Date: October 20, 2015

SUBJECT: Reappropriation of $150,000 from South Colony Road Service Area No. 16 Fiscal Year 2016 operating budget, Fund 273, to Fund 410, Project No. 30039, for South Colony Road Service Area No. 16 Capital Projects.

ORIGINATOR: Public Works, Operations & Maintenance

FISCAL ACTION (TO BE COMPLETED BY FINANCE)	FISCAL IMPACT YES NO
AMOUNT REQUESTED *150,000	FUNDING SOURCE RSA OPERATING
FROM ACCOUNT # 273.000.000.428.600	PROJECT #
TO ACCOUNT : 410.000.000.xxx.xxx	PROJECT # 30039
VERIFIED BY: Barbara Gaugler	CERTIFIED BY:
DATE: 10/1/15	DATE:

EXPENDITURES/REVENUES: (Thousands of Dollars)

OPERATING	FY14	FY15	FY16	FY2017	FY2017	FY2018
Personnel Services						
Travel						
Contractual						
Snpplies						
Equipment						
Land/Structures						
Grants, Claims						
Miscellaneous						
TOTAL OPERATING						
CAPITAL			150			
REVENUE						

FUNDING: (Thousands of Dollars)

General Fund						
State/Federal Funds						
Other			150			
TOTAL			150			

POSITIONS:

Full-Time						
Part-Time						
Temporary						

ANALYSIS: *The estimated remaining amount in the FY16 operating budget is $143,223 with this reappropriation, if adopted.

PREPARED BY: _____ PHONE: _____

DEPARTMENT: _____ DATE: _____

APPROVED BY: _____ DATE: 10/2/15

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OR15-136
OR15-137

A RESOLUTION OF THE ROAD SERVICE AREA #16, SOUTH COLONY BOARD OF SUPERVISORS REQUESTING THE TRANSFER OF $150,000 FROM THE FY2016 OPERATING BUDGET TO THE CAPITAL IMPROVEMENTS PROGRAM.

WHEREAS, the Road Service Area #16, South Colony Operating Maintenance account has a balance of approximately $293,223; and

WHEREAS, it is the desire of the Road Service Area #16, South Colony Board of Supervisors to add funding to the capital projects list; and

WHEREAS, the RSA #16, South Colony Board of Supervisors request $150,000 be transferred to the Capital Improvement Projects Program;

NOW, THEREFORE, BE IT RESOLVED, that the Road Service Area #16, South Colony Board of Supervisors requests the Matanuska-Susitna Borough Assembly approve the transfer of $150,000 from FY2016 Operating Budget Fund 273.000.000.428.600 to Capital Improvements Project 30039.

APPROVED by the Road Service Area #16, South Colony Board of Supervisors:

Andy Weiland — 9/16/15
RSA #16 Supervisor — Date

[signature] — 9/16/2015
RSA #16 Supervisor — Date

[signature] — 16 Sep 15
RSA #16 Supervisor — Date

Resolution 15-01

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IM15-207
OR15-136
OR15-137

MATANUSKA-SUSITNA BOROUGH
PUBLIC WORKS DEPARTMENT
ROAD MAINTENANCE & REPAIR CAPITAL PROJECTS
SUMMER 2015

ASSEMBLY PERSON: Dist 1 Jim Sykes
ASSEMBLY PERSON: Dist 2 Matthew Beck
ASSEMBLY PERSON: Dist 6 Jim Colver
RSA SUPER: Will Barickman
RSA PRIMARY: Andy Weiland
RSA ALT: Edward Strabel
RSA ALT: VACANT

RSA : 16 SOUTH COLONY

PROJECT # 30039

APPROX AVAILABLE RSA FUNDING $1,322,863
APPROX AVAILABLE GRANT FUNDING

PRIORITY STATUS	PROJECT LOCATION	DESCRIPTION OF WORK	TOTAL EST COST	RSA	MSB	GRANTS	GRANT DETAILS	FUND: YES/NO
1	RSA ROADS	CALCIUM PURCHASE 25% MSB Match Summer 2015	$0	$0	$0			N/A
2	RSA ROADS	CALCIUM APPLICATION 25% MSB Match Summer 2015	$0	$0	$0			N/A
3	RSA ROADS 30039.	RECONDITION ROADS	$100,000	$100,000				YES
4	RSA ROADS 30039.	PAVEMENT MAINTENANCE - Striping	$36,000	$36,000				YES
5	Snicker Ave (.30)	Design and Upgrade (.30)	$170,000	$170,000				YES
6	Maverick Dr (.20)	Design and Upgrade (.20)	$140,000	$140,000				YES
7	Bush Road (.10) Peters Dr (.14)	Design and Upgrade (.24)	$140,000	$140,000				YES
8	Weltin Way (.18) Lorena Dr (.11)	Design and Upgrade (.29)	$160,000	$160,000				YES
9	Yentna Drive (.27)	Design and Upgrade (.27)	$125,000	$125,000				YES
10	Ryder Drive (.23)	Design and Upgrade (.23)	$150,000	$150,000				YES
11	Larose Road (.40)	Design and Upgrade (.40)	$200,000	$200,000				YES
	TOTAL FUNDED PROJECTS		**$1,221,000**	**$1,221,000**				
12	E Center Street (.50)	Design (.29)	$150,000					NO
					FUNDING NOT YET IDENTIFIED			

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IM15-207 0215-137

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12/19/2014

13	Chalet Drive (.23) N. Penny Lane (.07) N. Rush Circle (.06) Hemmer Rd (.06)	Upgrade (.42)	$200,000					NO
					FUNDING NOT YET IDENTIFIED			
14	RSA 16 Connection to RSA 23	Design & Build Showers to Lupine	$50,000					NO
					FUNDING NOT YET IDENTIFIED			
15	Snicker Ave (.30)	Pave w/2" A.C. (.30) 50% MSB Match	$90,000					NO
					FUNDING NOT YET IDENTIFIED			
16	Maverick Dr (.20)	Pave w/2" A.C (.20) 50% MSB Match	$60,000					NO
					FUNDING NOT YET IDENTIFIED			
17	Bush Road (.10) Peters Drive (.14)	Pave w/2" A.C. (.24) 50% MSB Match	$72,000					NO
					FUNDING NOT YET IDENTIFIED			
18	Weltin Way (.18) Lorena Dr (.11)	Pave w/2" A.C (.29) 50% MSB Match	$87,000					NO
					FUNDING NOT YET IDENTIFIED			
19	Vince Cir (.05) Jason Ct (.10) Bremond Cir (.13) Gilbert (.07)	Pave w/2" A.C. (.35) 50% MSB Match	$105,000					NO
					FUNDING NOT YET IDENTIFIED			
20	Yenta Drive (.27)	Pave w/2" A.C. (.27) 50% MSB Match	$81,000					NO
					FUNDING NOT YET IDENTIFIED			
21	Ryder (.23)	Pave w/2" A.C. (.23) 50% MSB Match	$69,000					NO
					FUNDING NOT YET IDENTIFIED			
22	Larose Dr (.40)	Pave w/2" A.C. (.40) 50% MSB Match	$120,000					NO
					FUNDING NOT YET IDENTIFIED			

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IM15-204 OR15-137

23	Center St (.50)	Pave w/2" A.C. (.50) 50% MSB Match	$150,000					NO
					FUNDING NOT YET IDENTIFIED			
24	Chalet Dr (.23) Penny Land (.07) Rush Cir (.06) Henner Rd (.06)	Pave w/2" A.C. (.42) 50% MSB Match	$126,000					NO
					FUNDING NOT YET IDENTIFIED			
25	Monte Carlo Ln (.48) Corvette Dr (.06) Bega Cir (.06) Caprice Dr (.48) Impala Ct (.06)	Design and Upgrade (1.4)	$450,000					NO
					FUNDING NOT YET IDENTIFIED			
26	S. Joanne Dr (.15	Design and Upgrade (.15)	$50,000					NO
					FUNDING NOT YET IDENTIFIED			
27	N Kilkenny Dr (.22) Kildare Dr (.08) E Highland Cir (.16) E Garret Woodson Cir (.16) Ravendale Dr (.11) E Cody Dr (10)	Design and Upgrade (.83)	$350,000					NO
					FUNDING NOT YET IDENTIFIED			
	TOTAL UNFUNDED PROJECTS		**$2,210,000**					

INFORMATION ONLY, GRANTS PREVIOUSLY ACCEPTED & APPROPRIATED

IMS-208 0215-136

IMS-207 0215-137

NON-CODE ORDINANCE

By: Borough Manager
Introduced:
Public Hearing:
Action:

MATANUSKA-SUSITNA BOROUGH
ORDINANCE SERIAL NO. 15- 136

AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY APPROVING AN APPROPRIATION OF $100,000 FROM SOUTH COLONY ROAD SERVICE AREA NO. 16 FUND BALANCE, FUND 273, TO FUND 410, PROJECT NO. 30039, FOR SOUTH COLONY ROAD SERVICE AREA NO. 16 CAPITAL PROJECTS.

WHEREAS, the South Colony Road Service Area No. 16 Board of Supervisors and the Public Works Department would like to ensure all approved projects on the Capital List are fully funded; and

WHEREAS, the South Colony Road Service Area No. 16 Board of Supervisors and the Public Works Department would like to support as many future capital projects as possible; and

WHEREAS, transferring funds to the capital projects will ensure all projects on the capital projects list have adequate funding and support additional future capital projects; and

WHEREAS, excess funds from the RSA No. 16 South Colony fund balance can be used to fund Capital Improvement Projects; and

WHEREAS, the South Colony Road Service Area No. 16 Board of Supervisors and the Public Works Department would like to transfer $100,000 from South Colony Road Service Area No. 16 fund balance, Fund 273, to Fund 410, Project No. 30039, for the South Colony Road Service Area No. 16 Capital Projects.

BE IT ENACTED:

Section 1. Classification. This is a non-code ordinance.

Section 2. Appropriation source. The Matanuska-Susitna Borough Assembly hereby approves the appropriation of $100,000

OR 15-137
IM 15-207
IM 15-208

from South Colony Road Service Area No. 16, fund balance, Fund 273, to Fund 410, Project No. 30039, South Colony Road Service Area No. 16 Capital Projects.

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 R. MCKECHNIE, CMC, Borough Clerk

(SEAL)

NON-CODE ORDINANCE

By: Borough Manager
Introduced:
Public Hearing:
Action:

MATANUSKA-SUSITNA BOROUGH
ORDINANCE SERIAL NO. 15- 137

AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY APPROVING A REAPPROPRIATION OF $150,000 FROM THE SOUTH COLONY ROAD SERVICE AREA NO. 16 FISCAL YEAR 2016 OPERATING BUDGET, FUND 273, TO FUND 410, PROJECT NO. 30039, FOR SOUTH COLONY ROAD SERVICE AREA NO. 16 CAPITAL PROJECTS.

WHEREAS, the South Colony Road Service Area No. 16 Board of Supervisors and the Public Works Department would like to support as many capital upgrades as possible; and

WHEREAS, transferring funds to the capital projects will ensure all scheduled capital projects are fully funded; and

WHEREAS, transferring funds to the capital projects will allow additional projects to be added to the Capital Projects lists; and

WHEREAS, the South Colony Road Service Area No. 16 Board of Supervisors and Public Works Department requests a reappropriation of $150,000 from the South Colony Road Service Area No. 16 Fiscal Year 2016 operating budget, fund 273, to Fund 410, Project No. 30039, for the South Colony Road Service Area No. 16 Capital Projects.

BE IT ENACTED:

Section 1. Classification. This is a non-code ordinance.

Section 2. Reappropriation source. The Matanuska-Susitna Borough Assembly hereby approves the reappropriation of $150,000 from the South Colony Road Service Area No. 16 Fiscal Year 2016 operating budget, fund 273, to Fund 410, Project No. 30039, South

OR15-136
Im15-207
Im15-208

Colony Road Service Area No. 16 Capital Projects.

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 R. MCKECHNIE, CMC, Borough Clerk

(SEAL)

MATANUSKA-SUSITNA BOROUGH INFORMATION MEMORANDUM IM No. 15-209

SUBJECT: MATANUSKA-SUSITNA BOROUGH ASSEMBLY APPROVING THE APPROPRIATION OF $800,000 FROM THE AREAWIDE SCHOOL SITE ACQUISITION RESERVE, FUND 100, WITH FULL REIMBURSEMENT OF RESERVE FUNDS BY TWINDLY BRIDGE CHARTER SCHOOL THROUGH ANNUAL APPROPRIATION FROM THE SCHOOL'S CAPITAL BUDGET BY THE MATANUSKA-SUSITNA BOROUGH SCHOOL DISTRICT; AND APPROVING THE LAND ACQUISITION AND IMPROVEMENTS THEREON OF LOT 1A, BLOCK 10, DEVON WOOD DIVISION THREE, WHERE TWINDLY BRIDGE CHARTER SCHOOL IS CURRENTLY LOCATED (MSB007058).

AGENDA OF: October 20, 2015

ASSEMBLY ACTION:

MANAGER RECOMMENDATION: Introduce and set for public hearing.

APPROVED BY JOHN MOOSEY, BOROUGH MANAGER:

Route To:	Department/Individual	Initials	Remarks
	Originator		
	Community Development Director		
	Finance Director		
	Borough Attorney	for N.S.	review pending 10/12/15
	Borough Clerk		10/13/15

ATTACHMENT(S): Fiscal Note: YES X NO
Vicinity Map (1 pp)
Twindly Bridge Charter School
Academic Policy Committee
Resolution No. 09292105 (1 pp)
Matanuska-Susitna School District
Resolution No. 16-001 (2 pp)
Ordinance Serial No. 15-138 (4 pp)
Ordinance Serial NO. 15-139 (3 pp)

SUMMARY STATEMENT:
The Matanuska-Susitna Borough (MSB), Land & Resource Management Division, received a request from Twindly Bridge Charter School for assistance in purchasing the property where their facility is currently located. The purchase price is $1,200,000 based on

fair market value for the land and improvements. The school has money set aside in their reserve account for site acquisition and will bring $400,000 to the table at closing. The school is requesting to borrow $800,000 from the Areawide School Site Acquisition Reserve, Fund 100, for the balance which will be reimbursed in two annual payments of $400,000 each from the charter schools capital receipts. The funding for such capital receipts comes via annual appropriations by the school district to the charter school's capital budget. The loan from the boroughs' reserve fund (Fund 100) shall be paid back in full no later than June 30, 2018. An agreement between the borough and Twindly Bridge Charter School will be signed to warrant the loan.

DISCUSSION:
Twindly Bridge Charter School is open to all students K-12 who live in the Valley and are not enrolled in another public school. The program implements support, resources, and opportunities for home schooling families throughout the borough and students may work either from home, or receive supplementary instruction through classes held at the school. The schools' current Charter was approved in 2001 running through 2020 and is in good standing with both school district and state requirements.

The charter school resides in the *Seldon Corners* building located on the northeast corner of the Seldon Road-Lucille Street intersection in Wasilla. It has leased this location for ten years paying recurring annual rent in the amount of $131,292. The owners (Lessor) and the charter school (Lessee) negotiated an owner-finance deal which included three annual payments of $400,000 (totaling $1,200,000) *plus* monthly rent over the next two years. The charter school came to the borough to discuss other available purchase options wherein the borough determined a cash purchase versus the owner-finance deal provided a net savings to the school of over $131,000 annually.

Cash purchase is a best management practice when considering overall savings and the following facts: 1) there is very limited supply of marketable commercial space in the core area appropriate for school activity, 2) relocation costs and retrofitting a different space with required school improvements including off-site utility upgrades such as fiber optic lines could be significantly higher than site acquisition of current location, and 3) new construction would quadruple the cost, supports purchasing the current site outright. Where the school resides now, there is also possibility for future school expansion onto adjacent lots making their current location even more appealing.

Utilizing school site acquisition reserve funds is allowed for the purpose of purchasing the property and the improvements thereon where Twindly Bridge currently resides. The reserve fund has a balance of over three million dollars and the $800,000 needed for purchasing the charter school site will be paid back within two years. There were no objections received from public noticing for the site acquisition, nor any objection from other borough departments. Acquisition is supported by the Twindly Bridge Charter School Academic Policy Committee and the Matanuska-Susitna Borough School Board.

Authority:

MSB 19.08.020 LOCATION OF SCHOOL BUILDINGS (F) (2)
An existing charter school that has been in existence for five years or more may request the borough and the school district acquire permanent facilities for the charter school.

MSB 3.04.095 GENERAL FUND BALANCE POLICY AND RESERVATIONS
A reserve for capital shall be established and only be utilized for one-time capital expenditures or site acquisition costs. Expenditures require five affirmative votes of the assembly.

RECOMMENDATION OF ADMINISTRATION:

Approval by the Matanuska-Susitna Borough Assembly of appropriation of $800,000 from the Areawide School Site Acquisition Reserve, Fund 100, with full reimbursement of reserve funds by Twindly Bridge Charter School through annual appropriation from the school's capital budget by the Matanuska-Susitna Borough School District; and approving the land acquisition and improvements thereon of Lot 1A, Block 10, Devon Wood Division Three, where Twindly Bridge Charter School is currently located.

MATANUSKA-SUSITNA BOROUGH
FISCAL NOTE

Agenda Date: October 20, 2015 ORIGINATOR: Community Development

SUBJECT: Matanuska-Susitna Borough Assembly approving the appropriation of $800,000 from the Areawide School Site Acquisition Reserve, Fund 100, with full reimbursement of reserve funds by Twindly Bridge Charter School through annual appropriations from the school's capital budget by the Matanuska-Susitna Borough School District; and approving the land acquisition and improvements thereon of Lot 1A, Block 10, Devon Wood Division Three, where Twindly Bridge Charter School is currently located (MSB007058).

FISCAL ACTION (TO BE COMPLETED BY FINANCE)	FISCAL IMPACT YES NO
AMOUNT REQUESTED	FUNDING SOURCE
FROM ACCOUNT #	PROJECT #
TO ACCOUNT :	PROJECT #
VERIFIED BY:	CERTIFIED BY:
DATE:	DATE:

EXPENDITURES/REVENUES (Thousands of Dollars)

OPERATING	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021
Personnel Services						
Travel						
Contractual						
Supplies						
Equipment						
Land Structures						
Grants, Claims						
Miscellaneous						
TOTAL OPERATING						

CAPITAL						

REVENUE						

FUNDING (Thousands of Dollars)

General Fund						
State/Federal Funds						
Other						
TOTAL						

POSITIONS

Full-Time						
Part-Time						
Temporary						

ANALYSIS (Attach a separate page if necessary)

PREPARED BY _____ PHONE _____

DEPARTMENT _____ DATE: _____

APPROVED BY _____ DATE: _____

IM No. 15-209
Ordinance Serial No. 15-138
Ordinance Serial No. 15-139

Twindly Bridge Charter School

Matanuska-Susitna Borough School District

141 E Seldon Road, Wasilla, Alaska 99654

Phone: 907-376-6680 Fax: (907) 376-6695 www.twindlybridge.us

RESOLUTION NO. 09292105

A RESOLUTION OF THE ACADEMIC POLICY COMMITTEE TO SUPPORT TWINDLY BRIDGE CHARTER SCHOOL'S ACQUISITION OF A PERMANENT FACILITY AT 141 E. SELDON ROAD, WASILLA, AK 99623 [LOT 1A, BLOCK 10, DEVON WOOD DIVISION THREE].

WHEREAS, Twindly Bridge Charter School in conformance of Alaska Statute 14.03.250-.290 and Mat-Su School District Policies and Procedures has provided educational programs since the Fall of 2005;

WHEREAS, Twindly Bridge Charter School is currently in good academic and financial standing with the Matanuska-Susitna Borough School District and the State of Alaska;

WHEREAS, Twindly Bridge Charter School has currently an enrollment of 392 students with a charter capacity of 400;

WHEREAS, Twindly Bridge Charter School is currently leasing the facility at 141 E. Seldon Road, Wasilla, AK 99623;

WHEREAS, Twindly Bridge Charter School funds an annual recurring rental expense of $131,292 out of its operating budget;

WHEREAS, Twindly Bridge Charter School could significantly reduce its ongoing expenses by owning a facility;

WHEREAS, the Mat-Su Borough and owners of 141 E. Seldon Road are in negotiations to sell this property to Twindly Bridge Charter School;

WHEREAS, Twindly Bridge Charter School has a pre-audit total of $640,152 available in fund balance accounts for year ending June 30, 2015, which $400,000 will be made available towards the purchase 141 E. Seldon Road;

WHEREAS, to fund any difference between Twindly Bridge's available funds and the agreed upon selling price, Borough administration will be recommending to the Assembly issuance of a temporary grant to be made available from the Borough's Areawide School Site Acquisition Reserve, Fund 100, to be paid back by Twindly Bridge Charter School within three years or less;

WHEREAS, Legislation to approve the acquisition and funding source will be introduced to the Borough Assembly on October 20, 2015, with a public hearing scheduled to be held on November 3, 2015;

NOW THEREFORE, BE IT RESOLVED that the Academic Policy Committee of Twindly Bridge Charter School supports the Borough Assembly's consideration of acquisition of a permanent facility at 141 E. Seldon Road, Wasilla, AK for Twindly Bridge Charter School using a combination of Matanuska-Susitna Borough School fund balance accounts dedicated to Twindly Bridge Charter School as well as the Matanuska-Susitna Borough's Areawide School Site Acquisition Reserve, to be repaid in full within a three year period by Twindly Bridge Charter School.

ADOPTED by the Academic Policy Committee this 5th day of October 2015.

Timothy Kelly

Tim Kelly, Chair

MATANUSKA-SUSITNA BOROUGH SCHOOL DISTRICT
RESOLUTION NO. 16-001

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH SCHOOL BOARD TO SUPPORT TWINDLY BRIDGE CHARTER SCHOOL'S ACQUISITION OF A PERMANENT FACILITY AT 141 E. SELDON ROAD, WASILLA, AK 99623 [LOT 1A, BLOCK 10, DEVON WOOD DIVISION THREE].

WHEREAS, Twindly Bridge Charter School is currently leasing the facility at 141 E. Seldon Road, Wasilla, AK 99623;

WHEREAS, Twindly Bridge Charter School funds an annual recurring rental expense of $131,292 out of its operating budget;

WHEREAS, Twindly Bridge Charter School could significantly reduce its ongoing expenses by purchasing a facility;

WHEREAS, the owners of 141 E. Seldon Road are in negotiations with the Mat-Su Borough to sell this property to Twindly Bridge Charter School;

WHEREAS, Twindly Bridge Charter School has a pre-audit total of $640,152 available in fund balance accounts for year ending June 30, 2015, which $400,000 will be made available towards the purchase 141 E. Seldon Road;

WHEREAS, to fund any difference between Twindly Bridge's available funds and the agreed upon selling price, Borough administration will be recommending to the Assembly issuance of a temporary grant to be made available from the Borough's Areawide School Site Acquisition Reserve Fund, to be paid back by Twindly Bridge Charter School within three years or less;

WHEREAS, appropriations from the Areawide School Site Acquisition Reserve Fund are intended to support the acquisition of land for future school sites;

WHEREAS, approval by ordinance of the Borough Assembly will be required to utilize the Areawide School Site Acquisition Reserve Fund;

WHEREAS, Legislation to approve the acquisition and funding source will be introduced to the Borough Assembly on October 20, 2015, with a public hearing scheduled to be held on November 3, 2015;

NOW THEREFORE, BE IT RESOLVED that the Matanuska-Susitna Borough School Board supports the Borough Assembly's consideration of acquisition of a permanent facility at 141 E. Seldon Road, Wasilla, AK for Twindly Bridge Charter School using a combination of Matanuska-Susitna Borough School fund balance accounts dedicated to Twindly Bridge Charter School as well as the Matanuska-Susitna Borough's Areawide School Site Acquisition Reserve, to be repaid in full within a three year period by Twindly Bridge Charter School.

501 N. Gulkana **Palmer, Alaska 99645-6147** **Ph: 907.746-9272**

Im15-209
OR15-138
OR15-139

ADOPTED by the Matanuska-Susitna Borough School Board this 30th day of September 2015.

Susan Pougher, Board President

Dr. Deena M. Paramo, Superintendent

ATTEST:

Stacy Escobedo, Board Secretary

Matanuska-Susitna Borough School District

Im15-209
OR15-138
OR15-139

NON-CODE ORDINANCE

Sponsored By:
Introduced:
Public Hearing:
Adopted:

MATANUSKA-SUSITNA BOROUGH
ORDINANCE SERIAL NO. 15-138

AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY APPROVING ACQUISITION OF THE LAND AND IMPROVEMENTS THEREON OF LOT 1A, BLOCK 10, DEVON WOOD DIVISION THREE, WHERE TWINDLY BRIDGE CHARTER SCHOOL IS CURRENTLY LOCATED (MSB007058).

WHEREAS, the Matanuska-Susitna Borough Land & Resource Management Division received a request from Twindly Bridge Charter School for assistance in purchasing the land and all the improvements thereon where the school is currently located in Wasilla; and

WHEREAS, the purchase price of the property and its improvements is $1,200,000 based upon fair market value; and

WHEREAS, the charter school has money available in fund balance accounts for site acquisition and proposes to bring $400,000 to the table at closing; and

WHEREAS, funding has been approved through Matanuska-Susitna Borough Ordinance Serial No. 15-139; and

WHEREAS, there have been no objections from the public or borough departments to the acquisition; and

WHEREAS, the acquisition is supported by the Twindly Bridge Charter School Academic Policy Committee and the Matanuska Susitna Borough School District and Board; and

WHEREAS, Twindly Bridge Charter School was approved in 2001, is actively providing scholastic services in good standing with both the school district and the state requirements, and meets the criteria for funding pursuant to borough code.

BE IT ENACTED:

Section 1. Classification. This Ordinance is a non-code ordinance.

Section 2. Authorization. The Matanuska-Susitna Borough Assembly authorizes the manager to acquire for $1,200,000, the land and improvements thereon of Lot 1A, Block 10, Devon Wood Division Three, where the Twindly Bridge Charter School is currently located in Wasilla.

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)

NON-CODE ORDINANCE

Sponsored By:
Introduced:
Public Hearing:
Adopted:

MATANUSKA-SUSITNA BOROUGH
ORDINANCE SERIAL NO. 15-139

AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY APPROVING APPROPRIATION OF $800,000 FROM THE AREAWIDE SCHOOL SITE ACQUISITION RESERVE, FUND 100, FOR PURPOSE OF ACQUIRING LOT 1A, BLOCK 10, DEVON WOOD DIVISION THREE, WHERE TWINDLY BRIDGE CHARTER SCHOOL IS CURRENTLY LOCATED, WITH FULL REIMBURSEMENT OF RESERVE FUNDS TO BE PAID BY TWINDLY BRIDGE CHARTER SCHOOL THROUGH ANNUAL APPROPRIATIONS OF THE MATANUSKA-SUSITNA BOROUGH SCHOOL DISTRICT TO THE CHARTER SCHOOL'S CAPITAL BUDGET (MSB007058).

WHEREAS, the Matanuska-Susitna Borough Land & Resource Management Division received a request from Twindly Bridge Charter School for assistance in purchasing the land and all the improvements thereon where the school is currently located in Wasilla; and

WHEREAS, the purchase price of the property and its improvements is $1,200,000 based upon fair market value; and

WHEREAS, the charter school has money set aside in their fund balance accounts for site acquisition and proposes to bring $400,000 to the table at closing; and

WHEREAS, the charter school is requesting to borrow $800,000 from the Areawide School Site Acquisition Reserve, Fund

100, for the $800,000 balance of the purchase price which will be reimbursed to the borough by the school in two annual payments of $400,000 each from the charter school's capital receipts; and

WHEREAS, funding for such receipts is provided through annual appropriations by the Matanuska Susitna Borough School District to the school's capital budget; and

WHEREAS, the loan from the borough's Areawide School Site Acquisition Reserve, Fund 100, shall be paid back in full no later than June 30, 2018 under an agreement to be signed between the Matanuska-Susitna Borough and Twindly Bridge Charter School; and

WHEREAS, utilizing the Areawide School Site Acquisition Reserve fund is allowed for the purpose of purchasing school sites; and

WHEREAS, the charter school qualifies for such funds to purchase the property and the improvements thereon where the charter school resides; and

WHEREAS, the reserve fund has a balance of over three million dollars; and

WHEREAS, no objections have been received in response to public notice or borough department review; and

WHEREAS, the site acquisition is supported by the Twindly Bridge Charter School Academic Policy Committee and the Matanuska-Susitna Borough School District and Board; and

WHEREAS, pursuant to MSB 19.08.020 an existing charter school that has been in existence for five years or more may request the borough and the school district acquire permanent facilities for the charter school which includes land and buildings; and

WHEREAS, pursuant to MSB 3.04.094 the school site acquisition reserve fund shall only be utilized for one-time capital expenditures or site acquisition costs and requires five affirmative votes of the assembly; and

WHEREAS, Twindley Bridge Charter School charter was approved in 2001, is actively providing scholastic services, is in good standing with both the school district and the state requirements, and meets the criteria for funding pursuant to borough code.

BE IT ENACTED:

Section 1. Classification. This Ordinance is a non-code ordinance.

Section 2. Appropriation. The Matanuska-Susitna Borough Assembly authorizes the appropriation of $800,000 from the Areawide School Site Acquisition Reserve, Fund 100, for purpose

of acquiring Lot 1A, Block 10, Devon Wood Division Three where Twindly Bridge Charter School is currently located, to be fully reimbursed by Twindly Bridge Charter School no later than June 30, 2018.

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)

MATANUSKA-SUSITNA BOROUGH INFORMATION MEMORANDUM IM No. 15-210

SUBJECT: Accepting, appropriating, and approving the scope of work and budget for a grant in the amount of $51,775 from the Alaska State Division of Homeland Security and Emergency Management grant program, to fund 425, project number 45158, for the Electronic Patient Care Report (E-PCR) Project and Small Unit Support Vehicle (SUSV) Communications.

AGENDA OF: October 20, 2015

ASSEMBLY ACTION:

MANAGER RECOMMENDATION: Introduce and set for public hearing.

APPROVED BY JOHN MOOSEY, BOROUGH MANAGER:

Route To:	Department/Individual	Initials	Remarks
	Originator/Gamble	BG	
1	Finance Director		10/2/15
2	Borough Attorney		10/2/15
3	Borough Clerk		10/13/15

ATTACHMENT(S): Fiscal Note: Yes X No ____
Ordinance Serial No. 15-140 (2pp)
Resolution Serial No. 15-102 (2pp)

SUMMARY STATEMENT:

A grant in the amount of $51,775 has been awarded to the Borough from the Alaska State Division of Homeland Security and Emergency Management grant program. The funds will be used for the Electronic Patient Care Report (E-PCR) Project and Small Unit Support Vehicle (SUSV) Communications.

RECOMMENDATION OF ADMINISTRATION:

The administration supports the grant and recommends approval of the attached legislation, which will accept and appropriate a grant in the amount of $51,775 and set the scope of work and budget for the Electronic Patient Care Report (E-PCR) Project and Small Unit Support Vehicle (SUSV) Communications.

MATANUSKA-SUSITNA BOROUGH
FISCAL NOTE

Agenda Date: October 20, 2015

REQUEST: Accepting, appropriating, and approving the scope of work and budget for a grant in the amount of $51,775 from the Alaska State Division of Homeland Security and Emergency Management grant program, to fund 425, project number 45158, for the Electronic Patient Care Report (E-PCR) Project and Small Unit Support Vehicle (SUSV) Communications.

ORIGINATOR: Bill Gamble

FISCAL ACTION (TO BE COMPLETED BY FINANCE)	FISCAL IMPACT (YES) NO
AMOUNT REQUESTED $ 51,775	FUNDING SOURCE Homeland Security Grant - SOA
FROM ACCOUNT #	PROJECT #
TO ACCOUNT # 425.000.000.3xx.xxx	PROJECT # 45158
VERIFIED BY: Barbara Baumgart	CERTIFIED BY:
DATE:	DATE:

EXPENDITURES/REVENUES: (Thousands of Dollars)

OPERATING	FY16	FY17	FY18	FY19	FY20	FY21
Personnel Services						
Travel						
Contractual						
Supplies						
Equipment						
Land/Structures						
Grants, Claims						
Miscellaneous						
TOTAL OPERATING						

CAPITAL						

REVENUE	51.7					

FUNDING: (Thousands of Dollars)

General Fund						
State/Federal Funds	51.7					
Other						
TOTAL	51.7					

POSITIONS:

Full-Time						
Part-Time						
Temporary						

ANALYSIS. (Attach a separate page if necessary)

PREPARED BY: _____ Phone: _____

DEPARTMENT: _____ Date: _____

APPROVED BY: _____ Date: 10/2/15

FIN/NM/FISCAL.NTE

IM No. 15-210
Ordinance Serial No. 15- 140
Resolution Serial No. 15- 102

NON-CODE ORDINANCE

By: Borough Manager
Introduced:
Public Hearing:
Action:

MATANUSKA-SUSITNA BOROUGH
ORDINANCE SERIAL NO. 15-140

AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY ACCEPTING AND APPROPRIATING $51,775 FROM THE ALASKA STATE DIVISION OF HOMELAND SECURITY AND EMERGENCY MANAGEMENT GRANT PROGRAM, TO FUND 425, PROJECT NUMBER 45158, FOR THE ELECTRONIC PATIENT CARE REPORT (E-PCR) PROJECT AND SMALL UNIT SUPPORT VEHICLE (SUSV) COMMUNICATIONS.

WHEREAS, the borough has been awarded an Alaska State Division of Homeland Security and Emergency Management grant in the amount of $51,775; and

WHEREAS, the funds will be used for E-PCR project and SUSV communications; and

WHEREAS, the scope of work and budget are contained in Resolution Serial Number 15-102; and

WHEREAS, the borough assembly must accept and appropriate the $51,775 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 the amount of $51,775 from the Alaska State Division of Homeland Security and Emergency Management grant program, to Fund 425, Project Number 45158, for E-PCR project and SUSV communications.

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. 15-102

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY APPROVING THE SCOPE OF WORK AND BUDGET FOR THE ALASKA STATE DIVISION OF HOMELAND SECURITY AND EMERGENCY MANAGEMENT GRANT, PROJECT NUMBER 45158, FUND 425, FOR THE ELECTRONIC PATIENT CARE REPORT (E-PCR) PROJECT AND SMALL UNIT SUPPORT VEHICLE (SUSV) COMMUNICATIONS.

WHEREAS, the borough has received a grant from the Alaska State Division of Homeland Security and Emergency Management; and

WHEREAS, the assembly has accepted and appropriated funds in the amount of $51,775 with the approval of Ordinance Serial Number 15-140; 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 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

E-PCR project: purchase, installation, and training on software and hardware; SUSV communications: purchase and installation of intercom and purchase of portable radio transceivers.

BUDGET

Alaska State Division of Homeland Security and Emergency Management.	$51,775

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 INFORMATION MEMORANDUM IM No.15-218

SUBJECT: Appropriation of $50,000 from Big Lake Road Service Area No. 21 fund balance, Fund 277, to Fund 410, Project No. 30043, for Big Lake Road Service Area No. 21 Capital Projects.

AGENDA OF: October 20, 2015

ASSEMBLY ACTION:

MANAGER RECOMMENDATION: Introduce and set for public hearing.

APPROVED BY JOHN MOOSEY, BOROUGH MANAGER: for George Hayes

Route To:	Department/Individual	Initials	Remarks
	Originator	M fpf	9/29/15
	Public Works Director	TDL	29Sep15
	Finance Director	JEC	10/2/15
	Borough Attorney	Jan NS	10/2/15
	Borough Clerk	Jsm	10/13/15

ATTACHMENT(S): Fiscal Note: Yes x No _____
Ordinance Serial No. 15-141
Resolution 15-03 from the Road Service Area No. 21, Board of Supervisors
Road Maintenance & Repair Capital Projects List for RSA 21, approved with AM 14-152, 2pp

SUMMARY STATEMENT: The Big Lake Road Service Area No. 21 Board of Supervisors and the Public Works Department would like to support as many road capital projects as possible and ensure that the capital projects previously approved by the assembly with AM 15-010 are fully funded. Funds from the RSA No. 21 Big Lake Fund Balance can be used to fund Road Capital Improvement Projects. The Big Lake Board of Supervisors and the Public Works Department would like to transfer $50,000 from the Big Lake Road Service Area No. 21 fund balance, Fund 277, to Project No. 30043, Fund 410 for Big Lake Road Service Area No. 21 Capital Projects.

RECOMMENDATION OF ADMINISTRATION: Approve an appropriation of $50,000 from Big Lake Road Service Area No. 21 fund balance, Fund 277, to Fund 410, Project No. 30043, for Big Lake Road Service Area No. 21 Capital Projects.

MATANUSKA-SUSITNA BOROUGH
FISCAL NOTE

Agenda Date: October 20, 2015

SUBJECT: Appropriation of $50,000 from Big Lake Road Service Area No. 21 fund balance, Fund 277, to Fund 410, Project No. 30043, for Big Lake Road Service Area No. 21 Capital Projects.

ORIGINATOR: Public Works, Operations & Maintenance

FISCAL ACTION (TO BE COMPLETED BY FINANCE)	FISCAL IMPACT (YES) NO
AMOUNT REQUESTED *50,000	FUNDING SOURCE RSA FUND BALALNCE
FROM ACCOUNT # 277.272.000	PROJECT #
TO ACCOUNT : 410.000.000.4xx.xxx	PROJECT # 30043
VERIFIED BY: Barbara Baumgartner	CERTIFIED BY:
DATE: 10/2/15	DATE:

EXPENDITURES/REVENUES: (Thousands of Dollars)

OPERATING	FY14	FY15	FY16	FY2017	FY2018	FY2019
Personnel Services						
Travel						
Contractual						
Supplies						
Equipment						
Land/Structures						
Grants, Claims						
Miscellaneous						
TOTAL OPERATING						

CAPITAL						

REVENUE						

FUNDING: (Thousands of Dollars)

General Fund						
State/Federal Funds						
Other						
TOTAL						

POSITIONS:

Full-Time						
Part-Time						
Temporary						

ANALYSIS: *The estimated remaining amount in fund balance, Fund 277 is $39,327 with this appropriation, if adopted.

PREPARED BY: _____ PHONE: _____

DEPARTMENT: _____ DATE: _____

APPROVED BY: _____ DATE: _____

IM No. 15-218
OR15-141

A RESOLUTION OF THE ROAD SERVICE AREA #21, BIG LAKE BOARD OF SUPERVISORS REQUESTING THE TRANSFER OF $50,000 FROM THE FUND BALANCE TO THE CAPITAL IMPROVEMENTS PROGRAM.

WHEREAS, the Road Service Area #21, Big Lake Fund Balance has a balance of approximately $91,899; and

WHEREAS, it is the desire of the Road Service Area #21, Big Lake Board of Supervisors to ensure adequate funding for projects on the capital projects list; and

WHEREAS, the excess funds from the RSA #21, Big Lake Fund Balance can be used to fund Capital Improvement Projects; and

WHEREAS, the RSA #21, Big Lake Board of Supervisors request $50,000 be transferred to the Capital Improvement Projects Program;

NOW, THEREFORE, BE IT RESOLVED, that the Road Service Area #21, Big Lake Board of Supervisors requests the Matanuska-Susitna Borough Assembly approve the transfer of $50,000 from Fund Balance 277.272.000 to Capital Improvements Project 30043.6600

APPROVED by the Road Service Area #21, Big Lake Board of Supervisors:

RSA #21 Supervisor — Date: July 9, 2015

RSA #21 Supervisor — Date: 7-9-15

RSA #21 Supervisor — Date: 7/9/2015

Resolution no. 15-03

Im15-218
OR15-141

MATANUSKA-SUSITNA BOROUGH
PUBLIC WORKS DEPARTMENT
ROAD MAINTENANCE & REPAIR CAPITAL PROJECTS
SUMMER 2015

ASSEMBLY PERSON: Dist 5 Dan Mayfield
RSA SUPER Mike Lachelt
PRIMARY: Leo Von Sheben
ALT: Jill Parson
ALT: Leo VonSheben

ROAD SERVICE AREA: 21 BIG LAKE PROJECT # 30043 APPROX AVAILABLE FUNDING $1,147,444
APPROX AVAILABLE GRANT FUNDING $386,746

PRIORITY STATUS	PROJECT LOCATION	DESCRIPTION OF WORK	TOTAL EST COST	RSA	MSB	GRANTS	GRANT DETAILS	FUND: YES/NO
1	RSA ROADS 30043.	CALCIUM PURCHASE 25% MSB Match Summer 2015	$18,000	$13,500	$4,500			YES
2	RSA ROADS 30043.	CALCIUM APPLICATION 25% MSB Match Summer 2015	$16,000	$12,000	$4,000			YES
3	RSA ROADS 30043.	RECONDITION GRAVEL ROADS	$30,000	$30,000				YES
4	RSA ROADS	PAVEMENT MAINTENANCE	$0	$0	$0			N/A
5	Horseshoe Lake Rd Sta 50 - 145 35020-8902	ROW / Design / Utility Relocation / Upgrade (1.80)	$329,746			$329,746	2011 SB 230 Legis Grant	YES
6	Horseshoe Lake Rd Ph II (2.7)	Design (2.7)	$230,000	$201,500		$28,500	2012 SB46 Legis Grant	YES
7	Lighthouse Dr (.50)	ROW / Drainage /Upgrade (.50)	$300,000	$300,000				YES
8	Old Yacht Club Rd (.46)	Design / Upgrade (.46)	$200,000	$171,980		$28,020	2013 SB160 Legis Grant	YES
9	Ryans Creek Dr (1.0)	Design / Upgrade (1.0)	$350,000	$350,000				YES
	TOTAL FUNDED PROJECTS		**$1,473,746**	**$1,078,980**	**$8,500**	**$386,266**		

IMIS-218 ORIS-141

10	Henry Aaron Dr (.31); Lotus Dr (.12); Shotgun Dr (.22); Lodge Rd (.4)	Upgrade / Design (1.05)	$100,000					NO
					FUNDING NOT YET IDENTIFIED			
11	Muskrat St (.20); Mike St (.20); Musk Ox St (.20); Martin St (.24); Fox Ave (.14)	Upgrade / Design (.98)	$100,000					NO
					FUNDING NOT YET IDENTIFIED			
12	Simms Rd from Spruce Ct to Birch Lake Dr (.10); Birch Lk Dr to Big Lake Rd (.35) Spruce Ct (.06)	Upgrade / Design (.51)	$100,000					NO
					FUNDING NOT YET IDENTIFIED			
13	Puritan Parkway from Intersection @ Call of the Wild to end	Upgrade	$50,000					NO
					FUNDING NOT YET IDENTIRIED			
	TOTAL UNFUNDED PROJECTS		**$350,000**					

	Source	**Grant # / Account Code**	**Grant Amount**	
Line	2011 SOA Grant	SB230/11-DC-274/35020.8902	$330,226.60	Horseshoe Lake Roads Upgrade
Line	2012 SOA Grant	SB46/12-SM-121/30043.9002	$28,500.00	Big Lake RSA Road Upgrade
Line	2013 SOA GRANT	SB160/13-DM-125/30043.9102	$28,020.00	Big Lake RSA Road Upgrade

INFORMATION ONLY, GRANTS PREVIOUSLY ACCEPTED & APPROPRIATED

IM15-218 OR15-141

NON-CODE ORDINANCE

By: Borough Manager
Introduced:
Public Hearing:
Action:

MATANUSKA-SUSITNA BOROUGH
ORDINANCE SERIAL NO. 15-141

AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY APPROVING AN APPROPRIATION OF $50,000 FROM BIG LAKE ROAD SERVICE AREA NO.21 FUND BALANCE, FUND 277, TO FUND 410, PROJECT NO. 30043, FOR BIG LAKE ROAD SERVICE AREA NO. 21 CAPITAL PROJECTS.

WHEREAS, the Big Lake Road Service Area No. 21 Board of Supervisors and the Public Works Department would like to ensure all approved projects on the Capital List are fully funded; and

WHEREAS, the Big Lake Road Service Area No. 21 Board of Supervisors and the Public Works Department would like to support as many future capital projects as possible; and

WHEREAS, transferring funds to the capital projects will ensure all projects on the capital projects list have adequate funding and support additional future capital projects; and

WHEREAS, excess funds from the RSA no. 21 Big Lake fund balance can be used to fund Capital Improvement Projects; and

WHEREAS, the Big Lake Road Service Area No. 21 Board of Supervisors and the Public Works Department would like to transfer $50,000 from Big Lake Road Service Area No. 21 fund balance, Fund 277, to Fund 410, Project No. 30043, for the Big Lake Road Service Area No. 21 Capital Projects.

BE IT ENACTED:

Section 1. Classification. This is a non-code ordinance.

Section 2. Appropriation source. The Matanuska-Susitna Borough Assembly hereby approves the appropriation of $50,000

from Big Lake Road Service Area No. 21, fund balance, Fund 277, to Fund 410, Project No. 30043, Big Lake Road Service Area No. 21 Capital Projects.

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 R. MCKECHNIE, CMC, Borough Clerk

(SEAL)

MATANUSKA-SUSITNA BOROUGH INFORMATION MEMORANDUM IM No. 15-220

SUBJECT: AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY AMENDING MSB 5.25.032(A) TO EXEMPT CITY OF HOUSTON PROPERTY FROM THE BIG LAKE ROAD SERVICE AREA.

AGENDA OF: October 20, 2015

ASSEMBLY ACTION:

MANAGER RECOMMENDATION: Introduce and set for public hearing.

APPROVED BY JOHN MOOSEY, BOROUGH MANAGER: (Law is signature)

Route To:	Department/Individual	Initials	Remarks
	Originator / Planning	SB / EP	
	Public Works Director		12 OCT 15
	Information Technology Director		12 Oct 15
	Finance		10/12/15
	Borough Attorney		10/12/15
	Borough Clerk		10/13/15

ATTACHMENT(S): Fiscal Note: NO X YES
Ordinance Serial No. 15-142 (3 pp)

SUMMARY STATEMENT: The City of Houston annexed 2.42 square miles that was effective earlier this year. Some of the annexed property was within the Big Lake Road Service area, service area 21 that is described in MSB 5.25.032(A). Pursuant to AS 29.35.450(a)(1) and (2), service areas may only include a city if the city has agreed by ordinance or it has been approved by a certain majority of the voters; neither of these events has occurred. As a result, the intent of the ordinance is to reconcile the legal description of the Big Lake Service area to reflect the exemption.

RECOMMENDATION OF ADMINISTRATION: Present to the Assembly for consideration.

CODE ORDINANCE

Sponsored by: Manager
Introduced:
Public Hearing:
Action:

MATANUSKA-SUSITNA BOROUGH
ORDINANCE SERIAL NO. 15-142

AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY AMENDING MSB 5.25.032(A) TO EXEMPT CITY OF HOUSTON PROPERTY FROM THE BIG LAKE ROAD SERVICE AREA.

WHEREAS, the City of Houston annexed approximately 2.42 square miles earlier this year;

WHEREAS, at the time of the annexation, some of the annexed property was a part of a Borough's service area known as Big Lake Service Area No. 21 which boundary is described in MSB 5.25.032(A);

WHEREAS, pursuant to AS 29.35.450(a)(1) and (2)cities may only be included in a borough service area if the city agrees by ordinance or if certain approval is provided by the voters;

WHEREAS, the City has not agreed by ordinance for their annexed property to be included nor have the requisite voters approved such;

WHEREAS, by annexation the property was removed from the Borough's service area;

WHEREAS, the legal description of the Big Lake Service Area needs to be amended to be consistent with Houston's annexation of the approximate 2.42 square miles;

WHEREAS, this ordinance will modify the legal description and the boundary of the Big Lake Road Service Area by removing the property annexed into the city of Houston from the Big Lake road service area.

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 5.25.032(A) is hereby amended as follows:

MSB 5.25.032 SERVICE AREA NO. 21: BIG LAKE ROAD SERVICE AREA.

(A) There is established Matanuska-Susitna Borough Service Area No. 21, known as the Big Lake Road Service Area (formerly the South Big Lake Road Service Area), whose boundaries are described in Ord. 82-68, 81-49, 81-33, 81-32, 80-102, 80-40, 80-39, 79-96, 78-52, 78-28 and 78-9, and described on the official service area map, **excepting therefrom the area within the corporate limits of the city of Houston**.

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 October 20, 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
Agriculture Advisory Board *12 members - 5 vacancies* 01 Palmer Soil/Water Conservation District ..... 04 Alaska Farm Bureau – Mat-Su Chapter ..... 06 Knowledge/Experience Production of Wool, Qiviut, Fiber, Hair, Feathers, etc. 12 Non-Voting Youth Intern	Bruce Bush - N	 Jenny Vanderweele – N Braden Vanderweele - N
Animal Care & Regulation Board *5 members/1 alt. – 1 vacancy* Animal Interest .....Kelleigh Orthmann - N		
Aviation Advisory Board *9 members – 1 vacancy* Member 3 ..... Member 8	.....	Resignation of Patrick Martin
Board of Adjustment and Appeals *5 members/3 alt. – 1 vacancy –* ***(3) 3 year terms*** ***Alternate 2		
Board of Equalization *15 members - 7 vacancies* - ***(3) 3 year terms*** **Member 4 Member 5 *Member 6 **Member 7 Member 12 **Member 13 **Member 14		
Board of Ethics 1*5 members - 9 vacancies* * *Member 5 **Member 7 **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 *7 or 8 members/3 alt. – 4 vacancies* Assembly Alternate Assembly Representative 2 *Community At-Large Planning Commission Rep 2		
Commission on Salaries and Emoluments *5 members – 5 vacancies* ***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 *13 members/13 alt. – 14 vacancies* Central Ambulance *Dive Rescue Team Dive Rescue Team Alternate Hospital Representative ..... Hospital Representative Alternate ..... Medical Director Alternate ***Palmer Ambulance Alternate Sutton Ambulance Alternate **Talkeetna Ambulance Alternate ..... **Trapper Creek Ambulance Alternate Uniformed or Responder Fire Service Alternate *West Lakes Ambulance *West Lakes Ambulance Alternate *Willow Ambulance	 Stephanie Curlee - N Nancy Eyraud - N	 Jennifer Pironis - N
Enhanced 911 Advisory Board *5 members/5 alt. – 2 vacancies* **City of Houston Alternate Matanuska Susitna Borough Alternate		 Mark Baker - N
Health and Social Services Board *13 members – 1 vacancy* Member 5-At-Large 4		
Jt. Assembly/School Board Committee on School Issues *6 members – 1 vacancy* Assembly Member 2		

Board - Applicant	Applicants Under Consideration by Mayor	Mayor's Appointments for Confirmation by the Assembly
Labor Relations Board *5 members - 2 vacancies* Member 2 Member 4		
Library Board *9 members – 3 vacancies* ***Palmer Talkeetna *Wasilla		
Local Emergency Planning Committee *33 members – 9 vacancies* **Alaska Railroad **Borough Government City of Houston (non law enforcement) **City of Wasilla (non law enforcement) Civil Defense ***Elected Official **Law Enforcement Houston Police *Law Enforcement Palmer Police Public Utility – Gas		
Marijuana Advisory Committee *17 members/17 alternates – 6 vacancies* Member 02A – Non-Marijuana Farming Operation Alternate Member 05A - Local Business Organization Alternate Member 06A - Law Enforcement Alternate Member 08A - Education Community Alternate Member 09A - Planning/Zoning Type Experience Alternate Member 10A - Sales/Marketing Advertising Alternate		
Office of Administrative Hearings *5 members – 3 vacancies* ***(2 year terms)*** ***Seat A ***Seat C ***Seat E		
Parks, Recreation, and Trails Advisory Board *11 members – 2 vacancies* *District 4 *District 5		
Platting Board *7 members/2 alt. – 2 vacancies* District 6 District 7		

Board - Applicant	Applicants Under Consideration by Mayor	Mayor's Appointments for Confirmation by the Assembly
Port Commission *7 members* Seat 3 .....Claudia Roberts - N		Resignation of Jordan May
Butte FSA # 2 *3 members – 3 vacancies* ***Member 1 .....Mitzi Asdlan - N ***Member 2 .....Catherine Hummel - N ***Member 3 .....Gregory Nilsson - N		
Sutton FSA # 4 *3 members – 3 vacancies* ***Member 1 ***Member 2 ***Member 3		
Talkeetna FSA # 24 *3 members – 3 vacancies* **Member 1 ..... *Member 3	Herman Thompson – N John Rice - N	
Bogard RSA # 25 *3 members – 1 vacancy* Member 3		
Gold Trail RSA # 28 *3 members – 1 vacancy* Member 3		
North Colony RSA # 23 *3 members – 2 vacancies* ***Member 1 ***Member 2		
Talkeetna Flood Control Service Area # 7 *3 members – 3 vacancies* ***Member 1 ***Member 2 ***Member 3		
Talkeetna Sewer & Water Service Area # 36 *5 members – 3 vacancies* Member 1 Member 2 *Member 4		

MATANUSKA-SUSITNA BOROUGH - CLERK'S OFFICE
350 E. Dahlia Avenue Palmer, AK 99645
Phone: 861-8683 Fax: 861-7845

RECEIVED
DATE RECEIVED:
SEP 24 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: Agriculture Advisory Board (#1)
(For example, Board of Equalization, Member 3)

Applicant Name: J. Bruce Bush

Residence Address: 2605 N ROBIN LN Palmer AK 99645

Mailing Address: SAME

Home phone: 907-746-2874 Work phone: 907-355-2874 Email: JbbushO@mtaonline.net

Name and Address of Employer: ~~Bush~~ Bushes Bunches owner 2605 N Robin LN 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? 63 year

Briefly explain, why you are you interested in serving on the board in which you are applying? I ~~in~~ interested IN ~~the~~ Agricture For The Brough

List professional or personal experiences that qualify you for membership on the board? You may **attach a brief resume** to highlight your qualifications: Agriculture & Frostiy Advisory 95-99 AK STATE FAIR 2000-2010, MSB Assembly 2001-2003, ~~Palm~~ Palmer SWCD, MAT-SU Farm Bureau, ect.

List three **professional or personal** references:

Name: Ben Vanderwelle Phone: ~~907~~ 745-3597
Name: ARTher Keys Phone: 354-3833
Name: Brad Lewis Phone: 841-8666

Applicant Signature: J Bruce Bush **Date**: 9-24-15

(N)

Office Use Only: Precinct: 11-099 Assembly District: 1 Service Area: NA
Position on Board: AGAB Palmer Soil-Water Dist Term Ends: 12/31/15
Residence Checked: ☑ Yes Map Checked: ☑ Yes Code Checked: 1st ☑ 2nd ☑

Applicant Name: Bruce Bosh

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? 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.

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.

MATANUSKA-SUSITNA BOROUGH - CLERK'S OFFICE
350 E. Dahlia Avenue Palmer, AK 99645
Phone: 861-8683 Fax: 861-7845

DATE RECEIVED: RECEIVED
AUG 3 1 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: Agriculture Advisory Board Seat #4
(For example, Board of Equalization, Member 3)

Applicant Name: Jenny VanderWeele

Residence Address: 1565 S Inner Springer Loop

Mailing Address: PO Box 253 Palmer AK 99645

Home phone: 746-1503 Work phone: 864-5408 Email: rjbsc@mtaonline.net

Name and Address of Employer: Mat-Su Borough School District

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 work as a guidance counselor for Redington Jr/Sr High for the Mat-Su Borough School District
(For example: employee, emergency responder, BSA or FSA area supervisor, board member, contractor etc.)

How long have you lived in the Borough? 29 years

Briefly explain, why you are you interested in serving on the board in which you are applying? Agriculture plays a big economic role in our borough and I would like to add my voice to help promote and encourage its growth and sustainability

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 been part of 2 farm families for over 20 years and I also sat on the Palmer Board of Economic Development as the agriculture representative for 3 years.

List three **professional or personal** references:

Name:	Mike Leaney	Phone:	861-5500
Name:	Tom Lytle	Phone:	864-5402
Name:	Brad Lewis or Pam	Phone:	745-3120

Applicant Signature: Jenny VanderWeele **Date:** 8-31-15

N

Office Use Only: Precinct: 11-095 Assembly District: 2 Service Area: NA

Position on Board: AGAB AK Farm Bureau-Mat-Su 04 Term Ends: 12/31/2015

Residence Checked: ☑ Yes Map Checked: ☑ Yes Code Checked: 1st ☑ 2nd ☑

Per Glenda

Applicant Name: Jenny VanderWeele

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? 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.

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.

MATANUSKA-SUSITNA BOROUGH - CLERK'S OFFICE
350 E. Dahlia Avenue Palmer, AK 99645
Phone: 861-8683 Fax: 861-7845

DATE RECEIVED: RECEIVED
AUG 31 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.wetherborn@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: Agriculture Advisery Beard - Student Intern/Representation
(For example, Board of Equalization, Member 3)

Applicant Name: Braden VanderWeele

Residence Address: 1505 Inner Springer Loop

Mailing Address: PO Box 258 Palmer AK 99645

Home phone: 746-1508 Work phone: _____ Email: rjbs@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: _____
(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 want to represent stwents for agriculture.

List professional or personal experiences that qualify you for membership on the board? You may **attach a brief resume** to highlight your qualifications: _____

List three **professional or personal** references:

Name: Craige Baker Phone: 745 0356
Name: Kristin Wolf Phone: 741-4300
Name: Ben VanderWeele Phone: 745 3597

Applicant Signature: Braden VanderWeele **Date:** 8-31-15

(N)

Office Use Only: Precinct: N/A Assembly District: 2 Service Area: NA
Position on Board: AGAB Non-Voting Youth Intern Term Ends: 12/31/2017
Residence Checked: ☐ Yes NA 12 Map Checked: ☑ Yes Code Checked: 1st ☑ 2nd ☑
Per Glenda

Applicant Name: Braden VanderWeele

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? 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.

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.

MATANUSKA-SUSITNA BOROUGH - CLERK'S OFFICE
350 E. Dahlia Avenue Palmer, AK 99645
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DATE RECEIVED: RECEIVED
AUG 3 1 2015
CLERKS OFFICE

BOARD, COMMISSION, AND COMMITTEE APPLICATION FORM

INSTRUCTIONS

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Board and position for which I am applying: ACRB - Animal Interest
(For example, Board of Equalization, Member 3)

Applicant Name: Kelleigh Orthmann

Residence Address: 6800 Van Gorder Dr., Wasilla, AK 99623

Mailing Address: P.O. Box 879316, Wasilla, AK 99687

Home phone: 907-980-1730 Work phone: _____ Email: kelleigh.orthmann@gmail.com

Name and Address of Employer: Matanuska-Susitna 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: _____
(For example: employee, emergency responder, RSA or FSA area supervisor, board member, contractor etc.)

How long have you lived in the Borough? 2 years

Briefly explain, why you are you interested in serving on the board in which you are applying? I care deeply about how Valley animals are treated and regulated, and I want to have a say in that process. I am also interested in encouraging more public input into this process and advocating for responsible pet ownership.

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 excellent interpersonal, organizational, and leadership skills that I put to use everyday. I am a teacher with the MSBSD and faculty member at Mat-Su College. I also serve as Board Vice-President of Clear Creek Cat Rescue. I coordinate adoption events, fosters, and manage/distribute medication and supplies.

List three **professional or personal** references:

Name:	Judy Price	Phone:	908-980-8898
Name:	Amy Cooper	Phone:	907-350-8089
Name:	Samantha Torres	Phone:	907-863-1444

Applicant Signature: [signature] (N) **Date:** 8/28/15

Office Use Only: Precinct: 08-140 Assembly District: 5 Service Area: NA
Position on Board: ACRB Animal Interest Term Ends: 12/31/2015
Residence Checked: ☑ Yes Map Checked: ☑ Yes Code Checked: 1st ☑ 2nd ☑
(N)

Applicant Name: Kelleigh Orthmann

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? 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.

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?
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.

Kelleigh Orthmann, M.S.

(907) 980-1730
P.O. Box 879316
Wasilla, AK 99687
kelleigh.orthmann@gmail.com

~RECENT PROFESSIONAL EXPERIENCE~

University of Alaska Anchorage, Mat-Su College
ADJUNCT FACULTY (8/2013 - Present)
Teach online courses via Blackboard.
- Design, implement, and orchestrate course lessons and discussions
- Encourage creativity and responsibility in student teaching and field experience
- Ensure students meet program and state teacher standards

Swanson Elementary School, Matanuska-Susitna Borough School District
SPECIAL EDUCATION TEACHER (8/2014 – Present)
Deliver goal-driven differentiated instruction to special education students in grades K-2.
- Review and update student Individual Education Plans (IEPs) in iPlan
- Lead IEP annual reviews and exit meetings
- Progress monitored students weekly and use data to assist with instructional planning
- Design and implement comprehensive individual student behavior management plans
- Work closely with parents to ensure that individual needs of each child are met

~VOLUNTEER/ADVOCACY EXPERIENCE~

Clear Creek Cat Rescue (CCCR)
FOSTER/BOARD VP/VALLEY FOSTER COORDINATOR (8/2013 – Present)
Ensure that CCCR Valley operations run smoothly.
- Foster abandoned and sick cats and kittens
- Guide direction of CCCR and assist in short- and long-term decision making and goal setting
- Stock and distribute medications and supplies to CCCR cats and kittens in the Valley
- Organize/run weekly adoption fairs
- Trap, spay/neuter, and relocate feral cats and kittens to foster homes
- Educate pet owners and adopters about low cost spay/neuter options

~EDUCATION~

Special Education Endorsement Program (K-12, LD)
April 2014
Walden University

Masters in Curriculum & Instruction
Summa Cum Laude (2009)
University of Scranton

Teacher Certification Program
Rural Educator Preparation Partnerships (2003)
University of Alaska Fairbanks

Bachelor of Arts in Geography, Minor in English
Magna Cum Laude, Dean's List, Chancellor's List (2001)
University of Alaska Fairbanks

Resignation from Aviation Advisory Board
Effect Oct 9, 2015

Patrick Martin

RECEIVED
OCT 09 2015
CLERKS OFFICE

Aviation Advisory Board
AAB member 3
12/31/2017

MATANUSKA-SUSITNA BOROUGH - CLERK'S OFFICE
350 E. Dahlia Avenue Palmer, AK 99645
Phone: 861-8683 Fax: 861-7845

DATE RECEIVED: RECEIVED
AUG 13 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: EMS-Valley Hospital Representative
(For example, Board of Equalization, Member 3)

Applicant Name: Stephanie Curlee

Residence Address: 5551 W. Phoenix Ave Wasilla, AK 99623

Mailing Address: 2500 S. Woodworth Lp Palmer, AK 99654

Home phone: 907-373-1701 Work phone: 861-6803 Email: curleastephanie@gmail.com

Name and Address of Employer: MSRMC 2500 S. Woodworth Lp Palmer

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? >15 years

Briefly explain, why you are you interested in serving on the board in which you are applying? As representative for MSRMC

List professional or personal experiences that qualify you for membership on the board? You may **attach a brief resume** to highlight your qualifications: Emergency Room RN

List three **professional or personal** references:

Name: Kristin Sybock Phone: 232-4414
Name: Pam Cook Phone: 232-0809
Name: Michael Sykes Phone: 417-274-2537

Applicant Signature: [signature] (N) **Date:** 8-12-2015

Office Use Only: Precinct: 08-145 Assembly District: 5 Service Area: NA
Position on Board: EMS Hospital Rep. Term Ends: 12/31/2016
Residence Checked: ☑ Yes Map Checked: ☑ Yes Code Checked: 1st ☑ 2nd ☑

8/16 - emailed voter reg.

Revised 12/16/2014 8/31 - emailed PLEASE CONTINUE TO OTHER SIDE

9-16 - Per Stephanie both mail address' good.

Applicant Name: Stephanie Curlee

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? _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.

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?
_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.

MATANUSKA-SUSITNA BOROUGH - CLERK'S OFFICE
350 E. Dahlia Avenue Palmer, AK 99645
Phone: 861-8683 Fax: 861-7845

DATE RECEIVED: RECEIVED
SEP 10 2015
CLERKS OFFICE

BOARD, COMMISSION, AND COMMITTEE APPLICATION FORM

INSTRUCTIONS

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Board and position for which I am applying: EMS Advisory Board, alternate
(For example, Board of Equalization, Member 3)

Applicant Name: Nancy Eyraud, RN CCRN

Residence Address: 8923 S Knik Goose Bay Rd

Mailing Address: PO Box 877914, Wasilla, AK 99687

Home phone: 355-8406 Work phone: 861-6800 Email: n.eyraud@msrmc.com

Name and Address of Employer: Mat Su Regional Medical Center, 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? 11 years

Briefly explain, why you are you interested in serving on the board in which you are applying? As the Chest Pain Center coordinator at MSRMC, my role is to enhance the relationship with the EMS and community to deliver the best cardiac care to our residents through sharing metrics, educational opportunities and resources.

List professional or personal experiences that qualify you for membership on the board? You may **attach a brief resume** to highlight your qualifications: Critical Care RN for 25 years, work currently as a registered nurse at MSRMC in the cardiac cath lab and as the Chest Pain Center Coordinator. Collaboration with the EMS is paramount to the success of cardiac care for our Borough.

List three **professional or personal references:**

Name: Emily Stevens, CNO at MSRMC Phone: 861-6800
Name: Laura Colvin, RN Phone: 232-3660
Name: Mark Strom, RCIS, Lead at MSRMC cath Lab Phone: 861-6800

Applicant Signature: N. Eyraud RN (N) **Date:** 9/10/15

Office Use Only: Precinct: 08-150 Assembly District: 5 Service Area: NA
Position on Board: EMS Hospital Alternate Term Ends: 12/31/2015
Residence Checked ☑ Yes Map Checked: ☐ Yes Code Checked: 1st ☑ 2nd ☑

Applicant Name: Nancy Eyraud, RN CCRN

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? 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.

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?
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.

MATANUSKA-SUSITNA BOROUGH - CLERK'S OFFICE
350 E. Dahlia Avenue Palmer, AK 99645
Phone: 861-8683 Fax: 861-7845

DATE RECEIVED: RECEIVED
AUG 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: EMS Advisory - Talkeetna Amb Alt.
(For example, Board of Equalization, Member 3)

Applicant Name: Jennifer Pironis

Residence Address: 16515 E Golden Pond Circle, Talkeetna AK 99676

Mailing Address: PO Box 752, Talkeetna AK 99676

Home phone: 907-315-1472 Work phone: same Email: jpjuniper@yahoo.com

Name and Address of Employer: Self @ Golden Pond Veterinary 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."* As alternate needs.

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? since 2011

Briefly explain, why you are you interested in serving on the board in which you are applying? working at as EMT I w/ Talkeetna ambulance since Jan 2012

List professional or personal experiences that qualify you for membership on the board? You may **attach a brief resume** to highlight your qualifications: see above.

List three **professional or personal** references:

Name: Mia Mangione Phone: 907-733-2286
Name: Carol Gross Phone: 907-733-2697
Name: Jen Hales Phone: 907-841-7332

Applicant Signature: [signature] (N) **Date:** 8/17/15

Office Use Only: Precinct: 10-035 Assembly District: 7 Service Area: NA
Position on Board: EMS TAlkeetna Ambulance Alternate Term Ends: 12/31/2015
Residence Checked: ☑ Yes Map Checked: ☑ Yes Code Checked: 1st ☑ 2nd ☑

(N)

Applicant Name: Jennifer Pironis

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
AUG 20 2015
CLERKS OFFICE

BOARD, COMMISSION, AND COMMITTEE APPLICATION FORM

INSTRUCTIONS

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Board and position for which I am applying: E911 Advisory - Mat Su Borough Alternate
(For example, Board of Equalization, Member 3)

Applicant Name: MARK B. BAKER

Residence Address: 5613 E MORNING MIST DR, PALMER AK 99645

Mailing Address: 5613 E MORNING MIST DR, PALMER AK 99645

Home phone: ~~631-8788~~ 707-1005 Work phone: 861-7887 Email: mark.baker@matsugov.us

Name and Address of Employer: MAT-SU BOROUGH, 350 E DAHLIA AVE, 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: EMPLOYEE
(For example: employee, emergency responder, RSA or FSA area supervisor, board member, contractor etc.)

How long have you lived in the Borough? 3 WEEKS

Briefly explain, why you are you interested in serving on the board in which you are applying? TO PROVIDE TECHNICAL INPUT / ADVICE ON E911 SYSTEM STATUS & PLANNED IMPROVEMENTS.

List professional or personal experiences that qualify you for membership on the board? You may **attach a brief resume** to highlight your qualifications: CURRENT MSB TELECOMMUNICATIONS TECHNOLOGY MANAGER

List three **professional or personal** references:

Name: ERIC WYATT, MSB IT DIRECTOR Phone: 861-8570
Name: MARGIE COBB, MSB IT Phone: 861-8594
Name: CASEY LAUGHLIN, MSB DES Phone: 861-8005

Applicant Signature: MLB. BL (N) **Date:** 8/19/15

Office Use Only: Precinct: 12-205 Assembly District: 3 Service Area: NA
Position on Board: E911 MSB ALTERNATE Term Ends: 12/31/2015
Residence Checked: ☑ Yes Map Checked: ☑ Yes Code Checked: 1st ☑ 2nd ☑

Applicant Name: MARK B. BAKER

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? 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.

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?
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.

MATANUSKA-SUSITNA BOROUGH - CLERK'S OFFICE
350 E. Dahlia Avenue Palmer, AK 99645
Phone: 861-8683 Fax: 861-7845

DATE RECEIVED: RECEIVED
OCT 05 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: Port Commission, Seat 3
(For example, Board of Equalization, Member 3)

Applicant Name: Claudia Roberts

Residence Address: 550 N. Hyer Road

Mailing Address: Palmer, AK 99645

Home phone: (907) 376-7676 Work phone: (907) 762-4646 Email: caroberts@ak.net

Name and Address of Employer: Chugach Electric Assoc., P.O. Box 196300, Anchorage, AK 99519

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: board member (alternate) BOAA
(For example: employee, emergency responder, RSA or FSA area supervisor, board member, contractor etc.)

How long have you lived in the Borough? 25 years

Briefly explain, why you are you interested in serving on the board in which you are applying? I am enthusiastic about development at the Port. I would like to be involved with the Commission and feel I can serve effectively.

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: Helga Larson Phone: (907) 745-1361
Name: Ken Tozier Phone: (907) 562-2000
Name: Mary Kay Arthaud Phone: (907) 563-5553

Applicant Signature: Claudia Roberts **Date:** 10-5-15

(N)

Office Use Only: Precinct: 11-090 Assembly District: 3 Service Area: NA
Position on Board: PORT SEAT 3 Term Ends: 12/31/2017
Residence Checked: ☑ Yes Map Checked: ☑ Yes Code Checked: 1st ☑ 2nd ☑

Applicant Name: Claudia Roberts

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.

550 N. Hyer Road
Palmer, AK 99645
October 5, 2015

Matanuska-Susitna Borough – Clerk's Office
350 E. Dahlia Avenue
Palmer, Alaska 99645

To Whom It May Concern:

Please accept my resume and application for a seat on the Port Commission. My background is in both public and private sector development and construction through employment with consulting engineering firms. I have worked with regulatory agencies as well as private clients in preparing applications for a variety of projects. My interest in this commission is because am enthusiastic about development in the Borough and presently am a member of the Board of Adjustments and Appeals (BOAA) and past chairman and member of the Platting Board. This experience and my knowledge of federal, state and local regulations will be an asset for the advisory board. My service on the BOAA and the Platting Board has been a positive experience for me.

Thank you for your time and consideration.

Sincerely yours,

Claudia Roberts

Enclosures

550 N. HYER ROAD • PALMER, AK 99645
PHONE (907) 376-7676 • CELL (907) 795-2666 • E-MAIL CAROBERTS@AK/NET

CLAUDIA ROBERTS

EDUCATION

North Texas State University — Denton, TX
BA – Art History

WORK EXPERIENCE

Tryck Nyman & Hayes — Anchorage, AK
Platting Coordinator
- Subdivision, utility & road design
- Plat preparation & submittals

CH2M Hill — Anchorage, AK
Civil/Graphic Designer
- Site plan development
- Civil design/drafting for roadways, water & sewer projects, site remediation

Montgomery Watson (MW Americas) — Anchorage, AK
Senior Designer
- Topographic/site modeling
- Part of civil design team for projects in rural Alaska

DOWL Engineering — Anchorage, AK
Technical Services
- Subdivision platting
- Land title research

Matanuska-Susitna Borough — Palmer, AK
Platting Technician
- Platting review for code compliance
- Research & administration of platting projects

2007-2009 Alaska Rim Engineering, Inc. — Palmer, AK
Platting Manager
- Subdivision design & development
- Project administration

2009 – Present CEA, Inc. (Chugach) — Anchorage, AK
Right of Way Agent III
- Supervisor of Research Staff
- Permitting (Federal, State, & Local)

CLAUDIA ROBERTS

PROFESSIONAL MEMBERSHIPS

International Right of Way Association (IRWA)

COMMUNITY ACTIVITIES

Past chairman Matanuska-Susitna Borough Platting Board

Member Matanuska-Susitna Borough Board of Adjustment & Appeals

RECEIVED
SEP 08 2015
CLERKS OFFICE

From: Jordan May [mailto:knikmarine@yahoo.com]
Sent: Tuesday, September 08, 2015 10:17 AM
To: Marc VanDongen; Pamela Klayum
Subject: Port Commissionn.

Mark,
I haven't been able to fulfill my obligations as a Port Commissioner or attend enough meetings to warrant the position.
Please accept this letter as my resignation and forward to the appropriate departments and to the Mayor.
This will free up the position for someone better able to give the seat the time it deserves.

Of course I'm always happy to assist you where I can and support the development of the Port.

Best regards, Jordan May
541-220-9559

PORT Seat 3
12/31/2017

MATANUSKA-SUSITNA BOROUGH - CLERK'S OFFICE
350 E. Dahlia Avenue Palmer, AK 99645
Phone: 861-8683 Fax: 861-7845

DATE RECEIVED:
RECEIVED
SEP 10 2015
CLERKS OFFICE

BOARD, COMMISSION, AND COMMITTEE APPLICATION FORM

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Board and position for which I am applying: FSA 2 Butte Advisory Board.
(For example, Board of Equalization, Member 3)

Applicant Name: Mitzi Van Asdlan

Residence Address: 5307 S. Mitzi Circle, Palmer AK. 99645

Mailing Address: PO Box 4555, Palmer AK. 99645

Home phone: 746·6078 Work phone: 229·7584 Email: mitzi.99645@hotmail.com

Name and Address of Employer: Remote Electric LLC

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? 15 years

Briefly explain, why you are you interested in serving on the board in which you are applying? This board has been vacant for several years and the lack of oversight has been very damaging to this fire district. We need to made sure our fire fighters have support from the 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 have a back ground in contracting which includes cost analysis, labor law, negotation, and health and safety.

List three **professional or personal** references:

Name:	Ronald Aklstad Sr.	Phone:	745·3808
Name:	Sandra J. Davidson	Phone:	333·5048
Name:	Karen Hart	Phone:	696·4110

Applicant Signature: Mitzi VanAsdlan (N) **Date:** 10 Sept 15

Office Use Only: Precinct: 12·220 Assembly District: 1 Service Area: FSA-Butte

Position on Board: FSA 2 member 1 Term Ends: 12/31/2016

Residence Checked: ☑ Yes Map Checked: ☑ Yes Code Checked: 1st ☑ 2nd ☑

Revised 12/16/2014

PLEASE CONTINUE TO OTHER SIDE

9-10-15 emailed 2 page

Applicant Name: Mitzi Van Asdlan

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? 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.

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?
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.

Phone: 861-8683 Fax: 861-7845

RECEIVED
SEP 01 2015
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BOARD, COMMISSION, AND COMMITTEE APPLICATION FORM

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Board and position for which I am applying: Butte FSA
(For example, Board of Equalization, Member 3)

Applicant Name: Catherine Hummel

Residence Address: 4705 S Old Glenn Hwy Palmer Ak

Mailing Address: 620 E Primrose Cir # B Palmer Ak 99645

Home phone: 746 6186 Work phone: _____ Email: ~~cathupcare~~ @mtaonline.net

Name and Address of Employer: Self

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? No one onboard & Dept is ever extended. Look out for their well being, safety & general public's most important asset.

List professional or personal experiences that qualify you for membership on the board? You may **attach a brief resume** to highlight your qualifications: Attached

List three **professional or personal** references:

Name: Kirsten Ballard Phone: 632-1006
Name: David Baldwin Phone: 688-0123
Name: Jean Chapman Phone: 745-2858

Applicant Signature: _____ **Date:** Aug 31, 2015

Office Use Only: Precinct: 12-200 Assembly District: _____ Service Area: FSA-Butte
Position on Board: FSA a member 2 Term Ends: 12/31/2017
Residence Checked: ☑ Yes Map Checked: ☑ Yes Code Checked: 1st ☑ 2nd ☑

Applicant Name: Catherine Ann Hummel

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.

Resume **Catherine Hummel**

mvuboard@mtaonline.net
620 E. Primrose Cir., Apt. B
Palmer, AK 99645
(907) 746-6186

Title
Professional Experience

EMI, Anchorage, AK 07/97-04-05
Industrial Hygienist/Trainer

Developed and delivered safety training programs (HAZWOPER, Asbestos Abatement, OSH General Industry) Hazard Communication), provided instruction on use of sampling and monitoring equipment, conducted work site audits, wrote OSH safety and ehalth programs, developed safety curricula and performed on-site safety/industrial hygienist duties.

Self Employed 07/94-
present *Industrial Hygienist*

Provide Industrial Hygiene services to environmental firms, non-profits agencies and construction companies by writing OSH programs, perform air monitoring/air quality surveys, develop and deliver safety curricula, research compliance regulations.

ESHA, Anchorage, AK 06/93-~~present~~ 08/11
Industrial Hygienist

Provide Industrial Hygiene services for ESHA clients under the direction of a Certified Marine Chemist/Certified Industrial Hygienist.

Haztek Inc, Anchorage, AK 09/94-08/96
OSHA Program s Trainer

Supervise, develop and implement instructional methodologies and training quality assurance programs. Provide industrial hygiene services for projects in mining and industry. Write proposals, reports and contracts for services. Manage and maintain computer marketing systems. Oversee technical equipment maintenance, procurement and logistics.

Alaska Health Project, Anchorage, AK 06/92-09/94
Industrial Hygienist

Provide health and hygiene consultation, training and evaluations to union groups, public & private organizations and government employees. Oversee implementation and management of OSHA training grants. Write proposals, progress reports and evaluation summaries. Arrange and coordinate all activities and logistics necessary to fulfilling training obligations. Perform air monitoring and respirator fit testing as requested.

CA Hummel cont.

Professional Experience

University Alaska Anchorage, Anchorage, AK 11/89-05/92
Environmental Safety and Health Technician

Investigate, evaluate and report concerns of health, safety and the environment. Operate and maintain equipment used to perform industrial hygiene surveys for noise, illumination and air contaminants. Provide consultation for activities regulated by OSHA, DEC, EPA and local building and fire officials. Develop, manage and integrate an emergency response database for the statewide University system. Participate with contractors, and engineers to address safety and health issues. Respond to requests for information.

Norton Sound Health Corporation, Nome, AK 04/88-11/89
AK DEC Environmental Health Specialist

Inspect public facilities in Nome/Kotzebue regions to determine compliance with environmental health and safety regulations. Provide consultation and education on public health, sanitation and environmental concerns. Collect samples and specimens for analysis and abatement efforts. Investigate and research conditions adversely affecting public health and the environment. Evaluate applications for operating permits and licenses as mandated by state legislated regulations.

Flathead County Sanitation, Kalispell, MT 09/84-03/88
Environmental Health Specialist

Audit facilities in urban and rural settings to document compliance with public health and and sanitation regulations. Provide consultation and education on public health, sanitation and environmental concerns. Collect samples and specimens for analysis and abatement efforts. Investigate and resolve complaints of public health and environmental degradation. Issue and approve operating permits and licenses required by state and county statute.

Education

Bachelor of Science Biology - Eastern Montana College, June 1984
Bachelor of Science Secondary Ed - Eastern Montana College, June 1984

Equipment & Skills

Ambient air quality evaluation, personnel exposure monitoring, direct read instruments, fit testing, PC word processors, data bases, internet research.

Licenses & Certificates

AK DOL approval as Hazardous Painting Instructor
EPA/AHERA Asbestos Abatement Certification Instructor: 1999 AK DOL
OSHA General Industry Outreach Trainer
Hazardous Materials Instructor I , NFPA/NIEHS/IAFF
Adult Literacy Instructor, Anchorage Literacy Project
Registered Environmental Health Specialist, NEHA 1985-1998

COURSES ATTENDED & COMPLETED

Current	HAZWOPER -Supervisor First Aid & CPR,
October 1999 &	EPA/AHERA (40 CFR 763) Asbestos Abatement Certification for Contrs Sprvsrs
March 1999 2.5CEU's	OSHA 501 "Trainer Course in OSHA Standards for General Industry" OSHA Training Institute Education Center, Region X
October 1991-98	Hazardous Materials Responder Refreshers 8 Hrs
September 1995	DOT/IOTA Hazardous Material Training For Shippers 24 Hrs Anchorage, AK. by Haztek, Inc.
March 1994	Laubach Literacy Volunteer Tutor 18 Hrs. Anchorage, AK. by Anchorage Literacy Project .
January 1994	Dept. Of Energy Radiological Worker II 40 Hr Palo Alto, CA. by Fernald Restoration Mgmnt. Corp.
December 1993	Permit-Required Confined Space Awareness 8 Hrs Anchorage, AK. by Alaska Dept. of Labor.
July 1993	Workshop of An Integrated Emergency Response 32 Hrs Anchorage, AK by ATSDR, USPHS, USDHHS
July 1993	Hazardous Materials "Operations" Level Trainer 24 Hrs Anchorage, AK by International Assoc. of Fire Fighters
June 1993	Emergency Handling of Chemically Contaminated Patient 24 Hrs. Anchorage, AK. by George Washington EMS Degree Program.
June 1993	EPA-NESHAP Asbestos Abatement Manager Planner 40 Hrs Anchorage, AK. by Alice Hamilton Occ. Health Center
December 1992	NFPA 1041 (1987 Ed.) Fire Service Instructor I 40 Hrs Landover, MD by I.T.C. Instructor Tom Cusick
November 1992	Clues To Unraveling The Association Between Illness and Environmental Exposure 16 Hrs WA. DC by ATSDR and American Public Health Association

July 1992	Principles of Ergonomics 24 Hrs Anchorage, AK by US DOL-OSHA	
June 1992	Hazardous Materials Emergency Responder III 40 Hrs Anchorage, AK by University Alaska Fairbanks	
UA Anchorage (Fall 1989 to Spring 1992)	Intro to Uniform Fire Code FS100 (3 Credits) EQS 500 TECH 400 TECH 400	 Air Quality Measurement & Control (3 Credits) Accident Investigation (4 Credits) Process Safety Management (3 Credit)
June 1991	Personnel Protection and Safety 165.2 40 Hour Anchorage, AK by US EPA & NUS Corp	
August 1990	NIOSH Respirator Decision Logic 32 Hrs-NIOSH & U of WA	
February 1990	FDA Hazard Analysis Critical Control Point Inspection Process	

MATANUSKA-SUSITNA BOROUGH - CLERK'S OFFICE
350 E. Dahlia Avenue Palmer, AK 99645
Phone: 861-8683 Fax: 861-7845

DATE RECEIVED: RECEIVED
SEP 12 2015
CLERKS OFFICE

BOARD, COMMISSION, AND COMMITTEE APPLICATION FORM

INSTRUCTIONS

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Board and position for which I am applying: BUTTE FSA BOARD OF SUPERVISORS
(For example, Board of Equalization, Member 3)

Applicant Name: GREGORY S. NILSSON

Residence Address: 5505 SOUTH OLD GLENN HIGHWAY

Mailing Address: 259 SOUTH ALASKA STREET PALMER, AK 99645

Home phone: 745-7526 Work phone: 745-3398 Email: gnilsson@mtaonline.net

Name and Address of Employer: SELF

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? WE HAVE NO BUTTE SAFETY PLANS OF ANY TYPE - WISH TO DEVELOP SAME.

List professional or personal experiences that qualify you for membership on the board? You may **attach a brief resume** to highlight your qualifications: ALASKA CONTRACTOR (RATED BY D.O.L. IN TOP 1/3) FOR FORTY YEARS - OWN 60+ ACRES PROPERTIES IN BUTTE, 2 BUSINESSES.

List three **professional or personal** references:

Name:	DAN JEFFERY	Phone:	354-8883
Name:	THERESA BECK	Phone:	746-6387
Name:	JOHN SHUE	Phone:	745-4911

Applicant Signature: Gregory S. Nilsson **Date:** 14SEP15

(N)

Office Use Only: Precinct: 12-220 Assembly District: 1 Service Area: FSA - BUTTE

Position on Board: FSA 2 member 3 Term Ends: 12/31/2015

Residence Checked: ☑ Yes Map Checked: ☑ Yes Code Checked: 1st ☑ 2nd ☑

Applicant Name: GREGORY WILSON

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
SEP 04 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: Talkeetna FSA #24 Board
(For example, Board of Equalization, Member 3)

Applicant Name: Herman F. Thompson

Residence Address: 16967 East Long Acre Avenue

Mailing Address: P.O. Box 626, Talkeetna, Ak 99676-0626

Home phone: 733-2626 Work phone: _____ Email: lotam@mtaonline.net

Name and Address of Employer: Retired

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? 19 years

Briefly explain, why you are you interested in serving on the board in which you are applying? The community needs a viable, active, & efficient emergency service capability

List professional or personal experiences that qualify you for membership on the board? You may **attach a brief resume** to highlight your qualifications: Member of MSB, Health & Social Services Board for 3 years. Served a "Y" community Council Chair 2 years. (See resume).

List three **professional or personal** references:
Name: Larry R. Dearman Phone: 841-9880
Name: Rachel Greenberg Phone: 745-5454
Name: Ingrid Lenig Phone: 376-3104

Applicant Signature: Herman F Thompson (N) **Date:** 9/4/2015

Office Use Only: Precinct: 10-035 Assembly District: 7 Service Area: FSA-Talkeetna
Position on Board: FSA 24 member 1 Term Ends: 12/31/2016
Residence Checked: ☑ Yes Map Checked: ☑ Yes Code Checked: 1st ☑ 2nd ☑

Applicant Name: Herman F. Thompson

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? 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.

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?
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.

RESUME

Herman F. Thompson Date of Birth: 19 July 1936
EDUCATION: BS Occupational Education, Majors: Business Administration, Avionic Technology

MILITARY EXPERIENCE: USAF, 31 years DECORATIONS: Legion of Merit, Meritorious Service Medal (2), Air Force Commendation Medal

WORK EXPERIENCE: Weapons Control Systems Mechanic, Technician, Supervisor, Manager, Instructor, Training Coordinator, Resource Manager, Budgeting, Supplies, Personnel Utilization, Inventory Control, Counseling. Maintenance Superintendent for 325 people working in 22 different disciplines with a budget of $1.2 million, responsible to the Commander and Maintenance Supervisor for proper utilization of all resources. Advisor to the Alaskan Air Command Commanding General on enlisted matters including training and professional education.

SERVICE ORGANIZATIONS: Air Force Association Chapter and State Secretary, Treasurer, Vice-President and President for 2 years each. Life member of the Non-commissioned Officers Association, and Air Force Sergeants Association.

VOLUNTEER WORK: Involved with the Upper Susitna Seniors for the past 13 years as committee member and chair for various committees. Served as board member, Treasurer, Vice President and for the past 4 years as President and Chairman of the Board. Negotiated lease agreement with the Mat-Su Borough and School District for the use of Seniors property as a temporary school. Served on the "Y" Community Council as board member and Chair. Served as co-chair of the Community Comprehensive Planning Committee. Currently a board member of the following organizations, Upper Susitna Shooters Association, Sunshine Transit Coalition, Coalition of Matsu Senior Centers and the 11th Air Force Association (WWII Vets who served in Alaska). I have experience administering grants and obtaining grants to build the senior center and our senior housing.

MATANUSKA-SUSITNA BOROUGH - CLERK'S OFFICE
350 E. Dahlia Avenue Palmer, AK 99645
Phone: 861-8683 Fax: 861-7845

DATE RECEIVED: RECEIVED
SEP 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: Talkeetna FSA #24 Member 1
(For example, Board of Equalization, Member 3)

Applicant Name: John Rice

Residence Address: 22960 S BRESUE DR. TALKEETNA 99676

Mailing Address: PO Box 1163

Home phone: 733-5566 Work phone: 321-0921 Email: john@williwaw.us

Name and Address of Employer: Montana Creek Native Association Inc.

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? 2 years

Briefly explain, why you are you interested in serving on the board in which you are applying? I manage 10,000 acres of forest for MCNA and have been working on improving fire conditions in area.

List professional or personal experiences that qualify you for membership on the board? You may **attach a brief resume** to highlight your qualifications: Law Degree

List three **professional or personal** references:

Name:	Emil Notti	Phone:	229-5861
Name:	Jerry Ward	Phone:	242-3442
Name:	George Wright	Phone:	321-0921

Applicant Signature: John A. Rice (N) **Date:** 8/9/15

Office Use Only: Precinct: 10-035 Assembly District: 7 Service Area: FSA-Talkeetna
Position on Board: FSA 24 member 3 Term Ends: 12/31/2015.
Residence Checked: ☑ Yes Map Checked: ☑ Yes Code Checked: 1st ☑ 2nd ☑
9-16 emailed voter Reg. Form

Applicant Name: John Rice

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 _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.

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?
_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.

Continuation Sheet

1. **Case Name: Portfolio Recovery LLC v. John Rice 1JU-06-00818CI**
   Nature of Action - Civil Case
   Date of Judgment – 10/16/2006
   Description - Judgment credit card debt

2. **Case Name: Credit Agency Inc. v. John Rice 1JU-07-00695SC - re debt**
   Nature of Action - Civil Judgment
   Date of Judgment – 4/1/2008
   Description – Non trial judgment 2763.40

3. **Case Name: William Peacock v. John Rice 1JU-07-00953CI**
   Nature of Action – Civil Judgment
   Date of Judgment – 6/4/2008
   Description - re business debt non trial judgment amount 13031

4. **Case Name: Capital One Bank v. John Rice 1JU-09-01088CI**
   Nature of Action – Civil Judgment re credit card debt
   Date of Judgment – 4/23/2010
   Description – non trial judgment amt 8126.12

5. **Case Name: City & Borough of Juneau v. John Rice 1JU-09-00699CI**
   Nature of Action – Civil Judgment re sales tax
   Date of Judgment – 6/24/2009
   Description - Non-Trial Judgment Amount Amt: 35934.51

MATANUSKA-SUSITNA BOROUGH INFORMATION MEMORANDUM IM No. 15-198

SUBJECT: AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY APPENDING THE BIG LAKE COMPREHENSIVE PLAN MSB 15.24.030(B)(10) WITH THE BIG LAKE CORRIDOR IMPACT ASSESSMENT, MARCH 2014, AND IDENTIFYING ROUTE 3A AS THE SELECTED ROUTE BY THE BIG LAKE COMMUNITY COUNCIL.

AGENDA OF: October 20, 2015

Assembly Action:

MANAGER RECOMMENDATION: Refer to Planning Commission.

APPROVED BY JOHN MOOSEY, BOROUGH MANAGER:

Route To:	Department/Individual	Initials	Remarks
X	Originator/Sara Jansen		
	Capital Projects Director		
	Public Works Director		
X	Planning and Land Use Director		
	Community Development Director		
	Emergency Services Director		
	Finance Director		
X	Borough Attorney		
X	Borough Clerk		10/13/15

ATTACHMENT(S): Fiscal Note: YES _____ NO X
Ordinance Serial No. 15-143 (2 pp)
Big Lake Community Council Resolution 2014-102 2 pp)
Big Lake Community Impact Assessment (without appendices) (83 pp)
Big Lake Community Impact Assessment Appendix A – (1 pp)
Planning Commission Resolution 14-20 (3pp)

SUMMARY STATEMENT:

The 1996 Big Lake Comprehensive Plan was updated in August, 2009. The update was spurred by the changing nature of the community as it transforms from a primarily recreation community to more of a family-oriented, year round community. There are three priority transportation goals addressing roadways in the plan. Those are:

- Develop a safe and efficient road system to the Parks Highway;
- Support regional development through improvements in Borough transportation infrastructure; and
- Expand the existing road system to provide access to residents currently without access; ensuring public safety needs are met.

Specific plan strategies include working with the Borough and DOT&PF to ensure the design and eventual construction of the road from Port MacKenzie (Port) to Parks Highway, development of a Big Lake downtown bypass, and establishment of a corridor preservation program (Strategies 2, 3, and 9).

The update of the comprehensive plan required numerous meetings with a planning team and the general Big Lake community prior to its passage. The Big Lake Community Council developed a transportation committee to focus solely on this important aspect of the plan. After the plan was adopted, the committee continued to meet and concentrate on transportation improvements in the Big Lake area. Further, the community was successful in lobbying the State Legislature for funds to conduct a Corridor Impact Assessment (CIA), for the Port to Parks Route.

A CIA identifies socioeconomic impacts to a community that could result from an improved highway connection. The Big Lake CIA was a public process which took place in the community over approximately 18 months from September, 2012 to March, 2014 when the report was finalized. The Big Lake CIA identified one-mile wide corridors that represented general locations for highway connections, based on previous transportation studies. Additionally, the project team worked with MSB staff, community residents and other stakeholders to add additional corridors and to refine each corridor with the specific alternative to be studied. Two of these corridors were not evaluated for detailed community impacts due to high costs, wetland impacts and community sentiment. The remaining five alternatives were analyzed on land use, mobility and access, economic conditions, public services, physical, visual, safety, displacement and

social and psychological impacts.

The CIA was based upon the clear statement of community goals and attitudes from the Comprehensive Plan. The plan served as the lens through which all the assessments regarding the routes were filtered. In addition to the specific transportation goals, the three policies of greatest significance to the CIA process from the plan are:

- The desire to develop a land-use "road-map" setting out general intentions for the location and intensity of future development;
- The creation of an attractive, walkable and concentrated Big Lake town center; and
- The desire to protect the natural environment.

Key findings were identified for all five of the corridors and presented to the community. The Assessment was finalized in March, 2014.

The goal of the CIA was to perform a thorough Assessment, not to select one route. Subsequent to the conclusion of the CIA, the Big Lake Community Council focused on the task of selecting a preferred route. Three public meetings of the Big Lake Community Council Transportation Committee were held to discuss the options. On June 10, 2014 the Big Lake Community Council passed Resolution Serial No. 214-12 in Support of Route 3A.

The Community Council then requested that the Borough Assembly nominate Route 3A of the Big Lake Community Impact Assessment to the Statewide Transportation Improvement Program for funding of the environmental phase of the Point MacKenzie Road to Parks Highway Connection. The Borough Assembly passed Resolution 14-087 on September 2, 2014. Further at the April 14, 2015, Community Council meeting a motion was unanimously approved to support the CIA as the formative document to convey the community's wishes regarding the Port to Parks highway.

To solidify the Community's desired route, and incorporate the information contained within the Big Lake Corridor Impact Assessment, the Big Lake Community Council requests that Route 3A of the Port to Parks Highway Connection be appended to the Big Lake Community Comprehensive Plan, along with the CIA document without appendices).

Recommendation: Refer an ordinance to the Planning Commission for 60 days, appending the Big Lake comprehensive plan MSB 15.24.030(b)(10) with the Big Lake Corridor Impact Assessment, March 2014,and Appendix A which identifies Route 3A Port to Parks Route as the selected route by the Big Lake Community Council.

OR15-143

Introduced: June 10, 2014
Member Hearing: June 10, 2014
Adopted by Unanimous Vote: June 10, 2014

Big Lake Community Council
Big Lake Community Impact Assessment
Resolution Serial No. 2014-102 in support of Route 3A

The Big Lake Community Council requests the Alaska Department of Transportation and Public Facilities to nominate a project into the Statewide Transportation Improvement Program to provide funding for the environmental phase of the Point MacKenzie Road to Parks Highway connection.

- WHEREAS, the State of Alaska legislature is proposing to fund construction of the Knik Arm Crossing estimated to begin in 2016; and
- WHEREAS, the Port MacKenzie Rail Extension is proceeding on schedule with service to the Port anticipated in 2016; and
- WHEREAS, traffic from both Knik Arm Crossing and the additional Port activity produced by the Port MacKenzie Rail Extension will be using the Point MacKenzie Road and Knik-Goose Bay Road, the later of which funnels truck traffic directly into Wasilla, a high traffic congestion location; and
- WHEREAS, the Alaska Department of Transportation (ADOT&PF) has designated the Knik Arm Crossing and the western (MSB side) bridge access highway as part of the National Highway System: and
- WHEREAS, the ADOT&PF has designated Point MacKenzie Road, Burma Road and South Big Lake Road as part of the Alaska Highway System for a future connection between the Port and Parks Highway; and
- WHEREAS, the Knik Arm Crossing/Port to Parks Highway route will likely become part of the National Highway System and be developed with federal funding; and
- WHEREAS, the Big Lake Community Impact Assessment (CIA) provided public involvement, preliminary design and reconnaissance information on a number of additional routes to move Knik Arm Crossing and Port MacKenzie traffic to the Parks Highway; and
- WHEREAS, the originally proposed route through the City center of Big Lake is not consistent with the 2009 Big Lake Comprehensive Plan nor the desires of the community; and
- WHEREAS, the Big Lake Community Council has participated in the CIA and studied the findings included in the assessment, the **Big Lake Community Council endorses route 3A as most consistent with the Big Lake Comprehensive Plan and the community desires**; and
- WHEREAS, the Big Lake Community Impact Assessment was meant to assist decision makers as they go through the future process to select a preferred alignment; and

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- WHEREAS, an environmental document is the next step in choosing which of the routes within the CIA will move forward as the preferred alternative; and

- AND NOW THEREFORE after studying impacts on the community of Big Lake of the Knik Arm Crossing and Port MacKenzie Rail Extension being completed in the near future, it would be prudent to request a project into the Statewide Transportation Improvement Program to provide funding for the environmental phase of the Big Lake transportation corridor of the Point MacKenzie Road to Parks Highway connection.

Signed:

William L. Kramer
President

Attested:

Carol G Kane
Secretary

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By: Lauren Driscoll
Introduced: 07/07/14
Public Hearing: 07/21/14
Action: Passed

MATANUSKA-SUSITNA BOROUGH
PLANNING COMMISSION RESOLUTION NO. 14-20

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH PLANNING COMMISSION RECOMENDING ASSEMBLY NOMINATION OF ROUTE 3A OF THE BIG LAKE COMMUNITY IMPACT ASSESSMENT TO THE STATEWIDE TRANSPORTATION IMPROVEMENT PROGRAM FOR FUNDING OF THE ENVIRONMENTAL PHASE OF THE POINT MACKENZIE ROAD TO PARKS HIGHWAY CONNECTION

WHEREAS, the State of Alaska legislature is proposing to fund construction of the Knik Arm Crossing estimated to begin in 2016; and

WHEREAS, the Port MacKenzie Rail Extension is proceeding on schedule with service to the Port anticipated in 2016; and

WHEREAS, traffic from both Knik Arm Crossing and the additional Port activity produced by the Port MacKenzie Rail Extension will be using the Point MacKenzie Road and Knik-Goose Bay Road, the latter of which funnels truck traffic directly into Wasilla, a high traffic congestion location; and

WHEREAS, the Alaska Department of Transportation and Public Facilities has designated Point MacKenzie Road, Burma Road and South Big Lake Road as part of the Alaska Highway System for a future connection between the Port and Parks Highway; and

WHEREAS, the Knik Arm Crossing/Port to Parks Highway route will likely become part of the National Highway System and be developed with federal funding; and

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WHEREAS, the Big Lake Community Impact Assessment (CIA) provided public involvement, preliminary design and reconnaissance information on a number of additional routes to move Knik Arm Crossing and Port MacKenzie traffic to the Parks Highway; and

WHEREAS, the originally proposed route through the city center of Big Lake is not consistent with the 2009 Big Lake Comprehensive Plan nor the desires of the community; and

WHEREAS, the Big Lake Community Council has participated in the CIA and studied the findings, and the Big Lake Community Council endorses route 3A as most consistent with the Big Lake Comprehensive Plan and the community's desires; and

WHEREAS, the Big Lake Community Impact Assessment was meant to assist decision makers as they go through the future process to select a preferred alignment; and

WHEREAS, an environmental document is the next step in choosing which of the routes within the CIA will move forward as the preferred alternative; and

WHEREAS, the Matanuska-Susitna Borough Planning Commission, after studying the near future impacts of the Knik Arm Crossing and Port MacKenzie Rail Extension on the community of Big Lake, finds that it would be prudent to request the inclusion of the project into the Statewide Transportation Improvement Program (STIP) to provide funding for the environmental phase of the Big

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Lake transportation corridor of the Point MacKenzie Road to Parks Highway connection.

NOW, THEREFORE, BE IT BE RESOLVED, that the Matanuska-Susitna Borough Planning Commission hereby recommends Assembly support of the Big Lake Community Council's request to the Alaska Department Of Transportation And Public Facilities on the nomination of Route 3a of the Big Lake Community Impact Assessment into the Statewide Transportation Improvement Program to provide funding for the environmental phase of the Point Mackenzie Road to Parks Highway Connection.

ADOPTED by the Matanuska-Susitna Borough Planning Commission this 21st day of July, 2014.

JOHN KLAPPERICH, Chair

ATTEST

MARY BRODIGAN, Planning Clerk

(SEAL)

YES: Erdle, Healy, Klapperich, Walder, Nendig, and Rauchenstein

NO:

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OR 15-143

Big Lake Community Impact Assessment

Matanuska-Susitna Borough

350 E. Dahlia Avenue

Palmer, AK 99645

March 2014

IM15-198
OR15-143

Acknowledgements

Project Sponsor

Matanuska Susitna Borough

- Brad Sworts, Pre-Design & Engineering Manager
- Lauren Driscoll, Chief of Planning
- Michael Campfield, PE

Special thanks to the following people for the contribution to this report:

- Paul DuClos
- Andrew Niemiec
- Michael Rovito
- Joe Perkins
- Allen Kemplen
- Jim Clemenson
- Jim Simon
- Margaret Billinger
- Gerard Billinger
- Scott Rose
- Gary Swearer
- Bill Haller
- Bill Kramer
- Cathy Mayfield
- Dan Mayfield
- Bill Heariet
- Ina Mueller
- Jacob Snedeker
- Roxann Dayton
- Cindy Bettini
- Darwin Fischer
- Rosa Shilanski
- Todd Rinaldi
- Seth Kelley

The Big Lake CIA was funded by a grant to the Matanuska-Susitna Borough from the State of Alaska.

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Executive Summary

The purpose of the Big Lake Community Impact Assessment (CIA) is to identify socioeconomic impacts to the Big Lake Community that could result from an improved highway connection between the Point MacKenzie Road/Ayrshire Road intersection and the Parks Highway. The CIA is meant to inform the Big Lake Community, the Matanuska Susitna Borough (MSB), and other decision makers as they go through the future process to select a preferred alignment.

Big Lake Community Council

The Big Lake Community Council (BLCC) is located in the western MSB west of the Parks Highway and east of the Little Susitna River. Big Lake is the largest of several lakes in the locale that collectively have supported a growing community provided winter and summer recreation opportunities for South-central Alaskans for over 60 years. The Big Lake Community has been transitioning from a weekend and recreation destination to a year-round community as people retire; choose to raise their families; and transportation improvements have reduced the commute time to Anchorage for employment to a reasonable time period. Existing and proposed transportation infrastructure developments have the potential to impact the Big Lake community. The new Port MacKenzie Rail Extension is located to the west of Big Lake and ties into the Alaska Railroad mainline near Houston. Activity and development at Port MacKenzie is increasing. Both Port Mackenzie, and the proposed Knik Arm Crossing when completed, have the potential to increase traffic in the area dramatically. The BLCC recognized that it could be impacted by these developments and successfully secured funds from the State Legislature through the MSB to develop the Big Lake Community Impact Assessment.

Alternative Identification

The CIA process was initiated by identifying alternative routes that could be evaluated. The alternative identification process started with identifying one-mile wide corridors that represent general locations for a highway connection. Those corridors were based on routes that had been analyzed as part of previous transportation studies. The project team worked with MSB staff, Big Lake community residents, and other stakeholders to add additional corridors and to refine each corridor into a specific alternative to be studied (see Figure ES-1). Two corridors were not evaluated for detailed community impacts: Corridor 1 because it had high costs, trail impacts, and low anticipated usage; and Corridor 4 because of unacceptable wetland impacts, affects on the Aurora Dog mushing area; and community sentiment. At the end of the alternative identification process, five alternatives were carried forward into the CIA phase for additional analysis. Those five alternatives are:

- Alternative 2 – Rail Route (highway would parallel the railroad)
- Alternative 3 – City Center/Existing Road Route
- Alternative 3 Bypass - Option A
- Alternative 3 Bypass - Option B
- Alternative 5 - Johnson Road Route

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Figure ES-1 Alternative 2

BIG LAKE ALTERNATIVES MAP

Big Lake Community Impact Assessment

- Alternative 1
- Alternative 2
- Alternative 3
- Alternative 3 Bypass
- Alternative 4
- Alternative 5
- Big Lake Town Center
- Community Council Boundary
- Park or Refuge
- Existing Rail
- Port MacKenzie Rail Extension
- LRTP Wasilla Bypass

1/30/2013

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CIA Process

These alternatives were analyzed in accord with the FHWA's publication *Community Impact Assessment: A Quick Reference for Transportation* to identify potential socioeconomic impacts on Big Lake. The steps in the FHWA process included defining the study area, developing a community profile, and analyzing impacts. Topics of impact analysis included:

- Land use
- Mobility and Access
- Economic Conditions
- Public Services
- Physical
- Visual
- Safety
- Displacement
- Social and Psychological

Connection to Comprehensive Plan

The Big Lake Comprehensive Plan provides a clear statement of community goals and attitudes on a range of subjects relevant to the CIA including land use, transportation, and economic development. Understanding the intentions of the 2009 Comprehensive Plan is an essential starting point, and ultimately the overarching framework and lens through which any assessments or planning reports should be prepared for the Big Lake community. This ensures that any conclusions, recommendations and/or proposed projects accurately capture and are measured against the goals and interests of the Big Lake community. Through the development of the Big CIA, the project team worked closely with the community, and more specifically, the Big Lake Community Council Transportation Committee, to ensure this important objective was met.

Background to the Comprehensive Plan

From 2008-2009, the community of Big Lake updated and approved its 1996 comprehensive plan. The need for the update was driven by the significant changes in the community over the previous decades. In the 1970's and into the 1990's Big Lake was primarily a location for second homes, most of which were of modest size and mostly owned by Anchorage residents. During this time, Big Lake was also a place where people with modest resources could find and purchase land, usually well back from the core area surrounding the primary water body (Big Lake), for low prices.

In recent years, more people have chosen to live in Big Lake year round, commuting to jobs in the southern Mat-Su Borough or in Anchorage. In addition, more people are coming to Big Lake to retire. Modest cabins are being transformed into larger, costly second homes. In general, the area is becoming more of a family-oriented, year-round community.

While the area has experienced an influx of relatively wealthy second home owners and retirees, there are still many people in the community with very modest means. In the words of one Big Lake planning team member, "there are now two Big Lakes, one relatively wealthy and one relatively poor." Through the comprehensive planning process, the community wanted a plan that would serves the needs of all residents.

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The natural environment is important to Big Lake's economy, image and way of life. The community clearly wants to maintain the integrity of the natural environment, and the predominately forested natural appearance of the community, requiring new strategies as the community grows.

As the community has grown, there have been a number of surprising side effects, including growing water quality concerns, traffic and road safety concerns, and a broad desire by the community to have a greater voice in the future of Big Lake. External pressures with current or likely future impacts on the community include new employment centers, like the Goose Creek Correctional Center, the general outward growth of the Mat-Su core, and proposed transportation projects, including the north south connector that is the focus of the Big Lake CIA.

Planning Process

In light of these changes and challenges, the community rallied behind the need for a comprehensive plan. Big Lake's residents, landowners and other stakeholders were actively engaged in the preparation of the comprehensive plan. Specific steps included regular meetings of a 40-member stakeholder advisory group ("planning team"), public workshops, and the creation of work groups for key issues that emerged through the process.

Comprehensive Plan "Vision"

As part of the comprehensive planning process, the community laid out a general vision for the future of Big Lake, which helped guide all the remaining elements of the plan. The main elements of this vision are listed below; this vision is particularly relevant to this CIA project because location of the future road could have a major impact on these intentions.

- A main street small town; a town with a stronger community core.
- A recreational community.
- A community with the character of a traditional American small town, with expanded commercial, civic services and employment, and a clearer sense of identity.
- Maintained and improved open spaces, and other recreation and tourism resources; preservation of trails and good public access to Big Lake and other water bodies.
- A way to manage development to protect the beauty and environment of Big Lake.

Specific Plan Policies Relevant to CIA

The Big Lake Comprehensive Plan recognizes that the community will almost certainly grow and change in the future. The Plan aims to guide and accommodate growth while holding onto characteristics that make the Big Lake community a good place to live and visit. Relevant land use policies include:

- Coordinate the planning of land use and community services and facilities.
- Strengthen the Big Lake Economy – Improve local opportunities for jobs and businesses, to help Big Lake become a stronger, more stable year round community.

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- Protect the Natural Environment – As the area grows, actions are needed to avoid detrimental effects on well water, quality of surface water, habitat, wetlands and other natural environmental features.
- Provide for Freedom to Enjoy our Properties.
- Protect Big Lake for Future Generations – The plan embraces the concept that residents are not only owners of our property for a period of time but that we have obligations as "caretakers" of that property for the benefit of future "owners" and obligations to the overall health of our natural and social environment.

The Comprehensive Plan presents a number of specific strategies to reach these goals. Three policies of greatest significance to the CIA process are summarized below:

- Develop a land use "roadmap" setting out general intentions for the location and intensity of future development, to provide for growth, protect Big Lake's environment and rural character, encourage concentrated commercial development, and allow for the efficient provision of community infrastructure (see Figure ES-2).
- Create a Big Lake town center, an attractive, walkable, concentrated center for Big Lake commercial, civic, recreational and social activities.
- Protect the natural environment, including water quality, air quality, and natural beauty of the area.

The comprehensive plan sets out a number of transportation policies focused on road system, and the link between land use and roadways. Three main goals of relevance to this CIA are:

- Improve Big Lake area roads – Develop a safe and efficient road system that provides connection to the Parks Highway and access to land in the Big Lake area.
- Support regional development through improvements in Borough transportation infrastructure.
- Expand existing road system to provide access to residents currently without access ensuring public safety needs are met.

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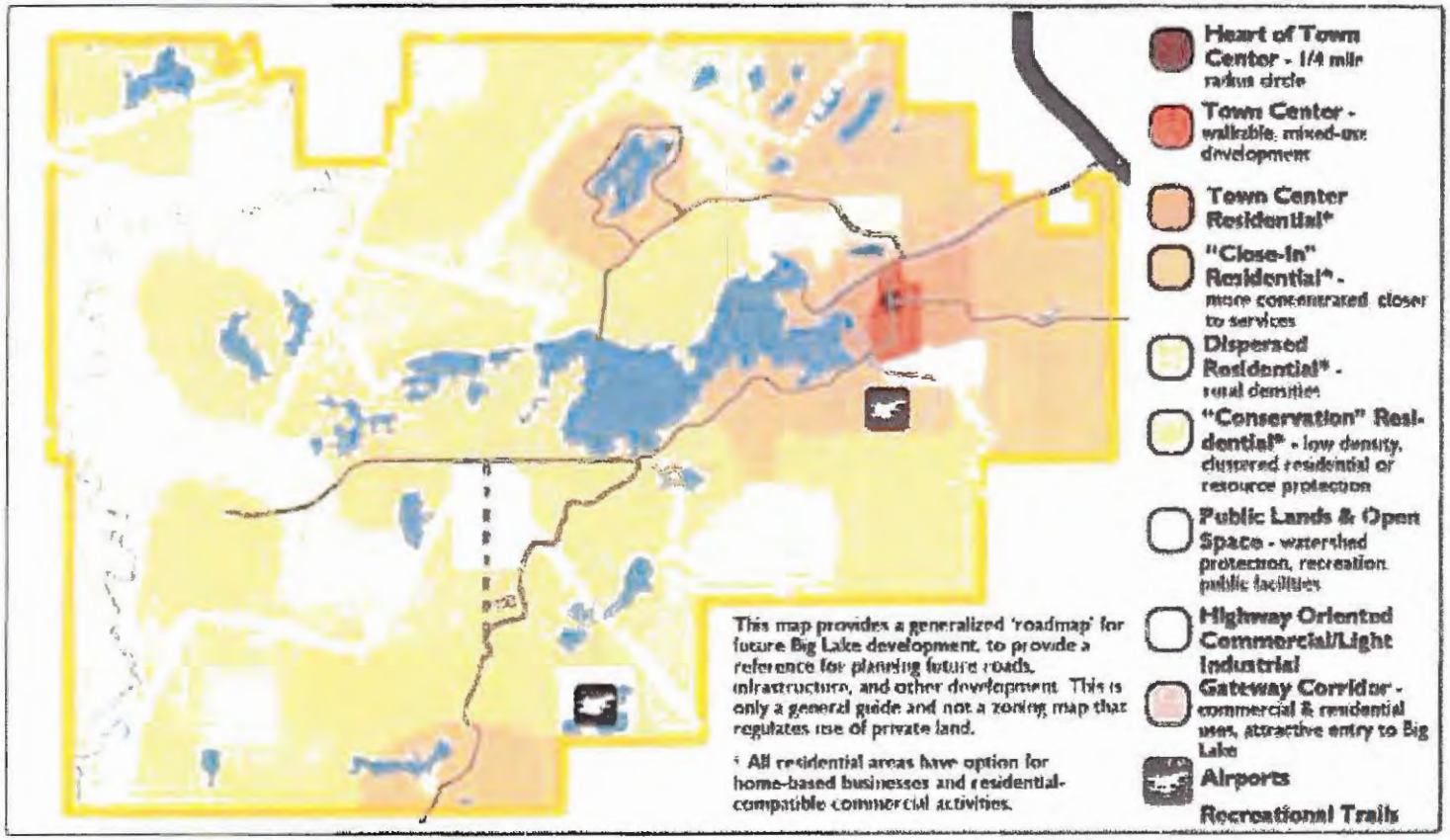
Figure ES-2 Big Lake Comprehensive Plan Roadmap



All data courtesy of Metropolitan Surveying Borough

This map was compiled for the community of Big Lake with assistance from Agnew Beck

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CIA Results

This section summarized the socioeconomic impacts for the alternatives studied in the CIA.

Alternative 2

Alternative 2 starts at Point MacKenzie Road/Ayrshire Road and connects to the Parks Highway at Houston (see Figure ES-3). This corridor parallels the Port MacKenzie Rail Extension (PMRE) project corridor. The PMRE project was approved by the Surface Transportation Board and is currently being constructed.

The key findings for Alternative 2 are:

- The area near the New Burma Road/Susitna Parkway intersection is likely to develop as a commercial center
- Land use along Burma Road is likely to change
- Growth potential in areas adjacent to the alternative is limited from the end of Susitna Parkway to just south of Houston due to poorly drained soil.
- Approximately 912 acres in Big Lake Community Council (and 1,086 acres total) of land would be converted to transportation use
- Most land needed for right of way is owned by the Alaska Mental Health Trust, followed by private land, MSB land, and Native corporation land
- Consistent with *Big Lake Comprehensive Plan* as most of route designated "conservation residential" – low density and/or clustered residential.
- Least likely to divert traffic away from the Big Lake Town Center
- Traffic on Big Lake Road in the Big Lake Town Center could be close to 11,500 cars per day at Build Out (almost 5,000 more vehicles per day than 2012 traffic level of 6,510)
- Increased traffic on west side of Big Lake Community Council area
- No anticipated impacts to public facilities such as school, parks, and recreation areas
- Substantial impacts to the officially recognized trails in the area
- Least likely to change emergency response times
- Least impacts on community cohesion as it does not split established neighborhoods
- Least likely to encourage population growth that would alter the size and social character of the Big Lake community
- Would change the quality of life in the areas to the north, west, and south of Big Lake.
- Would have the lowest population at Build Out

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Figure ES-3 Alternative 2

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Alternative 3

Alternative 3 starts at Point MacKenzie Road/Ayrshire Road and connects to the Parks Highway near Big Lake Road (see Figure ES-4). This corridor generally follows Burma Road, Susitna Parkway, South Big Lake Road, and Big Lake Road.

The key findings for Alternative 3 are:

- Major changes in land use are anticipated in the Big Lake Town Center
- The intersection of New Burma Road/Susitna Parkway is likely to develop as a commercial center
- Has moderate to high growth potential as most land is considered suitable for development
- Much of the corridor already has road access and existing development. Land available for development along New Burma Road corridor.
- Approximately 802 acres in Big Lake Community Council (and 846 acres total) of land would be converted to transportation use
- Most land needed for right of way is owned privately or by the MSB
- Substantial changes to the Big Lake Town Center are anticipated including:
    - Physically dividing the Town Center into an east and west side which would have a substantial impact on community cohesion
    - Substantial pressure to covert the Big Lake Town Center into a commercial strip
    - May result in the core business area being spread out over a wider area
    - Town center may become more highway/auto oriented
    - Greatest increase in traffic volumes on Big Lake Road through the Town Center
    - Traffic on Big Lake Road in the Big Lake Town Center could be close to 21,500 cars per day at Build Out (substantially greater than the 2012 traffic volume of 6,510 AADT)
    - Highest potential for positive and negative direct employment effects in the town center
    - Highest potential for traffic noise to impact noise sensitive land uses in town center
- Inconsistent with *Big Lake Comprehensive Plan*
- Would potentially upgrade several existing roads to a four-lane highway
- Potential impacts to Fire Station 8-1, library, post office, and Big Lake Elementary
- Impacts to Fish Creek Park and Jordan Lake Park are anticipated
- Moderate impacts to the officially recognized trails in the area
- Potential for safety conflicts in town center between through traffic and local traffic
- Generally faster emergency response times are anticipated although congestion in the Town Center may cause delays during peak periods.
- Would negatively impact quality of life by having an substantial affect on the small town feel and recreational quality along the south and east shores of Big Lake
- Would have the second lowest change on population at Build Out

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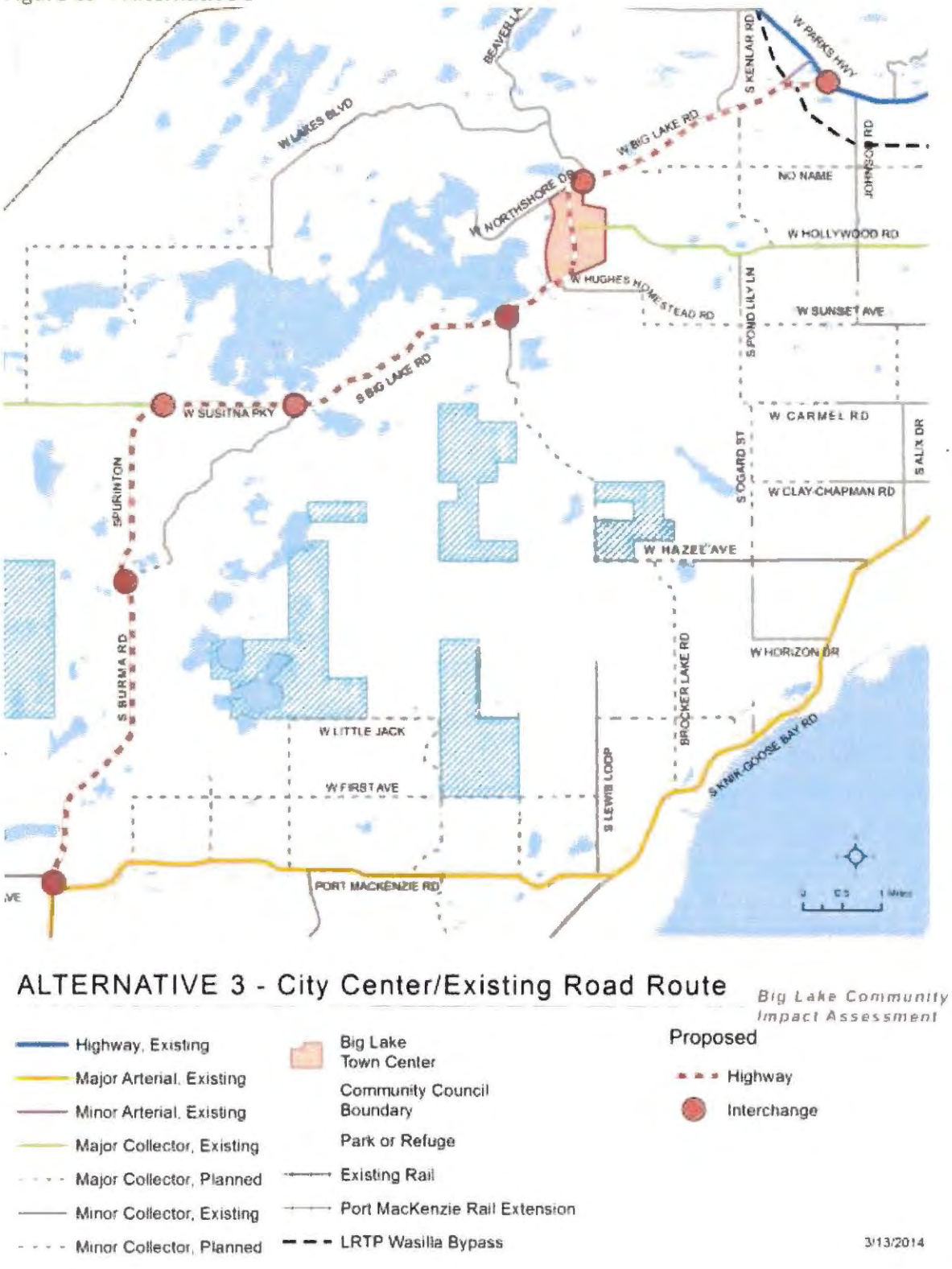
Figure ES-4 Alternative 3



ALTERNATIVE 3 - City Center/Existing Road Route

Big Lake Community Impact Assessment

- Highway, Existing
- Major Arterial, Existing
- Minor Arterial, Existing
- Major Collector, Existing
- Major Collector, Planned
- Minor Collector, Existing
- Minor Collector, Planned
- Big Lake Town Center
- Community Council Boundary
- Park or Refuge
- Existing Rail
- Port MacKenzie Rail Extension
- LRTP Wasilla Bypass

Proposed

- Highway
- Interchange

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Alternative 3 Bypass – Option A and Option B

There are two Alternative 3 Bypass options (see Figures ES-5 and ES-6) as there are several different potential locations for a bypass. Option A was developed to represent a bypass within 0.5 miles of the Big Lake Town Center while Option B was developed to reflect a bypass several miles outside the Town Center. Alternative 3 Bypass – Option A is similar to Alternative 3, except that it includes a short bypass around the Big Lake Town Center to the west (between Echo Lake Drive and Maplewood Drive). The bypass is approximately one mile east of Big Lake Road. Alternative 3 Bypass – Option B is the same as Alternative 3 between Port MacKenzie Road and Echo Lake Drive. At Echo Lake Drive, the alignment continues east to Johnson Road, staying south of Fish Creek. The alignment follows Johnson Road north to the Parks Highway.

The key findings for Alternative 3 Bypass – Option A and B are:

- Major changes in land use are anticipated east of the Big Lake Town Center
- The intersection of New Burma Road/Susitna Parkway is likely to develop as a commercial center
- The land adjacent to both bypasses is considered to have low to moderate growth potential. Much of the soils along the bypasses are poorly draining making the land relatively costly to develop
- Some existing development along the corridor but there is also some vacant land that can be developed
- With Option A, approximately 803 acres in Big Lake Community Council (and 865 acres total) of land would be converted to transportation use. With Option B, approximately 764 acres in Big Lake Community Council (and 931 acres total) of land would be converted to transportation use
- Most of the land needed for right of way is owned privately or the MSB
- Little pressure on Big Lake Town Center to develop as a commercial strip.
- Consistent with the *Big Lake Comprehensive Plan* although the plan identified a bypass closer to the Town Center (similar to Option A)
- Minor changes to existing traffic patterns are anticipated
- Likely to have moderate impacts to the traffic volume in the Town Center. Option A will likely remove more traffic from the Town Center than Option B
- Traffic on Big Lake Road in the Big Lake Town Center could be close to 5,300 cars per day at Build Out with Option A (slightly less than 2012 traffic volume of 6,510) and 17,800 with Option B (substantially higher than 2012 traffic volumes).
- Would potentially upgrade several existing roads to a four-lane highway
- Would leave the Big Lake Town Center physically intact
- Could pull employment away from Town Center and into adjacent areas
- Little impact to existing public facilities is anticipated
- Will have a moderate impact on the trail network
- Emergency response times are likely to be faster
- Is likely to have less effect on residential neighborhoods
- Substantial impact on recreational/residential quality of life along Big Lake's south shore

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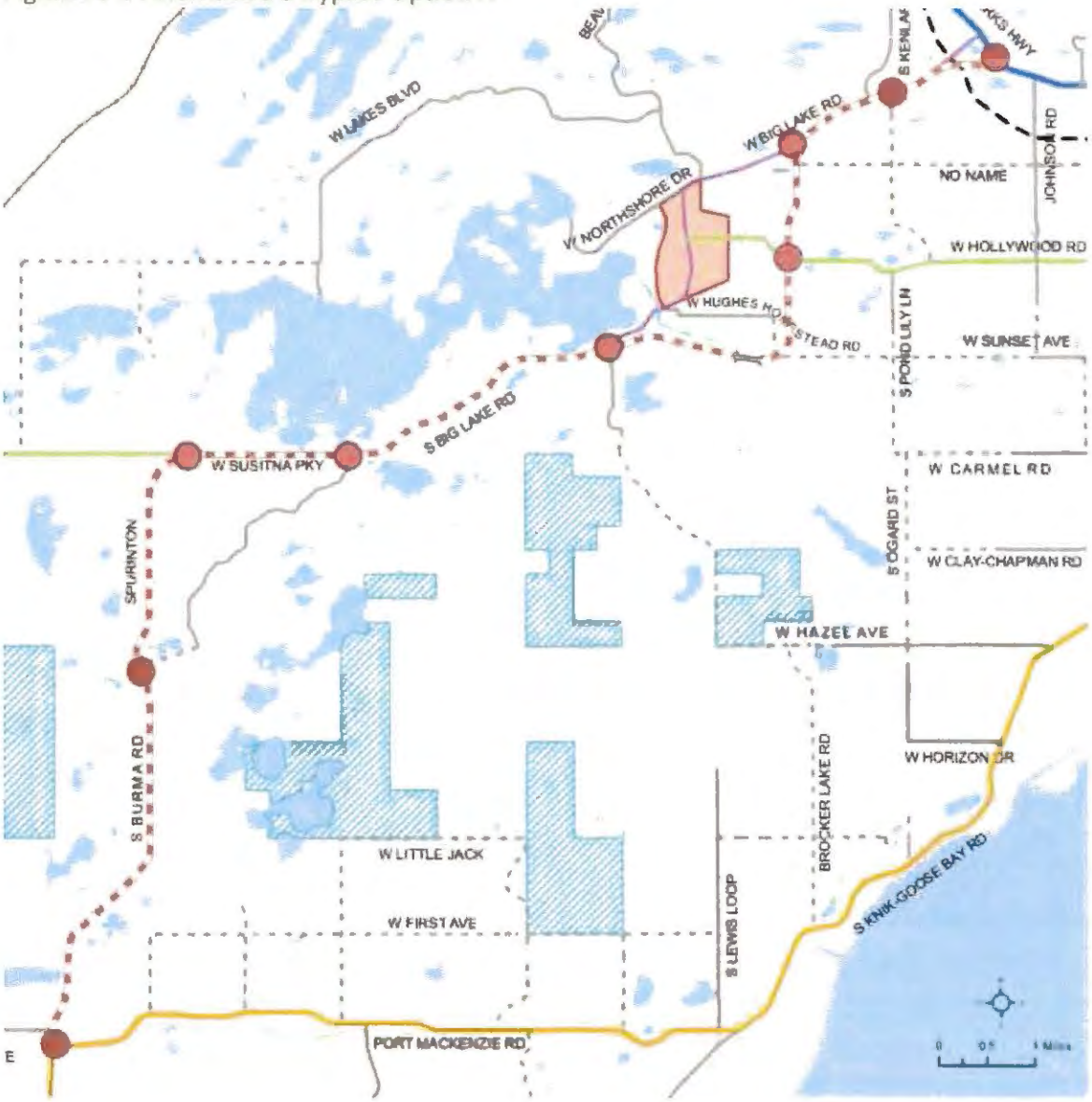
Figure ES-5 Alternative 3 Bypass Option A



ALTERNATIVE 3 BYPASS - OPTION A

Big Lake Community Impact Assessment

- Highway, Existing
- Major Arterial, Existing
- Minor Arterial, Existing
- Major Collector, Existing
- Major Collector, Planned
- Minor Collector, Existing
- Minor Collector, Planned
- Big Lake Town Center
- Community Council Boundary
- Park or Refuge
- Existing Rail
- Port MacKenzie Rail Extension
- LRTP Wasilla Bypass

Proposed

- Highway
- Minor Collector - Proposed
- Bridge over Fish Creek

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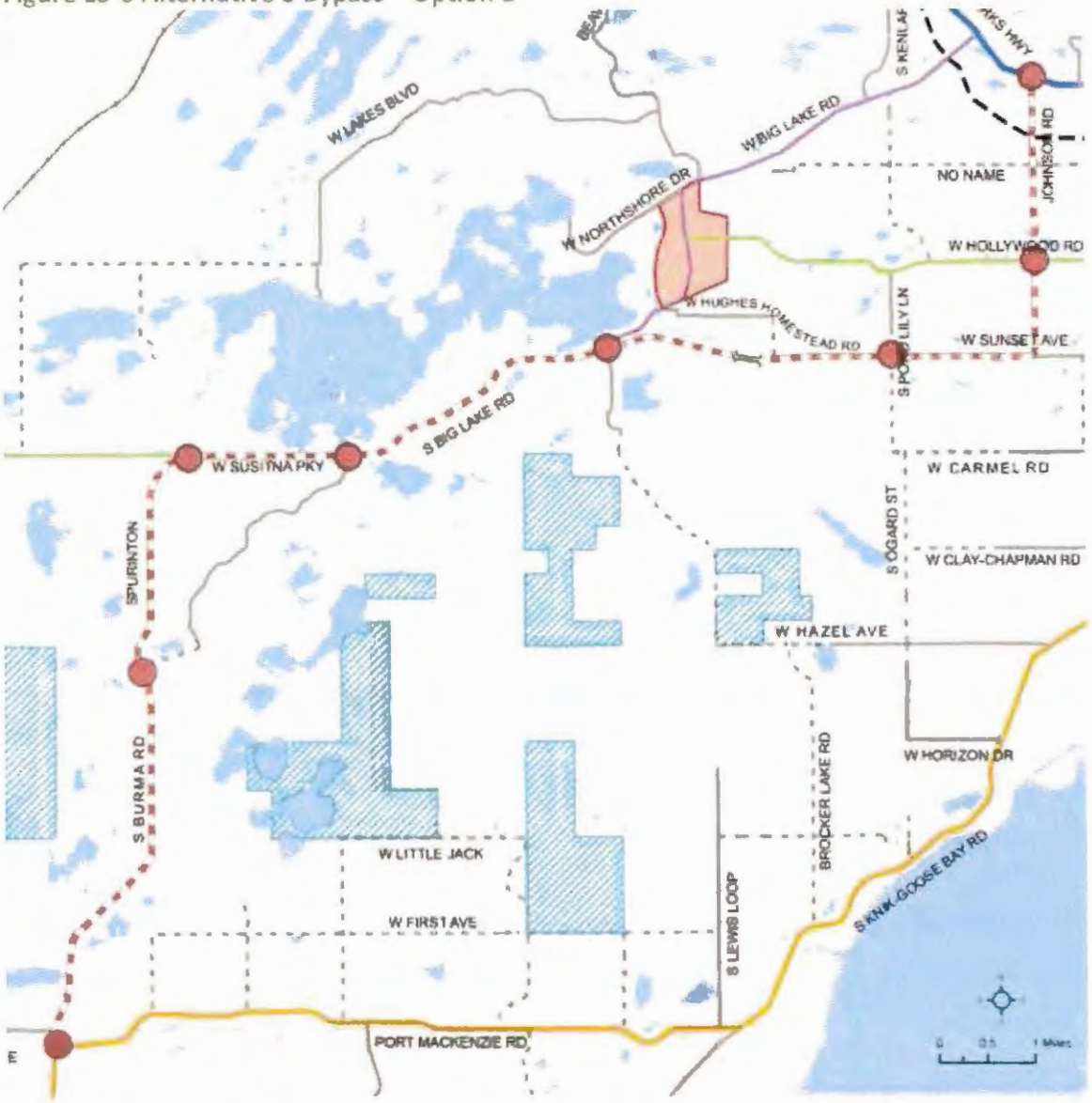
Figure ES-6 Alternative 3 Bypass – Option B



ALTERNATIVE 3 BYPASS - OPTION B

Big Lake Community Impact Assessment

- Highway, Existing
- Major Arterial, Existing
- Minor Arterial, Existing
- Major Collector, Existing
- Major Collector, Planned
- Minor Collector, Existing
- Minor Collector, Planned
- Big Lake Town Center
- Community Council Boundary
- Park or Refuge
- Existing Rail
- Port MacKenzie Rail Extension
- LRTP Wasilla Bypass

Proposed

- Highway
- Interchange
- Bridge over Fish Creek

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Alternative 5

Alternative 5 starts at Point MacKenzie/Ayrshire Road and connects to the Parks Highway east of Big Lake (see Figure ES-7). This corridor generally follows Port MacKenzie Road, Knik Goose Bay Road, and Johnson Road.

The key findings for Alternative 5 are:

- Commercial/residential development likely along southern Knik-Goose Bay and Johnson Roads
- Moderate growth potential as approximately 20-30% of land along this route is poorly drained and would be relatively costly to develop
- Some land along the route is already developed but there is some vacant land available for new development
- Approximately 10 acres within the Big Lake Community Council (and 914 acres total) of land would be converted to transportation use
- Most of the land needed for right of way is privately owned
- Little to no pressure on the Big Lake Town Center to develop into an unplanned commercial strip
- Avoids major conflicts with the *Big Lake Comprehensive Plan*
- Minor changes to existing traffic patterns anticipated.
- Minimal effect on traffic volumes in the Town Center
- Traffic on Big Lake Road in the Big Lake Town Center could be close to 10,300 cars per day at Build Out which is greater than the 2012 traffic volume of 6,510
- Substantial impact to traffic volumes on South Knik Goose Bay and Johnson Roads.
- Potential for park and ride service
- Substantial impact to existing roads possible as the alternative could replace portions of the existing Point MacKenzie and Knik-Goose Bay Roads
- Limited impacts to the Big Lake Town Center
- Some commercial/business development may move from the Town Center to along Knik Goose Bay and Johnson Roads
- No impacts to public facilities within the Big Lake Community Council are anticipated
- Minimal impacts to the trail network
- Little change in emergency response times anticipated
- Less likely to change the size and social character of the Big Lake community
- Highest change in population at Build Out

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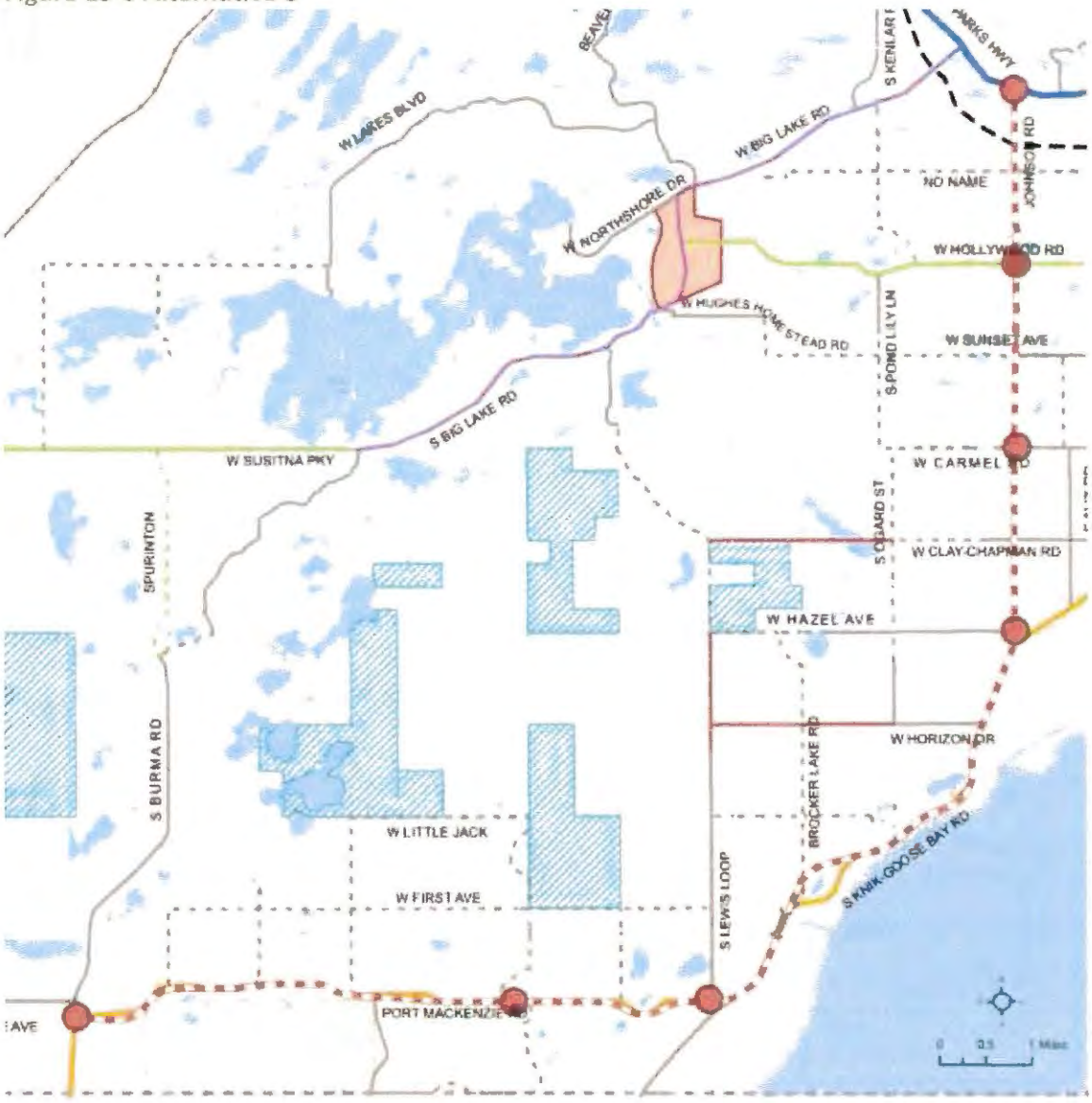
Figure ES-6 Alternative 5



ALTERNATIVE 5 - Johnson Road Route

Big Lake Community Impact Assessment

- Highway, Existing
- Major Arterial, Existing
- Minor Arterial, Existing
- Major Collector, Existing
- Major Collector, Planned
- Minor Collector, Existing
- Minor Collector, Planned
- Big Lake Town Center
- Community Council Boundary
- Park or Refuge
- Existing Rail
- Port MacKenzie Rail Extension
- LRTP Wasilla Bypass

Proposed

- Highway
- Interchange
- Road
- Bridge over Fish Creek

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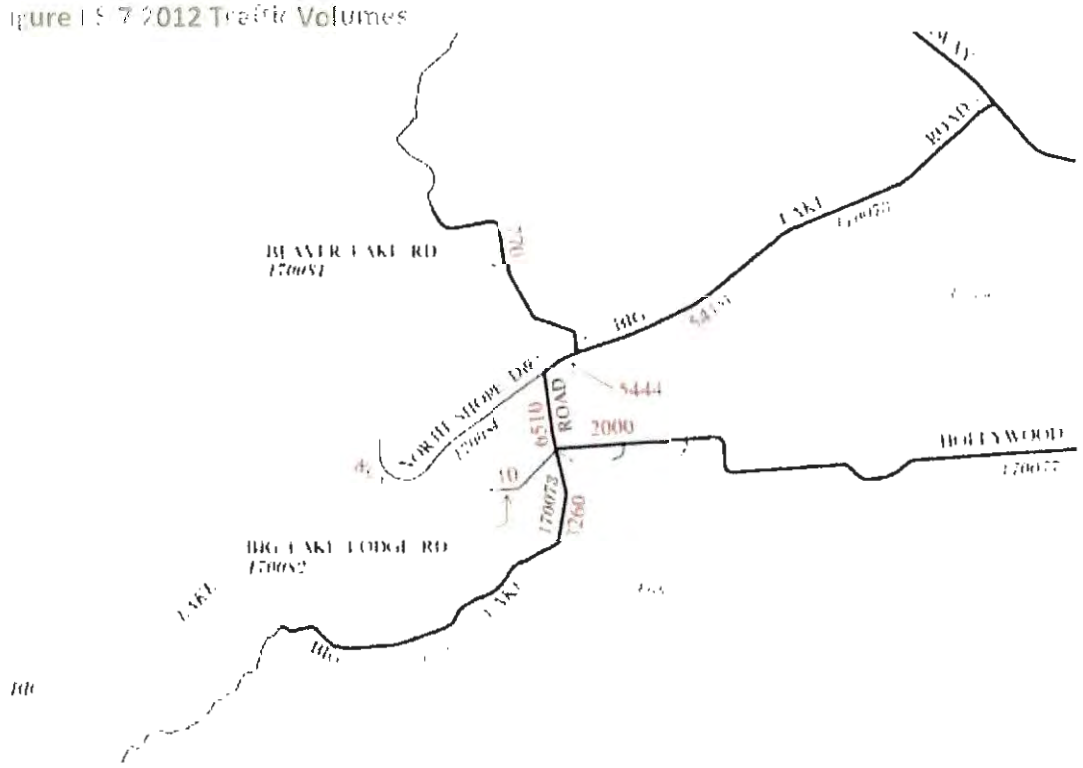
Summary

The CIA demonstrates that Alternative 2 and Alternative 5 had the fewest direct impacts to the Big Lake community as they avoid going through the Big Lake Town Center by several miles. However, Alternative 2 is less desirable because, according to the traffic forecast (Appendix C), very little traffic (approximately 4,800 AADT) will use this alternative while approximately 9,200 AADT will remain on Big Lake Road near the Town Center. In 2012, this segment of Big Lake Road had a traffic volume of 6,510 (see Figure ES-7). Alternative 2 mainly serves freight traffic going between Port MacKenzie and Fairbanks but it does not provide service to traffic as a whole. Traffic will use other roadways such as Burma/Big Lake Road and Knik Goose Bay Road creating unacceptable levels of congestion on these routes.

Alternative 3 Bypass – Option B has similar concerns. While this alternative would keep a highway out of the Town Center, travel forecasting indicates traffic would remain on Big Lake Road in the Town Center resulting in high traffic volumes (approximately 17,800 AADT) at Build Out and congestion through town.

Alternative 3 Bypass – Option A and Alternative 5 both avoid a highway in the Town Center and change traffic patterns in a positive way to avoid unacceptable levels of congestion in the Town Center thereby reducing impacts to the Big Lake community. Both of these alternatives were carried forward for additional reconnaissance level engineering study in the Big Lake Highway Reconnaissance Study (see Appendix F).

Figure ES-7 2012 Traffic Volumes



Source: DOT&PF, 2012 Traffic Volume Map

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Alternative 3 has the greatest impacts to the Big Lake Community Council and Big Lake Town Center by dividing the community with a controlled access highway. Alternative 3 provides a baseline for comparing other alternatives (because it was the route previously studied the Alaska Department of Transportation and Public Facilities (DOT&PF) so it was also carried forward for additional study in the Big Lake Highway Reconnaissance Study.

Conclusion

The Big Lake CIA does not identify a preferred route. Rather, it identifies positive and negative socioeconomic impacts of each alternative on the Big Lake community and the MSB. The information contained in this CIA will help the Big Lake community and policy makers such as the MSB Assembly and DOT&PF make informed decisions as to which route option provides the greatest benefits with the least impacts. Potential future steps in selecting a preferred alternative include updating of the Big Lake Comprehensive Plan, the Matanuska Susitna Borough (MSB) Long Range Transportation Plan (LRTP), the MSB Official Streets and Highway Plan (OSHP), and an environmental impact statement (EIS). The information presented in the CIA should be a great help to continue the project development process for a future connection between Port MacKenzie and the Parks Highway.

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Appendix B: Maps showing the alternatives carried forward into the impact analysis
Appendix C: Maps showing forecasted traffic at Build Out
Appendix D: Summary of Public Outreach activities
Appendix E: Results of the Big Lake CIA Build-out Analysis
Appendix F: Highway Reconnaissance Report

Abbreviations and Acronyms

ACS	American Community Survey
ARRC	Alaska Railroad Corporation
BLCC	Big Lake Community Council
BL Town Center	Big Lake Town Center
CIA	Community Impact Assessment
CDP	Census-designated place
DOL&WD	Alaska Department of Labor & Workforce Development
DOT&PF	Alaska Department of Transportation & Public Facilities
FAA	Federal Aviation Administration
FHWA	Federal Highway Administration
FSA	Fire Service Area
KAC	Knik Arm Crossing
KGB	Knik Goose Bay
LRTP	Long-Range Transportation Plan
MASCOT	Matanuska-Susitna Community Transit
MEA	Matanuska Electric Association
MSB	Matanuska-Susitna Borough
MTA	Matanuska Telephone Association
PMRE	Port MacKenzie Rail Extension
ROW	Right of Way
RSA	Road Service Area

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1.0 Introduction

The intent of the Big Lake Community Impact Assessment (CIA) is to identify socioeconomic impacts to the Big Lake Community Council (BLCC) that could result from an improved highway connection between the Point MacKenzie Road/Ayrshire Road intersection and the Parks Highway (see Figure 1-1). This study assumes the completion of the Knik Arm Crossing (KAC) and associated road improvements along Point MacKenzie Road and full development of Port MacKenzie. When the bridge is completed and the port is built out, traffic in the Big Lake community could increase dramatically, and local stakeholders are concerned about the potential impacts. The Matanuska-Susitna Borough (MSB) received a State appropriation to conduct this CIA to help the local community and decision makers evaluate routes and discuss the community impacts to Big Lake.

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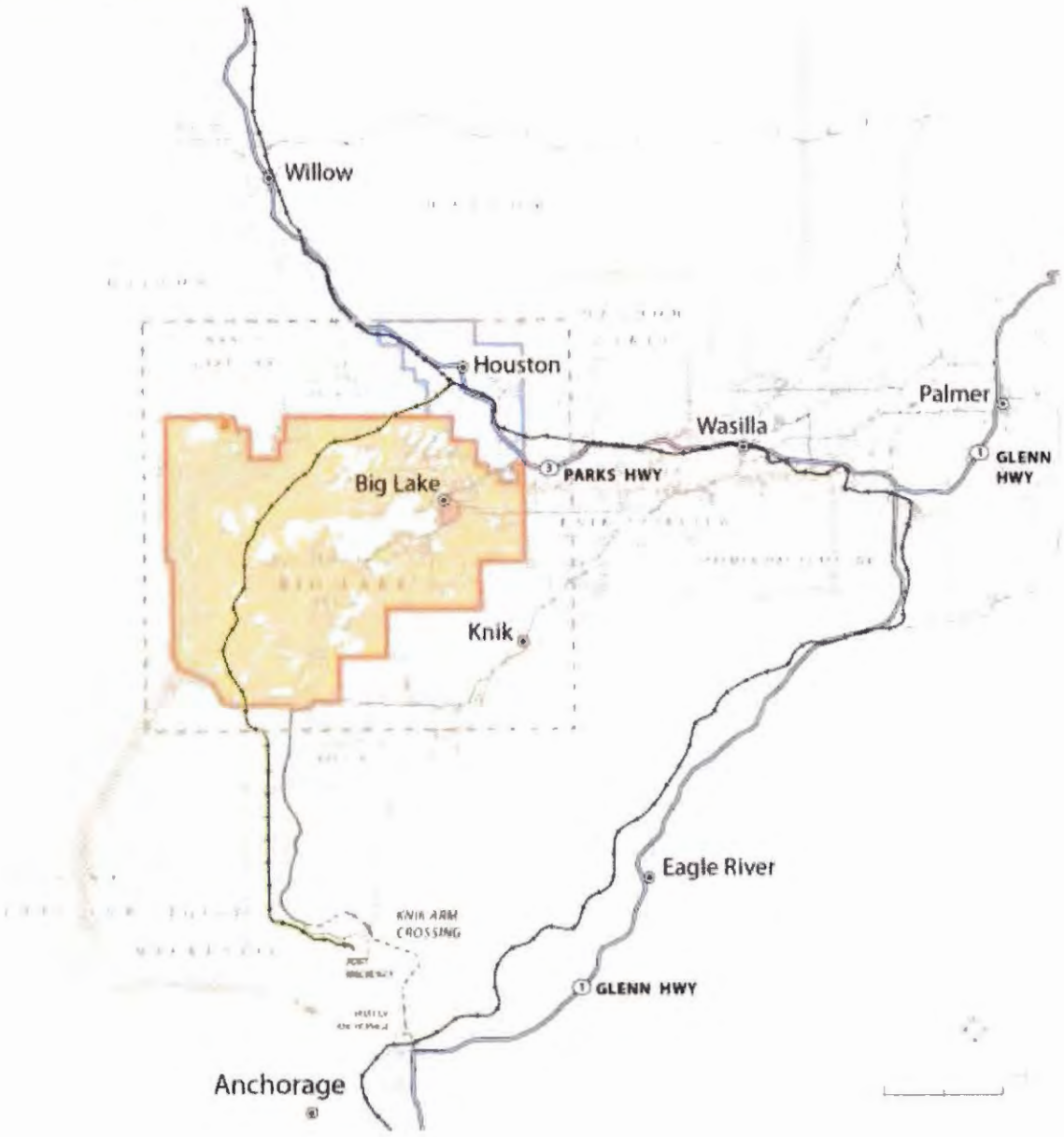
Figure 1-1: Project Vicinity



VICINITY MAP AND STUDY AREA

Big Lake Community Impact Assessment

Roadway Reconnaissance Study Area
Impact Analysis Study Area
Big Lake Town Center
Houston Impact Analysis Study Area
Community Council Boundary
Park or Refuge
Highway
Existing Rail
Port MacKenzie Rail Extension

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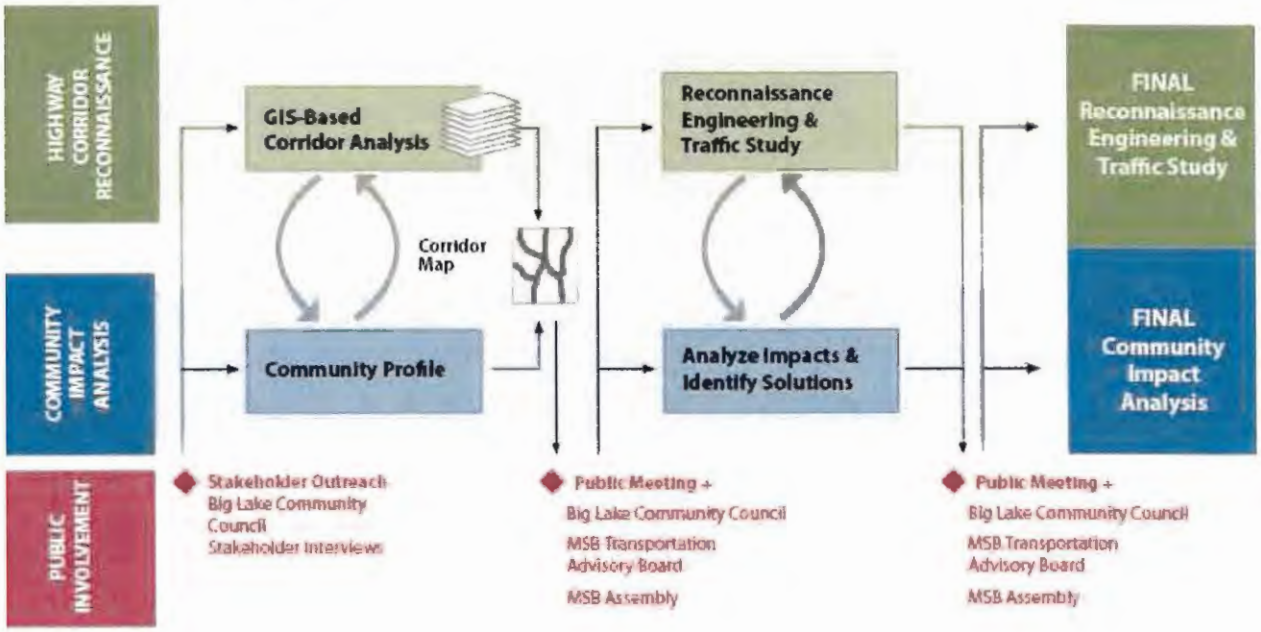
1.1 What Was The Process Used in the Study?

The Big Lake CIA was developed using an iterative process (shown below) to provide baseline information where information could be influenced based on anticipated impacts and stakeholder input. The intent was to integrate the Highway Reconnaissance Study and the CIA information with public input. Because of desire for a collaborative public process, the first task was to establish a public involvement strategy (Appendix C) and integrate opportunities for public input into the process. The team started with a community profile (Chapter 3) and a corridor identification effort (Appendix A). The intent of this effort was to identify potential corridors that avoid key areas in the first place rather than trying to mitigate impacts later. Early efforts were made at determining the size (number of lanes) (See Figure 1-3) of the highway to realistically identify potential highway corridors that would meet the need of improved highway access between Port MacKenzie and Parks Highway. Once the corridors were identified, more detailed reconnaissance engineering and impact analysis was conducted to refine the routes and associated impacts.

Figure 1-2 Planning Process



1.2 What is a Community Impact Assessment?

A Community Impact Assessment (CIA) is a process to evaluate the effects of a transportation action (such as a road corridor) on a community and its quality of life. A CIA is a recommended part of road project planning that:

- Shapes outcomes of the project;
- Documents the current and anticipated social environment of a geographic area – with and without the road corridor; and

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- Looks at mobility, safety, employment, relocation, isolation, and other important community issues.

1.3 This CIA was developed in accord with the Federal Highway Administration's (FHWA) guidelines. Why is a highway connection needed?

Without a new Parks Highway Connection serving Port MacKenzie and the KAC, traffic to and from these facilities will have to travel along the Knik Goose Bay Road (KGB) to Vine Road to access the Parks Highway and then head north to the interior. This routing limits the use of the KAC and may add significant mileage (depending on route) to traffic trying to access Port MacKenzie from the Parks Highway. A new Parks Highway connection west of Vine Road would serve multiple regional transportation needs, including:

- The need to address the projected significant increase in automobile and truck traffic in the corridor due to new development including the Goose Creek Correctional Center; Port MacKenzie Industrial District; the KAC; the Alaska Railroad Rail Reserve, and increasing commercial, residential, and recreational use in the area.
- The need to improve the existing road network, which is not adequate to carry increased volumes of traffic from the KAC and Port MacKenzie to the Parks Highway.
- The need to move freight north out of Port MacKenzie and freight from the Interior south to the Port in an efficient and effective manner.
- The need to move residential and commercial traffic between the Parks Highway and the KAC in an efficient and effective manner.

1.4 What is a Highway Reconnaissance Engineering Study?

The highway reconnaissance engineering study in Appendix F is an engineering analysis to help determine what routes may be used to connect Port MacKenzie to the Parks Highway through the Big Lake area. The reconnaissance engineering study considers terrain, physical constraints, and engineering criteria to evaluate potential alignments. The purposes of the highway reconnaissance study are to:

- Determine what routes may be used to move Port MacKenzie to Parks Highway traffic through the Big Lake area;
- Improve the mobility of people and goods between the Port MacKenzie area and the Parks Highway;
- Improve safety for motorized and non-motorized traffic;
- Accommodate projected traffic growth related to the KAC, Port MacKenzie, the Goose Creek Correctional Center, and other commercial and residential development in the Point MacKenzie area; and
- Provide cost estimates.

1.5 What would the highway look like?

Eventually, the highway will be a high-speed, limited access, four-lane divided roadway with limited pedestrian facilities with the option for frontage roads. It would be similar to the Parks

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Highway east of Wasilla. As traffic demand is anticipated to be relatively light to start and to grow over time, the road is expected to be developed in phases as improvements are needed. For example, sections of the road are likely to be constructed initially as two-lane roads, and as traffic increases, expanded to four lanes (see Figure 1-). A 400-foot right of way (ROW) corridor, sufficient to accommodate the final highway, would be acquired before any road construction begins.

1.6 Why did Big Lake conduct a Community Impact Assessment?

The community of Big Lake lies north of the Port MacKenzie area and would likely receive the most benefits and impacts from a new Parks Highway Connection. Looking ahead at the possibility of a new highway located near or through the Big Lake community, residents want to identify potential impacts early in the process to be able to make informed decisions about the future of their community.

The community of Big Lake's major concern is the potential for a road corridor through the downtown core and the impacts generated by the additional traffic. A CIA gives the people of Big Lake a voice in the road corridor development decision-making process. The CIA provides the community of Big Lake a chance to ensure that community values and concerns receive proper attention prior to and during project development. The study also provides community members a forum for input early in the process to help guide decisions. The CIA will help:

- Identify the location for a highway corridor that can provide an efficient trucking route to/from Port MacKenzie as well as accommodate commuter traffic from the Knik-Goose Bay, Meadow Lakes, Big Lake, and Houston areas if the KAC is constructed;
- Plan for future community growth and land use decisions;
- Involve the community in the process to minimize community disruption and maximize community benefits; and
- Identify and document residents' concerns about the effects of a major highway through neighborhoods and community centers.

This CIA is intended to provide a general overview about the types of socioeconomic impacts to be expected. Detailed impacts about each route will be assessed as part of a future environmental document such as an Environmental Assessment or Environmental Impact Statement.

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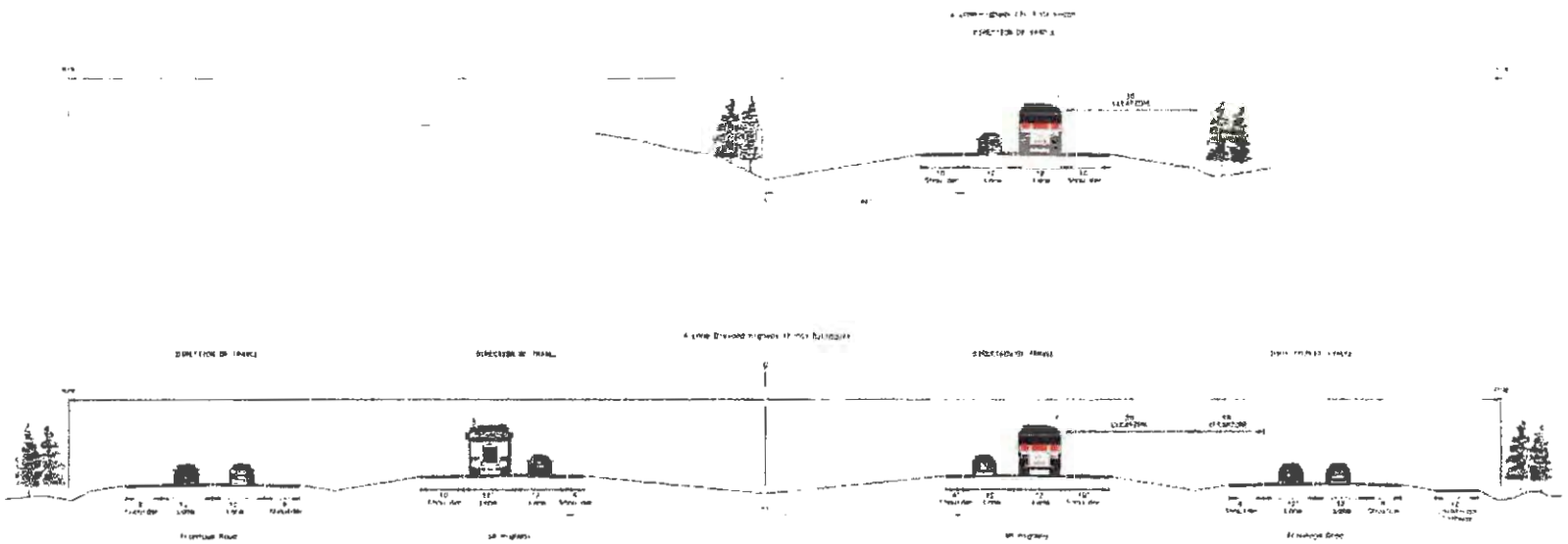
Figure 1-3: Two-Lane and Four-Lane Typical Sections



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1.7 How were stakeholders involved in the process?

A very active public involvement and information program was developed to ensure that the Big Lake community was a partner in developing the CIA. The public involvement activities included public meetings, committee meetings, newsletters, and a project website. Project team members conducted interviews with policy makers, the Alaska Department of Transportation & Public Facilities (DOT&PF), Knik Arm Crossing and Toll Authority (KABATA) highway users, truckers, local residents, and businesses to ensure they had an opportunity to provide input to the CIA. Project team members attended several BLCC Transportation Sub-Committee meetings to receive immediate feedback on project issues, corridor alignments, and impacts. MSB staff was also actively involved and worked hand in hand with the consultant team and community members to ensure that project information was disseminated regularly and clearly and local concerns were addressed and incorporated into the CIA.

The following specific meetings and events were conducted:

- September 12, 2012 Big Lake Community Council Meeting
- October 16, 2012 Big Lake Community Council Transportation Committee Meeting
- October 23, 2012 Big Lake Community Meeting #1
- December 17, 2012 Big Lake Chamber Meeting: Project Update
- February 5, 2013 Big Lake Community Council Transportation Committee Meeting
- February 15-17, 2013 Big Lake Winter Fest
- April 1, 2013 Big Lake Chamber Meeting: Project Update
- May 23, 2013 Big Lake Community Council Transportation Committee Meeting
- August 7, 2013 Mat-Su Transportation Fair
- September 19, 2013 Big Lake Community Meeting #2
- November 13, 2013 Big Lake Community Council Transportation Committee Meeting

A number of groups were contacted and participated at one or both of the two communitywide meetings and/or at one or more the Big Lake Transportation Committee Meetings. In most cases, more than one person from each of the major stakeholder groups participated in the community and/or BLCC Transportation Sub-Committee meetings. The main stakeholder groups involved in the Big Lake Community Impact Assessment process included (in alphabetical order):

- Alaska Department of Transportation and Public Facilities
- Aurora Dog Mushers Club
- Big Lake Chamber of Commerce
- Big Lake Community Council
- Big Lake Residents and Property Owners
- CIRI Corporation
- Cook Inlet Regional Inc.
- City of Houston
- KABATA
- Knikatnu Inc.

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- Mat-Su Borough Leadership – Mayor and Assembly Members
- Mat-Su Borough Port Commission Members
- Mat-Su Borough Staff
- State House Representative

Additionally, project team members conducted individual interviews with the following individuals to get input and obtain perspective on other key projects and development in the project area.

- Paul DuClos, Port Commission Member, Big Lake Resident
- Andrew Niemiec + Michael Rovito, Knik Arm Bridge Toll Authority
- Joe Perkins, Mat-Su Borough Project Manager, Port Mackenzie Rail Extension (PMRE)
- Allen Kemplen, Alaska Department of Transportation (DOT), Mat-Su Regional Planner
- Jim Clemenson, Big Lake Resident + Former Chair of Road Service Area
- Jim Simon, Principal, Big Lake Elementary School

For additional information on stakeholder outreach activities, please see Appendix D.

1.8 How will the results of the CIA be used? Where does it fit in the planning process?

The CIA fits early into a continuum of ongoing transportation planning for the study area (see Figure 1-4). The intent of the CIA is to identify and evaluate potential routing options based on socio-economic impacts. The decision on which route will be developed (if any) will be made by elected officials or decision makers through subsequent planning and environmental processes (e.g. the MSB Long Range Transportation Plan or an environmental process such as an Environmental Assessment or Environmental Impact Statement).

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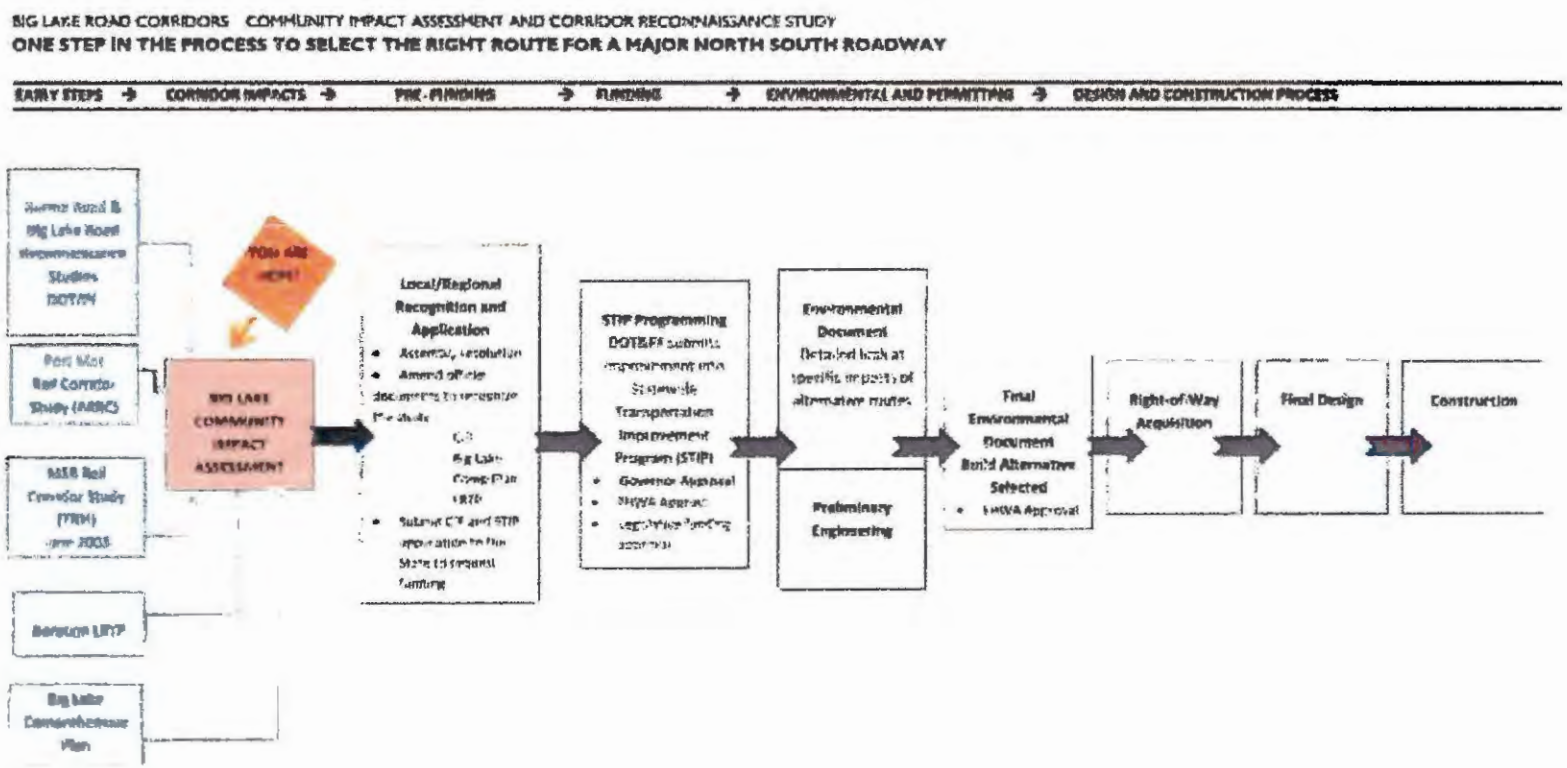
Figure 1-4: Route Selection Process



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2.0 Alternatives

This chapter describes how the alternatives studied as part of the CIA were identified and evolved throughout the process.

2.1 How were the corridors developed?

The KAC and Port MacKenzie have long been regional transportation priorities. A critical component to these major developments has been an improved connection to the Parks Highway. Additionally, the MSB's Long Range Transportation Plan (LRTP) and *Big Lake Community Comprehensive Plan* identified various transportation improvements in and around Big Lake to address growth and development issues.

Error! Reference source not found. depicts the various highway and rail routes considered over he years. Sources of historical routes include the Matanuska-Susitna Borough (MSB) Long Range Transportation Plan 2007 Update, the Burma Road Improvements Reconnaissance Engineering Report (DOT&PF 2011), the South Big Lake Road Realignment Reconnaissance Engineering Report (DOT&PF 2010), the Port MacKenzie Rail Corridor Study (ARRC 2007), the Matanuska-Susitna Borough Rail Corridor Study (Tryck Nyman Hayes, 2003), the 2010 BLCC Transportation Projects Location Map, and the BLCC Comprehensive Plan (Agnew::Beck 2009).

The first step for the project team was to identify the routes with the most potential and any new routes that should be studied. The team used GIS mapping to identify environmental, physical, and other constraints such as soils, slopes, lakes, wetlands, parks and refuge lands, and property ownership. These maps were layered into a constraints map. The historical routes and the constraints maps were then used together to identify potential highway corridors. Each corridor was approximately one mile wide and reflected the general location of a potential connection between Port Mackenzie Road/Ayrshire Road and the Parks Highway.

Based on the results of this analysis, four corridors (and two variants)[1] were identified as having potential for further study (see Figure 2-2). These corridors were presented at a BLCC Transportation Sub-Committee meeting and at an October 2012 public meeting. Based on the feedback from meeting participants and MSB staff, the locations of the corridors were refined. It was also decided that all corridors should be retained for further study.

[1] One variant was called Corridor 3A because it was the same as Corridor 3 except it bypassed the Big Lake Town Center. The second variant was called Corridor 3B. Similar to Corridor 3, it followed Burma Road from Port MacKenzie Road to West Susitna Parkway. From there, Corridor 3B, headed west to Corridor 2. It then followed Corridor 2 to the Parks Highway.

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Figure 2-1: Historic Routes

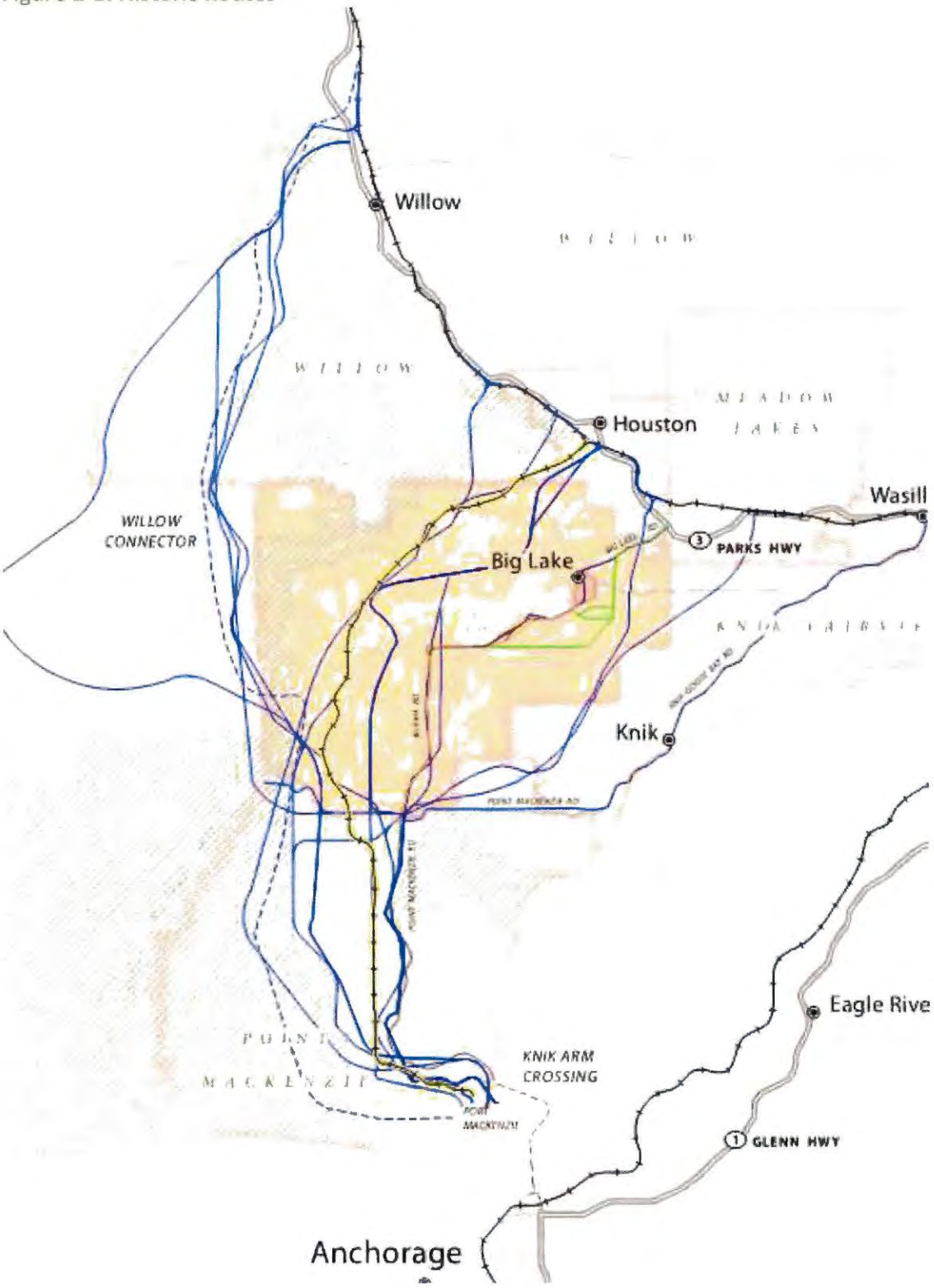

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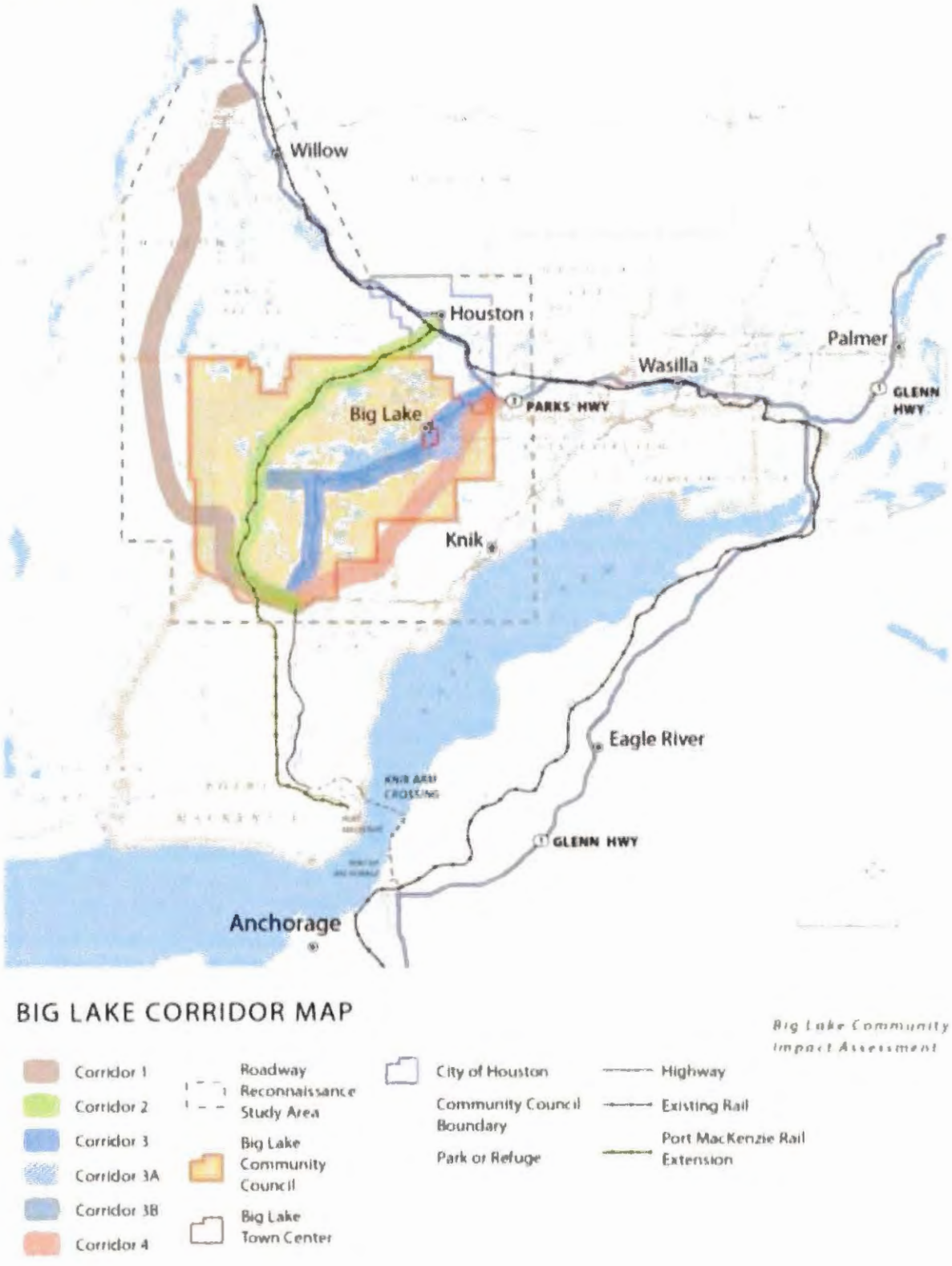
Figure 2-2: Initial Corridors



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2.2 Initial Alternative Alignments

The next step was to move from the one mile wide corridors to more refined alternative alignments. To do that, within each corridor, engineered alignments (alternatives) were developed according to the design criteria for a controlled access highway as depicted in Figure 1-3: Two-Lane and Four-Lane Typical Sections. The design criteria identify many important elements about the road such as roadway width, allowable grade, curve radius, etc. Different types of roads have different criteria so an alignment that is acceptable for a 2-lane, 35 mile an hour collector road may not work for a 4 lane, 70 mile per hour highway. In addition, different types of transportation modes have different criteria. For example, a railroad has different curve and grade requirements than a highway so the most suitable location for a highway may not be the same as the most suitable location for a rail line.

Each highway alignment was studied from an engineering perspective and considered environmental constraints, preliminary cost estimate, and the ability to meet transportation needs. At this time, members of the public, elected officials, and MSB staff expressed interested in a corridor that used Knik-Goose Bay and Johnson Roads. It was concluded that this alternative should be studied as part of the CIA. They also concluded that alternative alignment for Corridor 2 should not follow the Port MacKenzie Rail Extension south of West Susitna Parkway. Instead, it should follow Corridor 3B. The resulting alternatives (400-foot wide highway alignments) are shown on Figure 2-3. For additional information about the corridor/alternative development, please see Appendix A: Corridor Screening.

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Figure 2-3: Initial Alternative Alignments

BIG LAKE ALTERNATIVES MAP

Big Lake Community Impact Assessment

- Alternative 1
- Alternative 2
- Alternative 3
- Alternative 3 Bypass
- Alternative 4
- Alternative 5
- Big Lake Town Center
- Community Council Boundary
- Park or Refuge
- Existing Rail
- Port MacKenzie Rail Extension
- LRTP Wasilla Bypass

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After consultation with the BLCC Transportation Sub-Committee and MSB staff, it was decided that Alternative 1[2] was not reasonable for further study because it crosses extensive wetland areas and the Little Susitna River, and crosses and/or is adjacent to State parks and refuges. Alternative 1 was the longest corridor and had the highest cost estimate. Alternative 1 was also the farthest west of all the alternatives. Because of its location, it did not connect the Port and KAC with the population centers in the MSB. Traffic would be expected to use Knik Goose Bay Road and the Burma/Big Lake Road corridors, resulting in unacceptable congestion levels on these routes[3]. The impacts of this route to the Big Lake community would be negligible due to its far westward location with respect to the Big Lake Town Center.

Alternative 4 was considered not reasonable because of the amount of wetlands being crossed and impacts to the Aurora Dog Mushing trail network.

In addition, as Corridor 3 Bypass was refined and screened, there was much discussion regarding how downtown Big Lake should be bypassed. There were advantages to having the bypass within 0.5 miles of downtown Big Lake (spurring economic development and being accessible to Big Lake residents) as well as advantages of locating the bypass further away (moving high-speed traffic and noise further away). In the end, it was decided that both Big Lake Town Center bypass options would be explored in the CIA - one closer in to downtown (Option A) and one further away (Option B).

All other alternatives (2, 3, 3 Bypass – Option A, 3 Bypass – Option B, and 5) were studied as part of the CIA (see Figure 2-5). The analyzed alternatives are described in more detail below. Maps showing each studied alternative in greater detail are located in Appendix B. Additional information on the screening process can be found in Appendix A.

[2] Alternative 1 refers to the highway alignment developed in Corridor 1.

[3] Subsequent traffic analysis confirmed that Alternative 1 has low traffic volumes and unacceptable levels of congestion on Knik Goose Bay and the Burma/Big Lake Road corridor. For results of the traffic forecast, please see Appendix C.

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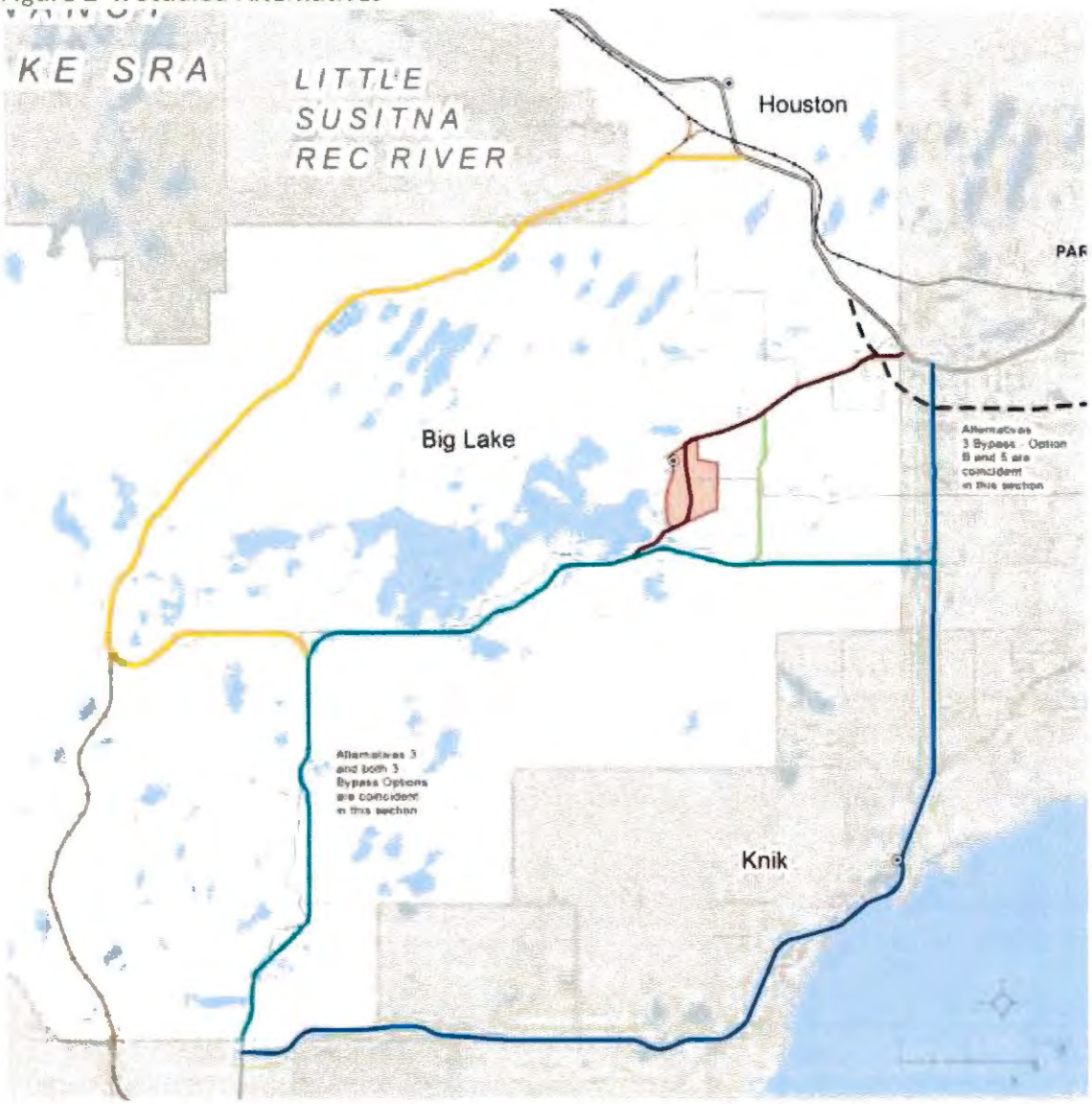
Figure 2-4: Studied Alternatives



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2.2.2 Alternative 2 – Rail Route

Alternative 2 starts at Point MacKenzie Road/Ayrshire Road and connects to the Parks Highway at Houston. This corridor parallels the Port MacKenzie Rail Extension (PMRE) project corridor. The PMRE project was approved by the Surface Transportation Board and is currently being constructed.

2.2.3 Alternative 3 – City Center/Existing Road Route

Alternative 3 starts at Point MacKenzie Road/Ayrshire Road and connects to the Parks Highway near Big Lake Road. This corridor generally follows Burma Road, Susitna Parkway, South Big Lake Road, and Big Lake Road. Portions of this alignment have had reconnaissance reports completed by DOT&PF including South Big Lake Road (2010) and Burma Road (2011). No reconnaissance reports were prepared for Big Lake Road including the segment through downtown.

2.2.4 Alternative 3 Bypass – Option A

Alternative 3 Bypass – Option A is similar to Alternative 3, except that it includes a short bypass around the Big Lake Town Center to the west (between Echo Lake Drive and Maplewood Drive). The bypass is approximately one mile east of Big Lake Road.

2.2.5 Alternative 3 Bypass – Option B

Alternative 3 Bypass – Option B is the same as Alternative 3 and Alternative 3 Bypass Option A between Port MacKenzie Road and Echo Lake Drive. At Echo Lake Drive, the alignment continues east to Johnson Road, staying south of Fish Creek. The alignment follows Johnson Road north to the Parks Highway.

2.2.6 Alternative 5 – Johnson Road Route

Alternative 5 starts at Point MacKenzie/Ayrshire Road and connects to the Parks Highway east of Big Lake. This corridor generally follows Port MacKenzie Road, Knik Goose Bay Road, and Johnson Road.

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2.3 Traffic Analysis

Knowing the traffic volumes and traffic patterns that result from a new roadway can be helpful in identifying impacts. For example, a new roadway changes traffic patterns and may result in one area being quieter while another gets noisier or experiences other changes related to traffic impacts.

A traffic forecast was developed to identify future traffic volumes and patterns that result from each alternative. The traffic forecast was based on the MSB's Traffic Model. Traffic forecasts were developed using the 2010 socioeconomic conditions and the 2035 roadway network. In order to incorporate the MSB build out projections for each alternative, base year traffic volumes were grown using the growth increase predicted by the MSB build out model to forecast future traffic volumes.

The traffic forecast showed that Alternative 2 did not attract large volumes of traffic and could potentially result in congestion on Burma/Big Lake Road and Knik Goose Bay Road. Traffic on Big Lake Road in the Big Lake Town Center could be close to 11,500 cars per day at Build Out. This is almost double the 2012 traffic volume of 6,510 (see Figure 2-5). Alternative 3 would attract high traffic volume. In the Big Lake Town Center, traffic volumes could be close to 21,500 vehicles per day. Alternative 3 Bypass – Option A was similar to Alternative 3 except traffic in downtown Big Lake was reduced to approximately 5,300 vehicles per day and the majority of traffic used the highway to bypass the town center. In Alternative 3 Bypass – Option B, the bypass did not attract as much traffic as Option A resulting in high traffic volumes (17,800 AADT) in downtown Big Lake. Alternative 5 resulted in high traffic volumes along Knik Goose Bay Road. Traffic in the Big Lake Town Center was approximately 10,300 vehicles per day.

Traffic volumes for 2012 are shown in Figure 2-5. See Appendix C for the traffic forecast.

Figure 2-5: 2012 Traffic Volumes

Source: DOT&PF, 2012 Traffic Volume Map

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3.0 Big Lake Community Profile

The purpose of the community profile is to describe the existing context of the roadway corridor, discuss key features to avoid, and serve as a baseline for identifying potential impacts. The community profile describes the demographics, economics, community values, historical background, infrastructure, transportation, public services, housing, land use, planned development, community focal points, and informal meeting places within the BLCC (see Figure 3-1).

The main data sources for the profile are the 2010 U.S. Census, the 2006–2010 American Community Survey (ACS), the Big Lake Comprehensive Plan Update, the MSB website, the Alaska Department of Labor and Workforce Development (DOL&WD), the MSB Regional Aviation System Plan, the MSB Public Facilities Plan, the Big Lake Water Quality Improvement documents and website, and public outreach activities such as interviews and public meetings.

3.1 Historical background and context

The Athabascan Dena'ina Alaska Natives who originally inhabited the area, congregating primarily at the intersections of streams and lakes, are considered Big Lake's first inhabitants. Big Lake's modern history started around 1899, when miners traversed through the area via dogsled to reach the Talkeetna Mountains. Starting around 1920, people began homesteading in Big Lake. By 1959, there were several lodges and children's camps on the lake, in addition to many cottages (around 300) that were built and owned in the Big Lake area.

In June 1996, the "Miller's Reach" wildfire destroyed more than 37,500 acres in the Big Lake and Houston area, including 433 buildings and homes.

In the 1960s and 1970s, lakefront lots became much more accessible and development began to increase. As the 1970s and 1980s progressed, the Big Lake area was dominated primarily by modest cabins that families from Anchorage would use on the weekends and during the summer. In recent years, a larger share of Big Lake property owners have made Big Lake their permanent residence. In addition to Big Lake gaining more year-round citizens, it has also seen the average footprint of its homes increase. Many of the original cabins have been replaced with larger houses for retirement, year-round living, or continued seasonal use.

3.2 Community values and issues

In 2009, the Big Lake community engaged in a planning process to update the 1996 *Big Lake Comprehensive Plan*. A series of workshops and community meetings led to the identification of key community values and issues that were considered and addressed.

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Figure 3-1: Big Lake Community Council

VICINITY MAP

Big Lake Community Impact Assessment

- Big Lake Community Council
- Community council boundary
- Big Lake town center
- City of Houston
- State Game Refuge
- State Recreation Area or River
- Trail
- Existing rail
- Port MacKenzie Rail Extension
- Highway
- Major Road
- Local Road
- Road Service Area
- Big Lake
- Knik

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Valuing environmental preservation and community development, the community is focused primarily on balancing two broad objectives: to maintain community qualities that initially drew residents and visitors to the area, while also supporting Big Lake's transition into a year-round community. Big Lake residents want to maintain the area's abundant open space, lakes, and forest, while also promoting the development of adequate services, economic opportunity, quality neighborhoods, and the sense of community that is promoted by having a lively, walkable Town Center. To achieve the community's broad goals in consideration of its values, Big Lake is addressing the following key issues: changing demographics, natural environment and recreational opportunities, water quality, economic development, and how to best guide the community's future.

Changing Demographics. Big Lake's demographics are changing. Many retirees and older workers are coming to Big Lake on a year-round basis. As a result, land prices are rising, and expectations about public services and facilities are increasing.

Natural Environment and Recreational Opportunities. The natural environment is important to not only Big Lake's economy, but also to its way of life. The community wants to maintain the natural environment and is developing strategies that will protect the environment as the community grows. Providing more recreational opportunities and improved public access to the lake are also important to community residents.

Water Quality. Meeting water quality standards in a community that is comprised of many small and substandard lots, and where the use of two-stroke engines and personalized watercraft is frequent, continues to be a significant challenge. The community is currently developing an initiative to work with the Alaska Department of Environmental Conservation and the Environmental Protection Agency to improve Big Lake's water quality.

Economic Development. While Big Lake has experienced an influx of relatively wealthy year-round residents and retirees, the community remains home to many low-income families. The community wants to address the needs of all of its residents by ensuring the community has economic development opportunities and affordable housing to help Big Lake become a stronger, more stable, year-round community.

Influencing Our Future. There are several large projects that are planned or under development that have the potential to have a noticeable impact on Big Lake. These include the KAC, Port MacKenzie, the PMRE, and the Parks Highway Alternative Corridor. During the recent Comprehensive Plan Update, the community worked hard to engage a wide range of stakeholders representing different interests to identify ways to allow future development, while still protecting the environment and the rural character of Big Lake.

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3.3 Population and demographic characteristics

According to the 2010 U.S. Census, Big Lake[4] has a population of 3,350 people (Table 3-1). This is an increase of 715 (27.1 percent) from 2000. Approximately 3.8 percent of MSB residents live in Big Lake.

Table 3-1 Population of the MSB and Big Lake

Year	MSB	Big Lake	% of MSB Population in Big Lake
1990	39,683	1,477	3.7
2000	59,322	2,968	4.4
2010	88,995	3,350	3.8

Big Lake has an aging population. The median age for Big Lake is 42.4, which is higher than the MSB's median age of 34.8. Big Lake has 23.6 percent (790) of the population under 18, which is lower than the overall MSB percentage (28.9 percent). Big Lake also has a higher percentage (11.2 percent) of residents age 65 and over as compared to the MSB overall (7.9 percent). Big Lake has a lower percentage of households with children under 18 and a higher percentage of households with people who are 65 and over. Of the 1,372 households in Big Lake, 399 (29.1 percent) have children under 18 years of age and 284 (20.7 percent) have people who are 65 years and older. Of the 31,824 households in the MSB, 12,294 (38.6 percent) households have children under 18 years old and 5,287 (16.6 percent) households have people who are 65 years and over.

Big Lake has smaller households and families as compared to MSB. The average household size in Big Lake is 2.4, which is smaller than the MSB's average household size of 2.8.

The population of Big Lake is approximately 86 percent white alone and 14 percent minority. The largest minority group is American Indian and Alaska Native. Approximately 3 percent are Hispanic or Latino. The population of the MSB is also predominantly white, with 84.9 percent of the people classifying themselves as white alone. Similar to Big Lake, the largest minority group is American Indian and Alaska Native, and approximately 3.7 percent are Hispanic or Latino.

Big Lake has a slightly higher percentage of males than females. In Big Lake, there are 1,762 males (52.6 percent) and 1,588 females (47.4 percent). This is similar to the distribution of the MSB overall, which has 46,040 males (51.7 percent) and 42,955 females (48.3 percent).

3.4 Economics

Big Lake, like the rest of the MSB, has a relatively high percentage of residents over the age of 16 who do not participate in the labor force. According to DOL&WD, 1,379 Big Lake residents aged 16 or older (51.9 percent) were employed in 2011, and total wages were $52,650,489. In the MSB, approximately 56.9 percent of residents aged 16 and over participated in the labor force. Most workers in Big Lake are employed by the private sector (83.6 percent) which is similar to the overall MSB rate (82.4 percent). Many residents are employed outside the BLCC,

[4] Census information is reported for the Big Lake Census Designated Place (CDP) as this is the closest census geography to the BLCC.

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in other locations in the MSB or in Anchorage. Approximately 66.3 percent of workers in Big Lake are employed year-round, which is similar to the MSB level of 69.7 percent.

The top five occupations of Big Lake residents by number of workers are:

- Cashier (60)
- Retail salesperson (51)
- Secondary school teacher, except special and career/technical education (31)
- Construction Laborer (30)
- Carpenter (29)

While the order is different, these occupations are in the top 10 list of occupations held by MSB workers.

By industry, approximately one quarter (24.5 percent) of all workers in Big Lake are in trade, transportation, and utilities. The next closest Big Lake industry is construction, at 13.5 percent. In the MSB overall, trade, transportation, and utilities industry employees make up 21.0 percent of all workers, but the second-highest industry is education and health services with 15.1 percent. Overall, only 10.8 percent of workers in the MSB are in construction.

Big Lake households tend to earn less than other MSB households. The 2006–2010 ACS estimated that Big Lake had an average median household income of $61,250 (with a margin of error of $17,943) and a per capita income of $25,987 (with a margin of error of $3,529). This is lower than the MSB's median household income of $67,703 (with a margin of error of $1,956) and per capita income of $27,910 (with a margin of error of $554). According to the ACS, approximately 13.5 percent of Big Lake residents had incomes below the poverty level, which is higher than the MSB's poverty rate (9.9 percent).

3.5 Infrastructure

There are no public water, sewer, or storm drain systems in Big Lake. Most of Big Lake uses individual wells and septic systems. Some residents haul water and use outhouses. The MSB operates a refuse transfer station (Big Lake Transfer Station). Services provided include solid waste disposal and battery, oil, and paint collection. Other materials must be brought to the Central Landfill. Piped natural gas is available in some parts of the BLCC. Big Lake is located in the Matanuska Electric Association (MEA) service area. MEA is a member-owned cooperative. The Matanuska Telephone Association (MTA) is a member-owned telecommunications cooperative that offers telecommunications service to the Big Lake area.

3.6 Transportation

There are no highways within Big Lake, although one of the primary access points to the BLCC is via Big Lake Road from the Parks Highway. Some of the major roads within BLCC include South Big Lake Road, West Susitna Parkway, Burma Road, and West Hollywood Road (see Figure 3-2). Most of the BLCC is located within the Big Lake Road Service Area (RSA) but portions of the southeast community council are located in the Knik RSA and a portion on the western edge of the BLCC is outside an RSA.

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There is no fixed-route public transportation offered within Big Lake. The closest Matanuska-Susitna Community Transit (MASCOT) stop is at the Spenard Builders Supply, which is just outside the BLCC boundaries.

The Big Lake Airport is owned by the DOT&PF. It has a 2,435-foot by 70-foot gravel airstrip and is used primarily for general aviation purposes. Adjacent to the airport, the MSB owns a floatplane pull-out ramp on the Fish Creek canal. Float planes operate on Big Lake and other lakes in the area. Many of these lakes are not registered with the Federal Aviation Administration (FAA) as seaplane bases. There are also several seaplane bases and landing strips that are privately owned and are for private use.

There are also several boat launches and a marina to support recreational watercraft (see Figure 3-2).

There is no rail in Big Lake. However, the Alaska Railroad Corporation (ARRC) and MSB are currently developing the PMRE, a rail extension from Houston to Port MacKenzie that will cross through the Big Lake Community Council (see Figure 3-2).

3.7 Public services

Big Lake is located in the Matanuska-Susitna Borough School District. The only school in Big Lake is the Big Lake Elementary School (see Figure 3-2). It teaches preschool through grade 5. In the 2011–2012 school year, Big Lake Elementary had 431 students and 25 teachers. Most students in grades 6 to 12 attend Houston Middle School or Houston High School. Students in Big Lake also use correspondence study programs.

There are no hospitals in the Big Lake community. The closest major medical facility is the Mat-Su Regional Medical Center near Wasilla.

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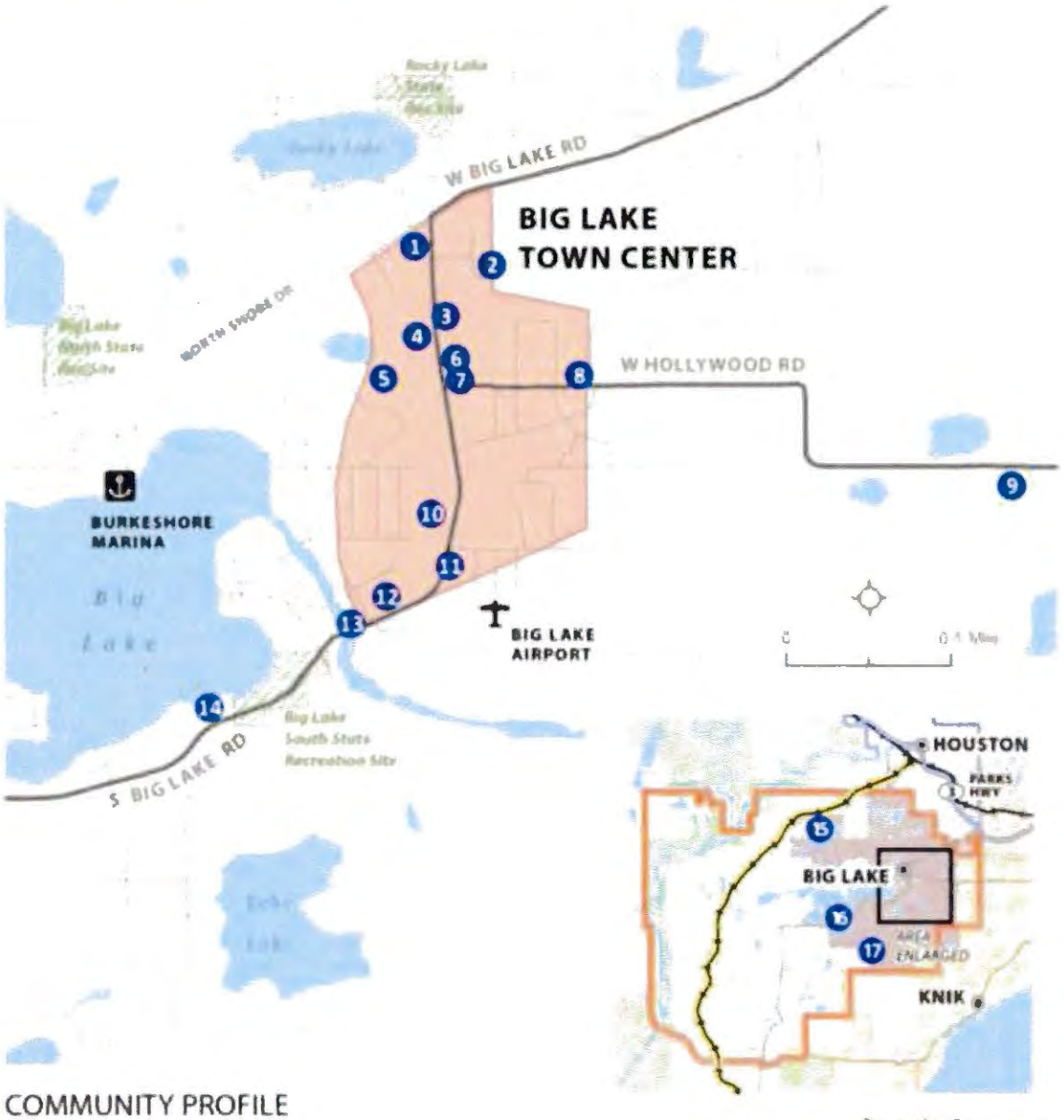
Figure 3-2: Community Facilities, Focal Points and Informal Meeting Places



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Big Lake has a volunteer fire department and two fire stations (Stations 8-1 and 8-2). Station 8-1 is the Edward Beech Public Safety Building, and Station 8-2 is the Jack Helms Public Safety Building and Training Grounds (Figure 3-2). The eastern portion of BLCC is located in the West Lakes Fire Service Area. Other than a small portion of the community council near the Goose Bay State Game Refuge, the rest of the community council is outside a fire service area.

Fire Station 8-1

One of the seven libraries in the Matanuska-Susitna Library Network is located in Big Lake (Figure 3-2). Currently, it is open Monday through Saturday and is closed on Sundays and holidays. It is a 6,940-square-foot facility and has paid staff and a public meeting space.

Big Lake has an extensive trail system, but most trails are not surveyed, mapped, or secured in public ownership easements (Figure 3-1).The community is working actively to document trail routes and to reserve easements and ROW for trails that cross private lands so that the trails can continue to be used. The trails are used most intensively in the winter.

Big Lake and other water bodies are important recreational resources in the study area and are used for boating and swimming. Maintaining legal and physical access to the lake is an ongoing challenge.

Big Lake Public Library

The State of Alaska has three recreation areas with facilities in the vicinity of Big Lake: the Big Lake North State Recreation Site, the Big Lake South State Recreation Site, and the Rocky Lake State Recreation Site (Figure 3-2). These sites are important resources to the community and visitors to the area. The community wants to see these areas, as well as the MSB boat launch site (located at the southern end of South Big Lake Road), supported, strengthened, and expanded to accommodate year-round recreation opportunities.

A small portion of the Susitna Flats State Game Refuge is located near the southwest corner of the community council (Figure 3-1). The game refuge was created in 1976 to protect fish and wildlife populations and for the public use of fish and wildlife and their habitat. Popular recreation activities in the refuge include wildlife viewing, photography, hunting, and fishing.

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The Little Susitna River (Figure 3-1), located near the western edge of the community council, is another popular recreation area. Common recreation activities on or along the river include fishing, camping, wildlife viewing, photography, hunting, and boating.

Big Lake has several other small but well-used parks, including the MSB-owned Fish Creek Day Park that is maintained by the local Airmen's Association (Figure 3-2).

3.8 Housing

The number of housing units in Big Lake is increasing. In 2010, there were an estimated 2,780 housing units in Big Lake, which made up 7 percent of the MSB's housing stock. Since 2000, average annual growth of Big Lake housing stock has been approximately 3 percent per year. This growth rate is higher than the growth rate during the previous decade, but is still below the growth rate in the MSB (Table 3-2).

Table 3-2: Housing Units in the MSB and Big Lake

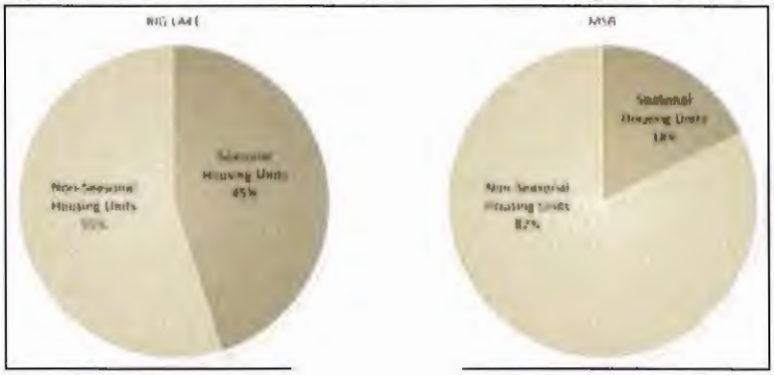
Housing Estimates	MSB			Big Lake		
	1990	2000	2010	1990	2000	2010
Total Housing Units	20,953	27,329	41,329	1,933	2,122	2,780
Average Annual Percent Change	n/a	3%	5%	n/a	1%	3%

Source: US Census 100% data (1990, 2000, 2010)

Homes in Big Lake range substantially, from small cabins with no indoor plumbing to large lakeside retreats. Despite a wide range of sizes and amenities, housing in Big Lake is comprised predominately of single-family homes. Similar to 2000, as of 2010, approximately 87 percent of the Big Lake housing stock was single-family.

In Big Lake, seasonal homes make up a substantial share of the overall housing stock (45 percent as of 2010, compared to 18 percent in the MSB; Figure 3-3). However, there are indicators that this trend is changing. In 2000, a higher share of the housing units (48 percent) was seasonal. In recent years, many homes on or near Big Lake have been substantially rehabilitated and expanded upon, facilitating their transition to year-round residences.

Figure 3-3: Seasonal and Non-Seasonal Housing Units, 2010



Source: US Census

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Home values in Big Lake are rising. According to the ACS, the median home value in 2010 was $185,000 (Table 3-3). A recent survey of 63 multiple listing service homes for sale indicates a median list price of $220,000 in Big Lake. The current list of homes for sale ranges from $33,000 to $1.2 million.

Table 3-3: Median Home Value

Location	2000	2010	Average Annual Growth
Anchorage	$161,000	$270,000	6.8%
MSB	$126,000	$212,000	6.8%
Big Lake	$108,000	$185,000	7.1%

Source: US Census, ACS

Big Lake is currently experiencing low housing vacancy rates. Data from the 2006–2010 ACS measured the homeowner vacancy rate at 2.4 percent and the rental vacancy rate at 6.1 percent. A typical vacancy rate in a housing market is 5 percent, with a 2.4 percent rental vacancy rate. For the MSB, the homeowner vacancy rate was measured at 1.6 percent, while the rental vacancy rate was 5.9 percent. As a result, those looking to purchase a home or move to Big Lake, like elsewhere in the MSB, may not have many options.

One notable characteristic of the Big Lake housing market is the size of its lots, both those with existing homes and those that are vacant. A 2009 analysis of parcels from the MSB Tax Assessor indicated that at least half of the lots in Big Lake are smaller than 40,000 square feet. This lot footprint is smaller than the square foot minimum currently required by MSB code for parcels relying on on-site wells and wastewater systems. This is a result of the fact that many of Big Lake's lots were subdivided before minimum lot size regulations were applied or enforced. These smaller lots with onsite wells and septic systems can have health and water quality impacts that are challenging for homeowners and the community to address.

3.9 Land use and ownership

The total area of the Big Lake Community Council is 87,371 acres. The current land use designations reflect the private development patterns around Big Lake and the surrounding lake system. The majority of development is comprised of single-family residential units. Commercial development is concentrated primarily along Big Lake Road from the Parks Highway to the Big Lake airport. Many undeveloped tracts of land are held by the State of Alaska, the Alaska Mental Health Trust, the MSB, and Alaska Native corporations (Figure 3-4).

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Figure 3-4: Land Ownership, 2010

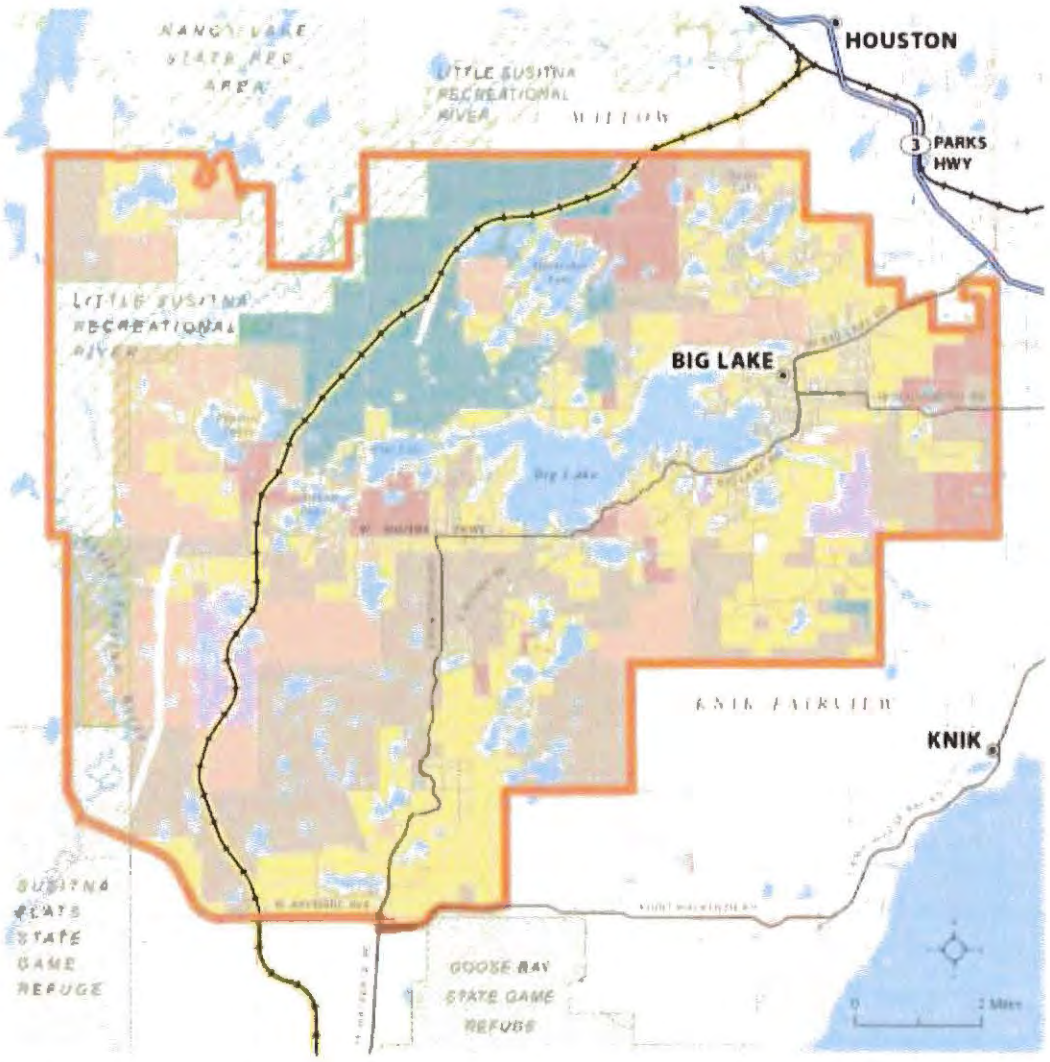

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Table 3-4 Land Ownership, 2010

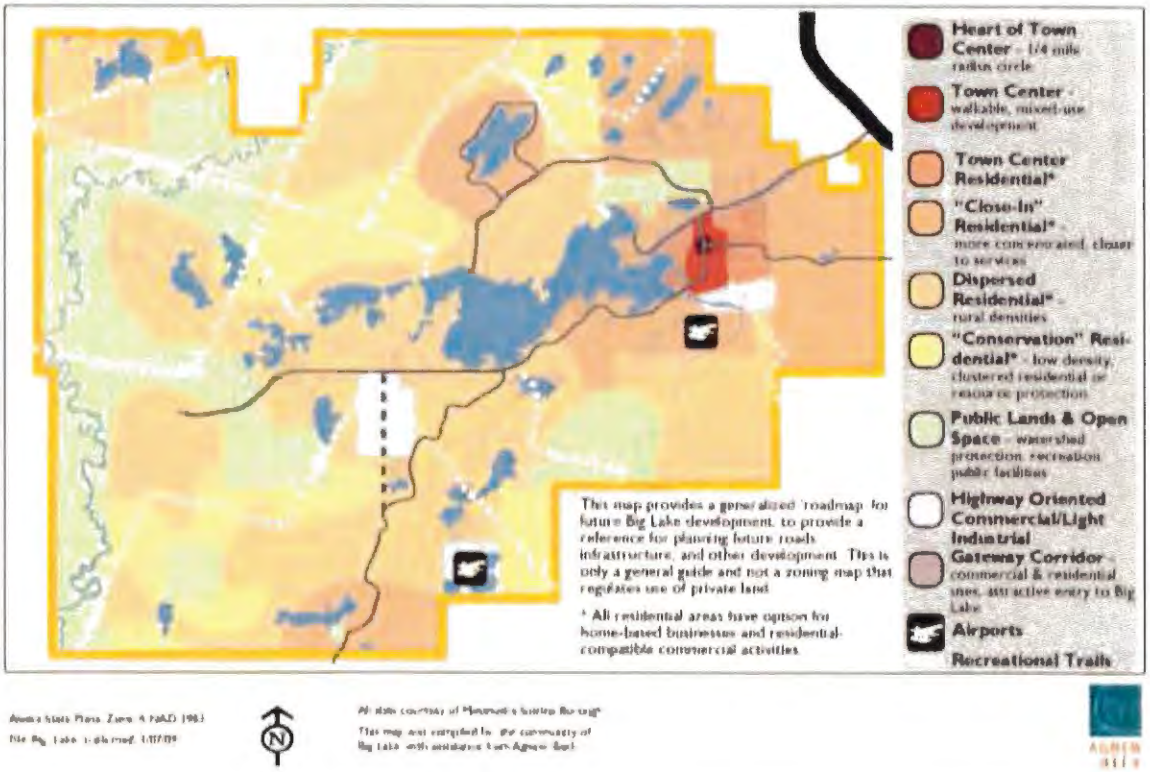
Land Owner	Acres	% Total
MSB	20,350	23%
Cooperative	47	0%
Federal	8	0%
Mental Health Trust	8,827	10%
Native Corporation	4,369	5%
Private	25,176	29%
Public University	1,935	2%
State	9,769	11%
NA	8,736	10%
No Data	7,479	9%
Total	87,371	100%

Source: 2010 MSB GIS parcel data

More than a third of the land in the BLCC area is State or MSB land (Table 3-4). As the State and the MSB plan for the use of those lands, the community has the opportunity to identify properties for recreation, habitat, and watershed purposes, as well as to identify specific areas for new development.

As part of the Big Lake Comprehensive Plan Update, a roadmap to future land use decisions was developed (Figure 3-5). Uses identified in the roadmapmap include a Town Center area (described below) and a range of other uses, which are summarized in Section 3.10, Planned Development.

Figure 3-5: Big Lake Comprehensive Plan Roadmap



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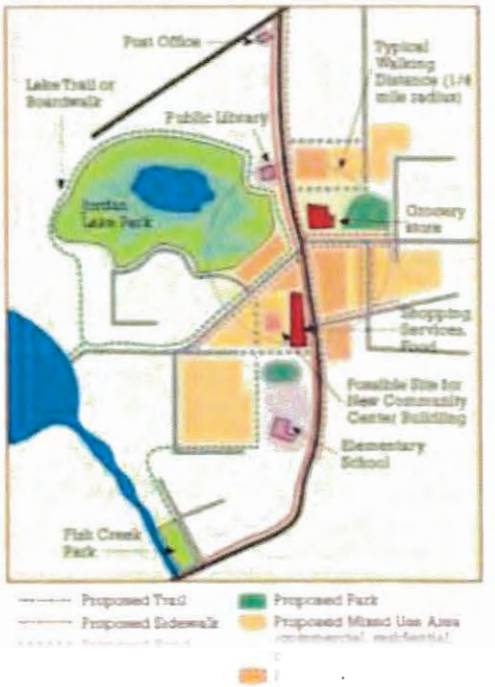
Town Center. A Town Center is defined as the location where commercial development should be concentrated within a one-quarter mile radius. A Town Center should, in addition to being concentrated at its center, be walkable and include a mix of uses. The Big Lake Town Center (BL Town Center) was determined by the community to be located at the corner of Hollywood Boulevard and Big Lake Road (Figure 3-6).

Figure 3-6: Proposed Big Lake Town Center Plan from the 2009 Big Lake Comprehensive Plan Update



Residential Uses. The roadmap (Figure 3-5) calls for providing a range of residential uses, including higher densities close to the BL Town Center and more dispersed residential uses throughout the community.

The roadmap (Figure 3-5) also identifies key areas where land should be protected for watersheds, recreational opportunities, public facilities, and the need to develop a gateway commercial and a highway-oriented commercial corridor.

3.10 Planned development

The planned development in the Big Lake area includes both private development and public improvements and facilities. There are four categories that describe the different types of development occurring now or possibly in the future: small subdivisions, larger subdivisions, possible future subdivisions, and upsizing current homes.

Small Subdivisions. According to the MSB Platting Division, the MSB processes approximately five small subdivisions per year in the Big Lake area. Typically in Big Lake, small subdivisions are the result of landowners who subdivide a lot into two or three lots, which are then sold to those interested in building housing.

Larger Subdivisions. Currently, the MSB is processing one eight-lot subdivision off South Big Lake Road, between Jade Lake and Big Lake. According to the MSB Platting Division, larger subdivisions similar to this one are rare.

Possible Future Subdivisions. With the availability of large tracts of vacant land owned by public, private, or institutional land owners (Alaska Mental Health Trust, the State, the MSB, Alaska Native corporations, and individual private owners), there is the possibility for the

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development of larger subdivisions in and around Big Lake. Additionally, future development on larger tracts of vacant land will be informed by the *Big Lake Comprehensive Plan* and the development regulations in place to implement the Plan's policies.

3.11 Community focal points and informal meeting places

Like people in many low-density rural communities, most Big Lake residents and visitors enjoy their privacy and the chance to get away from the hustle of more urbanized areas. At the same time, community members enjoy the chance to interact with friends and neighbors.

Current community focal points and gathering areas where Big Lake residents connect with their family, friends, and neighbors are listed below. The majority of these locations are located in "downtown" Big Lake (Figure 3-2).

- Post Office
- Big Lake Elementary School
- Library
- Several local grocery stores and restaurants, such as the Big Lake Super Store (Tesoro Station), Steve's Food Boy, and Big Lake Family Restaurant
- Churches, including Faith Bible Fellowship Center and Our Lady of the Lake Catholic Church
- Outdoor gathering places, including Jordan Lake Park and Fish Creek Park, North and South State Recreation Sites, and the community trail system
- Big Lake Lion's Club
- Burkeshore Marina and Big Lake Powersports/South Port Marina
- Fire Station

As in all communities, much of the socializing in Big Lake occurs in private homes. Also important are the still-private, but more visible, docks and yards that front on local lakes.

The *Big Lake Comprehensive Plan* outlines goals and strategies to improve opportunities for "public life." These include improving the BL Town Center, adding a new community center, and developing a better, more extensive, and pedestrian-friendly system of Town Center roads and sidewalks.

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4.0 Big Lake Impact Assessment

4.1 Introduction

This chapter presents an analysis of the potential highway alternative for the community of Big Lake in accord with the FHWA's publication *Community Impact Assessment: A Quick Reference for Transportation*[5]. The analysis examines the relationship between the proposed National Highway System connections and community life in Big Lake.

The following topics have been studied for this analysis:

- Land use
- Mobility and Access
- Economic Conditions
- Public Services
- Physical
- Visual
- Safety
- Displacement
- Social and Psychological
- Build Out Analysis

Only the Alternatives 2, 3, 3 Bypass Option A, 3 Bypass Option B, and 5 are studied in detail in the CIA (see Figure 4-1). For the purposes of this analysis, Alternative 3 represents the baseline because it is the route that DOT&PF had originally proposed. The following general considerations guided the analysis:

- Recognizing both positive and negative impacts;
- Considering short-term and long-term impacts;
- Identifying secondary and cumulative effects;
- Identifying impacts relative to community goals as expressed in the *Big Lake Comprehensive Plan*;
- Incorporating public concerns and issues identified through our public outreach;
- Focusing on primary issues or topics of potential controversy; and
- Recognizing that the big drivers of change in the community will be the incremental growth of the MSB as a whole, and the construction of the Knik Arm Crossing. More direct access to Anchorage and 3 percent annual population growth will make Big Lake a very different place. The specific corridor chosen is an important but secondary change.

[5] A section on the MSB Build Out Analysis was added by request from the community.

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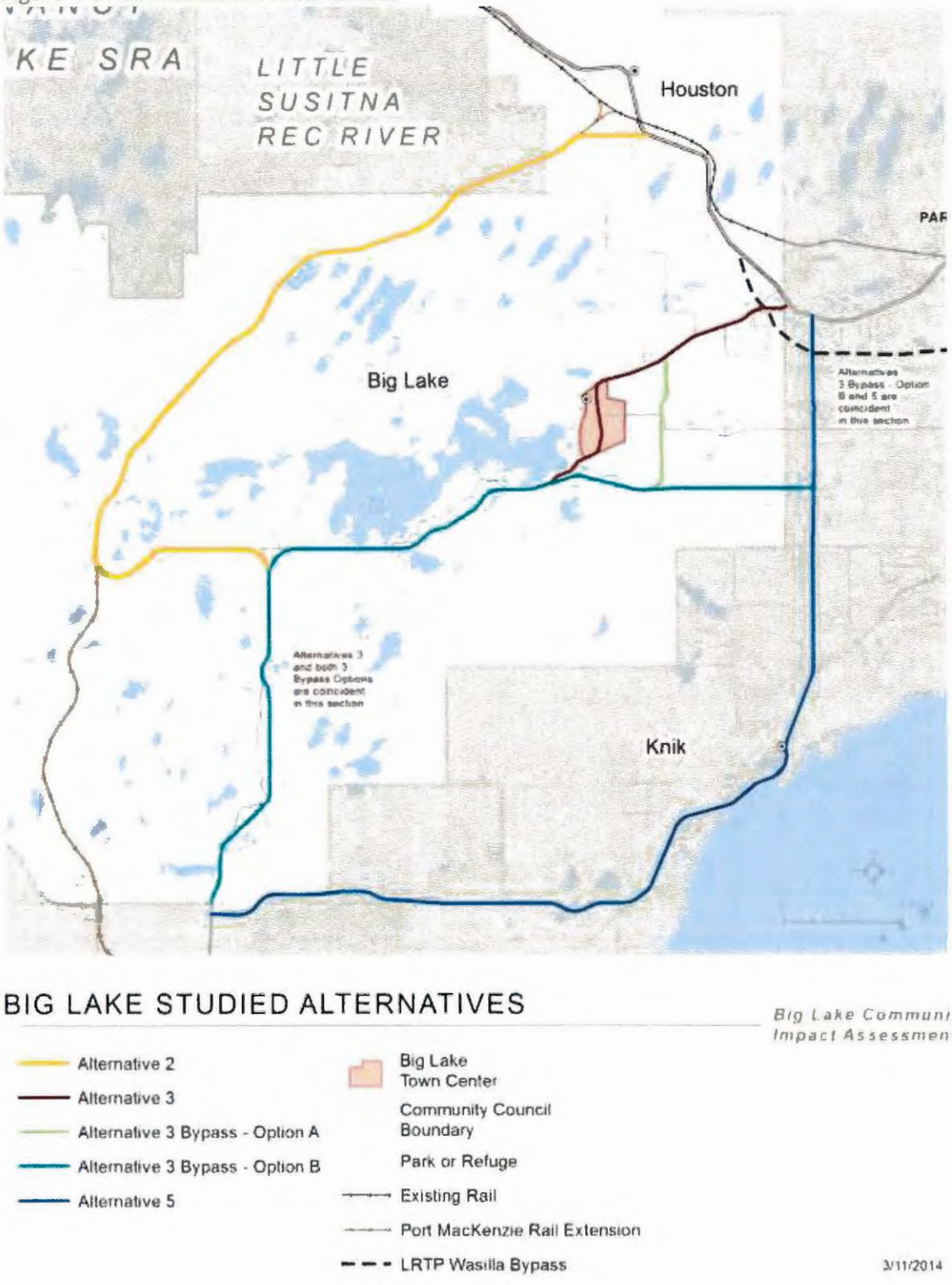
Figure 4-1: CIA Evaluated Alternatives



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4.2 Land Use

This section evaluates and compares the expected land use impacts of the five alternatives. It considers the land to be used for the highway connection as well as the development potential for adjacent areas. Conclusions about the impacts of the road on land use reflect consideration of several factors: the physical characteristics of the land, current land ownership and land uses, and broader trends in the regional and statewide economy.

As discussed in more detail below, the five alternatives are likely to have quite different effects on land use.

- Alternative 2, on the west side of Big Lake, crosses through land with physical constraints, including poorly drained soils and a planned adjoining railroad line. While this route provides road access to previously inaccessible areas, the amount of development is expected to be limited.
- Alternative 3 crosses the BL Town Center, and would bring increased mobility and traffic into and through the existing community. This would accelerate growth and change in the area.
- Alternative 3 Bypass Options A and B would avoid the disruption to the BL Town Center, while still bringing better access and commercial opportunities to the area.
- Alternative 5 would have relatively limited impacts on Big Lake, as it passes to the east of the BLCC boundary.

Table 4-1 summarizes the potential land use impacts

Table 4-1: Land Use Impacts Summary

Impact Category	Alternative			
	2	3	3 Bypass (A&B)	5
Expected changes in land use?	• Minor, mostly along New Burma Rd. • Intersection at New Burma/ Susitna Pkwy develops as a commercial center. • Railroad is a barrier to change to the west. • Moderate effects on Houston Town Center.	• Major changes in BL Town Center. • Intersection at New Burma/ Susitna Pkwy develops as a commercial center.	• Major changes east of BL Town Center. • Intersection at New Burma/ Susitna Pkwy develops as a commercial center.	• Intensification of commercial/ residential uses along southern Knik-Goose Bay and Johnson roads. • Moderate effects on northern Knik-Fairview community.
How will growth along the corridor be affected by land quality?	• Limited growth potential since 70% of land adjoining this route is poorly drained and is	• Moderate to high growth potential since less than 5% of land along this route is poorly drained; portions have	• Low to moderate growth potential since 50% of adjoining land along the bypass routes is poorly drained and	• Moderate growth potential since 20-30% of land adjoining this route is poorly

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Impact Category	Alternative			
	2	3	3 Bypass (A&B)	5
	relatively costly to develop.	topographic limitations increasing development costs.	is relatively costly to develop.	drained and is relatively costly to develop.
Vacant land available for development?	• Large majority of land along this route is vacant and undeveloped and is located both east and west of railroad. Development is limit by soil conditions and wetlands.	• Much of this corridor already has road access and existing development; land available along New Burma Road corridor.	• Large majority of land along east-west portion is vacant; northern portion already has road access and is 50-60% developed.	• Large majority of land along east-west portion is vacant; northern portion already has road access and is 50-60% developed. Further northern development limited by wetlands and soils.
Likelihood to develop into unplanned commercial strip?	• Least likely to divert traffic from BL Town Center. Traffic through downtown could create commercial pressure. • Increased traffic in Houston may lead to increased pressure.	• Substantial pressure on BL Town Center. • Could become a commercial strip with frontage roads.	• Little pressure on BL Town Center. Should develop more like Eagle River.	• Pressure on BL Town Center avoided. • Growth pressure will shift east.
Consistent with Land Use Policies in the *Big Lake Comprehensive Plan*?	• Consistent. Most of route designated "conservation residential" – low density and/or clustered residential.	• Arterial through BL Town Center is inconsistent with Plan's Town Center goals. • Route serves area designated for a combination of commercial and residential uses.	• Consistent. Most of route designated "dispersed residential" or "close in" residential.	• Avoids major conflicts with Plan by running along the east edge of the BLCC.
Effects on the *Big Lake Comprehensive Plan* vision for road?	• This alternative opens up the opportunity for a new road on the west and north side of Big Lake, as recommended	• The Plan identifies the need to reserve a corridor that travels slightly east of downtown Big Lake, not through downtown as shown	• The Plan identifies the need to reserve a corridor that swings slightly east of downtown Big Lake (similar to Option A), not 4-5	• Little effect on planned roads in Big Lake.

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Impact Category	Alternative			
	2	3	3 Bypass (A&B)	5
	by the Plan.	in this alternative.	miles east of downtown as shown in Option B.	

The key findings are:

- Alternative 3 is expected to have the most impact on land use in the BL Town Center, and Alternative 2 will have the least impact.
- Alternative 3 has the most potential for development, as land along this corridor is better suited for construction, but it also has the most existing development.
- Alternative 3 is the least consistent with the *Big Lake Comprehensive Plan.*

Bringing a major highway into the Big Lake area would lead to several types of land use changes, including direct impact to areas dedicated to road construction. Table 4-2 shows the amount of land converted to transportation use and distinguishes between land in the BLCC area and the total area affected by any given route. As the table shows, the five routes convert quite different amounts of land. Alternative 2 converts the largest number of acres of land within the BLCC (912 acres), followed by Alternatives 3 (801.7 acres) and 3 Bypass (763.8 acres). Alternative 5 is located mostly south and east of Big Lake and converts only 10 acres within the BLCC boundaries.

Table 4-2: Land Use within the BLCC Converted to Transportation/ROW Use (Acres)

Land Use Category	Alternative									
	2		3		3 Bypass				5	
					Option A		Option B			
	BLCC	Total	BLCC	Total	BLCC	Total	BLCC	Total	BLCC	Total
Residential	82.7	92.7	132.0	140.0	167.5	175.0	137.4	218.5	1.0	216.3
Transient Lodging	0.0	0.0	0.5	0.5	0.0	0.0	0.0	0.0	0.0	0.0
Mobile Home	2.6	2.9	2.0	3.4	3.3	3.7	1.8	9.4	0.0	11.2
Residential/ Commercial	0.0	0.0	0.8	0.8	0.0	0.0	0.0	0.0	0.0	0.0
Commercial	0.0	0.0	22.3	22.5	6.3	6.5	2.9	6.0	0.0	5.6
Industrial	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Manufacturing	0.0	0.0	1.0	1.0	0.0	0.0	0.0	0.0	0.0	0.0
Agricultural	3.4	3.4	3.4	3.4	3.4	3.4	3.4	3.4	0.0	0.0
Churches	0.0	0.0	1.7	1.7	0.0	0.0	0.0	0.0	0.0	2.6
Communications	0.0	0.0	0.2	0.2	0.0	0.0	0.0	0.0	0.0	0.0
Education	0.0	0.0	8.5	8.5	0.0	0.0	0.0	0.0	0.0	0.0
N/A	0.0	1.5	1.8	2.0	3.0	3.1	1.8	1.8	0.0	2.1
Public Administration	0.0	0.0	0.9	0.9	0.0	0.0	0.0	0.0	0.0	3.2
Recreation*	0.0	0.0	1.1	1.1	0.0	0.0	0.0	0.0	0.0	0.0
ROW/Vacant	24.6	32.4	40.9	40.9	0.0	0.0	35.2	41.7	0.3	167.2

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Land Use Category	Alternative									
	2		3		3 Bypass				5	
					Option A		Option B			
	BLCC	Total	BLCC	Total	BLCC	Total	BLCC	Total	BLCC	Total
Transportation	0.0	0.0	2.9	2.9	0.0	0.0	0.0	0.0	0.0	0.0
Vacant	798.7	952.6	581.8	616.7	619.8	673.1	581.3	650.6	8.8	505.7
Total	912.0	1,085.6	801.7	846.3	803.2	864.7	763.8	931.4	10.1	913.9

Note: Based on a 400-foot corridor. Totals may not match due to rounding.
*This information reflects the land use categories listed in the MSB GIS data. Land may be used for more than one purpose. For example, transportation corridors using undeveloped ground are often used for recreational trails, hunting, etc.

4.3 Mobility and Access

The new highway connection will change traffic patterns in Big Lake because it provides a new route for drivers to use. Changes in traffic patterns will largely depend on the proximity of residents to the alternative. Alternative 2 is more likely to change traffic patterns for residents located to the west of the PMRE by giving them a new route to access the Parks Highway and West Susitna Parkway. Alternative 2 will have a lesser change on traffic patterns for residents east of the alternative because of the limited number of crossings of the PMRE. Alternatives 3, 3 Bypass Options A or B, and 5 will have minor changes in traffic patterns because they are largely following existing roadways. Alternative 3 and 3 Bypass Options A and B is likely to have the biggest impact on those living near South Big Lake Road and the BL Town Center. Alternative 5 will have a bigger impact on traffic patterns for those living on the eastern edge of the BLCC boundary.

Due to the higher speeds and lack of stop lights, the highway is expected to attract traffic away from other roads which may result in traffic volumes decreasing on other roadways. Changes in traffic patterns will also depend on the type and amount of development located along the road. Areas with new development, especially commercial/retail development, are likely to cause people's travel patterns to change as they start to access new destinations. Table 4-3 summarizes mobility and access by alternative.

Table 4-3: Mobility and Access

Impact Category	Alternative			
	2	3	3 Bypass (A&B)	5
Change to Traffic Patterns	• Port to Parks Highway through traffic will be mostly west of BL Town Center. • A certain level of traffic will still tend to use Big Lake Rd. with congestion in the BL Town Center. • Moderate increase to Houston Town Center.	• Least changes as alternative mostly follows established roads; controlled access will eliminate some existing connections to existing routes.	• Minor changes as alternatives mostly follow existing roads; controlled access will eliminate some connections to existing routes.	• Minor changes as alternative mostly follows existing roads east of Big Lake; controlled access will eliminate some connections to existing routes. Unlikely to see sharp increase on local Big Lake roads.

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Impact Category	Alternative			
	2	3	3 Bypass (A&B)	5
Change To Traffic in Town Center	• Moderate effect. Traffic will still tend to use Big Lake Rd. with added congestion in BL Town Center. • Additional commercial traffic and possible congestion in Houston Town Center.	• Greatest increase in traffic because it bisects the BL Town Center	• Moderate because of their close proximity to BL Town Center. Bypass options will tend to moderate the effect downtown. • Option A will make a bigger difference than Option B.	• Minimal effect to BL Town Center. • Likely to have a substantial affect to South Knik Goose Bay and Johnson roads. • Will remove Port traffic from BL Town Center
Public Transit	• Unlikely to increase transit service.	• Unlikely to substantially increase transit service as it does not provide a direct route between Wasilla and Anchorage. • Potential for park and ride service.	• Unlikely to substantially increase transit service given it does not provide a direct route between Wasilla and Anchorage. • Potential for park and ride service.	• Would provide the most direct route from population centers in MSB to Anchorage via KAC. • Potential for park and ride service.
Pedestrian and Bicycle Access	• Roadside trail may result in slight improvement.	• Roadside trail may result in slight improvement.	• Roadside trail may result in slight improvement.	• Roadside trail may result in slight improvement.
Change to Existing/ Planned Roads	• Minimal as mostly follows new alignment. • Upgrades and modifies Burma Road. • Creates new Parks Highway interchange at Houston Town Center.	• Substantial as it upgrades and modifies existing Burma and Big Lakes roads, converting them to highway • New interchange at the southern end of Houston at the Big Lake Road/Parks Hwy intersection.	• Substantial as most of the route would upgrade existing roads except for portions through the BL Town Center. Bypass will tend to moderate the effect downtown	• Substantial as it requires the reconstruction of existing Johnson/ Knik Goose Bayroads and other roads. • Johnson Road extension would be required.

The key findings are:

- Alternative 3 will have the biggest impact on traffic in the BL Town Center.
- None of the alternatives are likely to have a substantial impact on public transit and pedestrian and bike access.
- Alternative 2 is likely to have the least impact on the existing road system due to the route being a new roadway through wetlands where development has not occurred. Alternative 2 added a new highway which expands the roadway network compared to other alternatives which may replace some existing roads with the highway. Congestion on some roadways in the area is possible.

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The project will change existing or planned roads because of the need to develop a supporting road network that allows people to get to/from the proposed project. The degree of impact on existing/planned roads will depend on the final configuration and use of existing roadways. Some existing roadways may be upgraded as a part of the new road corridor. Others may act as frontage roads to new construction. The final configuration will not be decided until a later date. Existing or planned roads likely to be impacted are summarized in Table 4-4.

Table 4-4: Effects on Existing or Planned Roads

Change	Alternative			
	2	3	3 Bypass A & B	5
Likely to need upgrade or major modification	• W. Susitna Pkwy west of S. Purinton • W. Millers Reach Road between the new highway and the Parks Highway	• S. Burma Road between Port MacKenzie Road and S. Purinton • S. Purinton between S. Burma and W. Susitna Pkwy • W. Susitna Pkwy between S. Purinton and S. Big Lake • S. Big Lake Road	• S. Burma Road between Port MacKenzie Road and S. Purinton • S. Purinton between S. Burma and W. Susitna Pkwy • W. Susitna Pkwy between S. Purinton and S. Big Lake • S. Big Lake Road • Hughes Homestead Road • Sunset Ave • Johnson Road between Sunset Ave and Parks Highway	• Port MacKenzie Road • Knik Goose Bay Road • Johnson Road
Roadway so longer connected				• Brocker Lake • Clay Chapman • Sunset • No Name

In all alternatives, there will be some roads that no longer allow through traffic. At the highway, the road will either be changed into a dead-end road or connected to a frontage road with ultimate access at a highway interchange. For example, on Alternative 5, traffic will not be able to directly connect to Johnson Road from Sunset Avenue. When the project is built, traffic will only be able to use interchanges and will have to use a frontage road or other road to access connecting streets.

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4.4 Economic Conditions

All five corridors have the potential to increase economic activity. Economic activity and employment is likely to develop along each alternative although the type and quantity of activity will vary depending on land use. Economic impacts are summarized in Table 4-5.

Table 4-5: Economic Conditions Summary

Impact Category	Alternative			
	2	3	3 Bypass (A&B)	5
Business Impacts	• Limited/neutral business impacts to the BL Town Center. • Businesses will likely develop at the New Burma Road/Susitna Pkwy junction. • Potential increase in business activities in Houston.	• Substantial impacts to the BL Town Center. Will bisect, relocate, and spread out the core business district making it more highway/ auto-oriented. • Businesses will likely develop at the New Burma Road/Susitna Pkwy junction.	• Would divert development from the BL Town Center but would leave the core intact. • Potential for increased business development along the east/west corridor running to the Johnson Road north/south corridor. Development may be limited by poor soils.	• Limited business impacts to the BL Town Center. Businesses will likely develop along Johnson Road north/ south corridor and S. Knik Goose Bay Road. There may be some business development pulled away from BL Town Center. Commercial development may occur near the Big Lake Road and Hollywood intersection.
Employment Impacts	• Concentrated along Burma Road and Susitna Pkwy with a minor potential for diversion away from the BL Town Center. Houston could see additional employment at northern intersection with the Parks Highway. • Potential increase in service sector jobs in Houston.	• Highest potential for direct employment effects (both positive and negative) for the BL Town Center. • Road development would divide the BL Town Center and could lead to sprawl style strip development. • Moderate increase to southern Houston in the Big Lake Road/ Parks Highway intersection area.	• Corridor could pull employment from the BL Town Center while leaving it physically intact. • Highest direct employment effects would be felt at the intersection with Johnson Road, along Burma Road, and at the along the Johnson /South Knik-Goose Bay roads.	• Lowest direct employment potential for BL and the highest for south and west Knik-Fairview Community Council. Big Lake employment would likely be limited to the Burma/Ayrshire road junction. The west end of Hollywood is likely to develop commercially and may provide a second gateway to the BL Town Center. Knik area employment could be spread along the road corridor.
Big Lake Tax Base	• Big Lake lacks direct taxing authority. Limited	• Big Lake lacks direct taxing authority. Increased	• Similar to Corridor 2 with less direct effect on the BL	• Corridor 5 would likely have limited direct effect on Big

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Impact Category	Alternative			
	2	3	3 Bypass (A&B)	5
	potential MSB property tax base increases at road termini and junctions.	development within the BLCC could increase Big Lake tax base over time.	Town Center and more development towards the eastern edge of the BL CC.	Lake's future tax base. Future tax base could develop to the east.

The key differences between the alternatives are:

- Alternative 3 would bisect the BL Town Center, while the other alternatives would keep it intact.
- Alternative 3 is likely to focus employment in the BL Town Center area, while the other alternatives are likely to result in employment dispersed along the corridor.

4.5 Public Services

Table 4-6 summarizes impacts to public services by alternative.

Table 4-6: Public Services

Impact Category	Corridor			
	2	3	3 Bypass (A&B)	5
Public Facility Relocations or Impacted (within 0.25 mile)^	• No existing public facilities identified along corridor.	• Potential effects to Fire Station 8-1, Library and Post Office. Each of these facilities is within 0.25 mile.	• No existing public facilities identified along the corridor.	• No identified public facilities affected in BLCC. Corridor is adjacent/near to proposed Knik school campus.
School Impacts	• No impact	• Impact to Big Lake Elementary School.	• No Impact	• May provide more direct access to the Knik school campus.
Parks and Recreation Areas		• Impacts to Fish Creek Park and Jordan Lake Park		
Big Lake Trail Impacts*	• Substantial (9 trail crossings)	• Moderate (4 trail crossings)	• Moderate (A has 6 trail crossings and B has 5)	• Minimal (0 trail crossings)
Total Trail Crossings*	• Substantial • (10 trail crossings)	• Moderate • (4 trail crossings)	• Moderate (A has 6 trail crossings and B has 5)	• Minimal (2 trail crossings)

^Public facility generally refers to a building or structure used for government or civic purposes such as post offices, police stations, libraries, post offices, etc.
*Only officially recognized trails were analyzed. Trails may be crossed multiple times.

Key findings include:

- Alternative 3 is the only alternative likely to impact existing public facilitates.
- Alternative 3 is the only alternative to impact the Big Lake Elementary School.

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- While all alternatives are likely to impact lakes, open spaces and other areas used for recreational purposes, only Alternative 3 will impact official parks (Fish Creek and Jordan Lake parks)
- Alternative 2 has the highest number (10) of trail crossings impacted, while Alternative 5 has the fewest (2).

4.6 Physical

Traffic related noise is likely to increase near each of the alternatives. Traffic noise may be more noticeable in areas that are currently undeveloped or have very few noise sources. The level of traffic noise that occurs will vary depending on the amount of traffic, type of vehicles on the roadway, and the level of ambient noise. The project has a 400 foot ROW meaning property boundaries will be approximately 150 feet away feet away from the highway (in areas with a frontage road, the distance between the road edge and the property boundary is approximately 80 feet). These separations act as a noise buffer to help reduce noise on nearby properties. Traffic noise is usually a concern for noise-sensitive land uses within 500 feet of the roadway edge.

Table 4-7 summarizes the physical conditions impacts, including noise, walls or barriers, and dust and/or odors, for each alternative.

Table 4-7: Physical Conditions

Impact Category	Alternative			
	2	3	3 Bypass (A&B)	5
Noise	• Least effect as it has the most undeveloped land. PMRE embankment will help shield noise. • Some effect to Houston Town Center	• Traffic related noise will increase and has the highest potential to impact noise sensitive land uses concentrated in BL Town Center. • Will affect residential areas south and east of Big Lake.	• Increase in traffic related noise in residential areas. Bypass lessens affect in BL Town Center. • Will affect residential areas south of Big Lake.	• Increase in traffic related noise expected to increase d along Johnson/ Knik Goose Bay roads and as it • passes by proposed Knik school campus.
Presence of walls or other barriers	• PMRE embankment is a barrier to being able to cross the corridor except at limited designated intersections.	• Fencing is likely through developed areas; similar to Seward Highway in Anchorage if noise impact criteria are exceeded and meets noise policy requirements.	• Fencing is likely through developed areas; similar to Seward Highway in Anchorage if noise impact criteria are exceeded and meets noise policy requirements.	• Fencing is likely through developed areas; similar to Seward Highway in Anchorage if noise impact criteria are exceeded and meets noise policy requirements.
Dust/Odor	• Least impact due to lack of adjacent development.	• Increased dust from winter sanding and truck traffic especially on	• Increased dust from winter sanding and truck traffic will affect	• Increased dust from winter sanding and truck traffic will affect

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	• Limited impacts to Houston during construction.	the south and east sides of the lake and BL Town Center	people on the south side of Big Lake.	people along Johnson/ Knik Goose Bay roads. • Minor impact in Big Lake.

Key findings include:

- All alternatives will be similar in that sections will be fenced for safety reasons or noise mitigation. The PMRE will be an additional barrier in Alternative 2.
- All alternatives will result in an increase in traffic noise. The increase in noise will have more of an impact in areas with residential development.
- All alternatives are similar in that dust will increase due to winter sanding. The impact will depend on the amount of adjacent development.

4.7 Visual

Visual impacts of the road will vary depending on the width of the road, the presence or absence of frontage roads, and the uses that may develop along the road.

As described above, the corridor to be established will be 400 feet wide, allowing for four travel lanes (two in each direction), and frontage roads on each side of the highway. Initially this highway may be limited to two lanes, and only grow to four lanes or four lanes with frontage roads, at a later date as traffic demands.

Large portions of the four alternatives pass through land that is currently undeveloped, or areas designated by the community plan for low density residential uses. If the new road eventually triggers substantial development along adjoining frontage roads, particularly commercial development, changes in the visual environment will be significant. Where the highway in Big Lake has limited access and no adjoining development, visual impact will be reduced.

Another key factor affecting visual impacts is the nature of the terrain. In areas that are fairly flat and lack many trees (e.g., the northern half of Alternative 2), the road and accompanying development would be more visible than in rolling, tree-covered terrain where topography and/or vegetation would limit visibility. Conversely, construction of a major highway in hilly terrain requires more terrain-altering cuts and fills.

Finally, visual impacts are noticeable to the degree there are already people and activities in the area. For example, there is little development (but significant winter recreation use) in the vicinity of Alternative 2. In contrast, many people live and recreate in the vicinity of Alternative 3.

Table 4-8 summarizes the visual impacts of the four alternatives.

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Table 4-8: Visual Conditions

Impact Category	Corridor			
	2	3	3 Bypass (A&B)	5
How will the routes affect Big Lake's visual character?	• Land mostly vacant and undeveloped fewer people to see the new road. • May substantially affect visual character at trail crossings. • May substantially impact Houston Town Center.	• Would significantly change the visual character along the entire route from Ayrshire to Parks Highway • Changes would be less significant along the B.L. Road commercial corridor near the Parks Hwy. • Highway through downtown would substantially change the visual character.	• Similar impacts as Alt 3. The bypass east of B.L. is currently mostly vacant and undeveloped, but a new road in this area would substantially change the visual character.	• Much of this route already has road access, and existing development. Expansion of the highway along existing KGB road would create less significant visual impacts than along undeveloped sections of the Johnson Road segment of this and compared to the other alternatives.

Key findings include:

- Alternative 2 is likely to be seen by the fewest number of people but passes through the most undeveloped natural areas. It is adjacent to the PMRE.
- Alternative 5 is likely to have the least visual impacts since much of this alignment follows existing roads.

4.8 Safety

Traffic safety is likely to change as a result of the project. As the project will increase the amount of traffic in the area, the number of traffic accidents in Big Lake is likely to increase. However, divided highways tend to be safer than other roadway types because of the lack of turning traffic and the reduced potential for head-on collisions. Alternative 5 is largely outside the BLCC and is not expected to result in a substantial change to traffic safety in Big Lake.

Table 4-9 summarizes impacts on traffic safety, pedestrian and bicycle safety, crime, and emergency response times.

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Table 4-9: Safety Summary

Impact Category	Alternative			
	2	3	3 Bypass (A&B)	5
Traffic Safety	• Controlled access improves safety by reducing conflict points. This route will likely have lower traffic volumes. Traffic will still use and increase along Big Lake Road increasing traffic/safety conflicts in the BL Town Center. • More likely to have wildlife related traffic incidents.	• Controlled access improves safety by reducing conflict points. • Big Lake residents would be the main users of this route. • Increased traffic through BL Town Center may increase safety conflicts in BL Town Center.	• Controlled access improves safety. Big Lake residents would be the main users of this route. Traffic bypasses downtown, less safety conflicts there with a bypass.	• Controlled access improves safety. • This alternative serves the greatest population density meaning most benefit to the traveling public.
Pedestrian and Bicycle Safety	• Least likely to be used by pedestrians and bicyclists as a transportation route because these is less potential for nearby development. • Potential impact to more developed areas of Houston.	• Pedestrian and bicycle crossings and related facilities will be incorporated into the final design to address BL Town Center needs. • Potential impacts in the southern Houston area.	• With bypass, most impacts to the BL Town Center are averted. • Option A may have potential impacts in the southern Houston area. • Option B has no impacts to Houston since the highway ties into Johnson Road well east of Houston's city limits.	• Little affect on pedestrians or bicycles in BLCC since development occurs along its eastern boundary.
Crime	• Unlikely to change	• Unlikely to change	• Unlikely to change	• Unlikely to change
Emergency Response Times	• Least change in response time. Out of the way nature makes it less useful for core population areas. • May require additional facilities in Houston.	• Generally faster response times to and from BL Town Center though increased congestion in the Town Center may cause some delays during peak hours.	• Faster response times to and from BL Town Center.	• Little change to response times in the BLCC. Potential improvement elsewhere. Connects into highest population centers.

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Key findings include:

- Alternative 3 is likely to have the biggest change on pedestrian and bicycle safety because of its proximity to the BL Town Center.
- All alternatives are unlikely to change crime.
- All alternatives increase access and should improve emergency response times. Alternative 2 is likely to see the smallest reduction in response time, while Alternative 3 is likely to result in the biggest reduction in response time.

4.9 Displacement

For each alternative, a 400 foot ROW[6] would be acquired by DOT&PF. While less ROW could be acquired for the initial two-lane highway, acquiring enough ROW for the ultimate four-lane divided highway is preferred because it ensures the ROW is available when it is needed, and helps reduce the possibility of incompatible development occurring. It would also reduce the ROW cost in the long-term as land prices typically increase over time. ROW for each alternative will need to be acquired from multiple land owners before the project can be built. Figure 3-4shows a map of land ownership. Table 4-10 summarizes land acquisition by ownership.

The amount of land acquired from any given parcel is typically not known until the final design has been developed. For example, roadway designs often shift to avoid taking property from both sides of a roadway, to acquire land from undeveloped parcels, publically owned land, etc.

Table 4-10: ROW Land Ownership in the BLCC

Owner	Corridor									
	2		3		3 Bypass				5	
					Option A		Option B			
	BLCC	Total	BLCC	Total	BLCC	Total	BLCC	Total	BLCC	Total
Private	242.1	279.7	412.7	456.2	448.8	492.3	413.1	553.9	7.2	588.2
MSB	209.2	209.2	143.7	143.7	154.5	154.5	181.4	182.0	1.9	21.5
State of Alaska	23.6	23.6	35.9	35.9	42.2	42.2	23.9	29.1	0.0	5.2
Mental Health Trust	327.6	327.6	0.0	0.0	0	0	0.0	0.0	0.0	10.6
Federal	0.0	0.0	0.0	0.0	0	0	0.0	0.0	0.0	0.0
City	0.0	0.0	0.0	0.0	0	0	0.0	0.0	0.0	0.0
Cooperative	0.0	0.0	1.2	1.2	0	0	0.0	0.0	0.0	2.7
Public University	0.0	0.0	4.6	4.6	35.5	35.5	27.0	27.0	0.0	46.2
Native Corporation	68.2	188.9	31.0	32.1	32.1	32.1	53.3	56.2	0.7	44.0
Unknown	42.9	56.6	172.6	172.6	90.1	108.1	65.1	83.2	0.3	195.5
Total	913.5	1,085.6	801.7	846.3	803.2	864.7	763.8	931.4	10.1	914.0

[6] Property will be acquired in accordance with the Federal Uniform Relocation Assistance and Real Property Acquisitions Policy Act on 1970, as amended. This would ensure that impacts to property owners are minimized and that just compensation of all properties is paid to owners and tenants of the impacts property.

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Key findings include:

- Alternative 2 would require the most ROW, while Alternative 3 would require the least.
- Alternatives 2, 3, 3 Bypass, and 5 would involve acquiring a substantial amount of land from private owners.
- Alternative 2 would acquire substantial amounts of land that is owned by the MSB and the Alaska Mental Health Trust.
- Most of the land needed for Alternative 3 or Alternative 3 Bypass Option A and B is within the BLCC.
- Most of the land (98.9 percent) needed for Alternative 5 is outside the BLCC.

The land along Alternative 2 is largely undeveloped and will likely not require many, if any, business relocations. This corridor is along the PMRE. If the rail extension creates new development, the amount of business relocations is likely to increase. The most likely area for business relocations is where the highway connects to the Parks Highway.

Alternative 3 is likely to have the most business relocations as there are concentrations of businesses in the BL Town Center and along Big Lake Road.

The number of business relocations may be minimized by refining the location of the highway and by implementing access management policies that prevent new development from occurring along the alternative.

4.10 Social and Psychological

Big Lake is currently a small community with many of the social features often found in small towns. The majority of people living in the community share strong ties, in particular, a connection to outdoor recreation and open space. The combination of the community's small size and the common bond to the outdoors means people tend to share social values and know many of their neighbors.

Table 4-11 summarizes the potential impacts to the social characteristics of the community and the community's overall quality of life.

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Table 4-11: Social and Psychological Summary

Impact Category	Alternative			
	2	3	3 Bypass (A&B)	5
How will the routes affect "downtown" Big Lake?	• Relatively little impact on cohesion; does not split established neighborhoods	• A route through the heart of downtown would be a substantial barrier affecting residential and commercial cohesion	• Avoids splitting BL Town Center. Creates a barrier with areas east of the BL Town Center. • Easterly version of the bypass avoids significant positive or negative effects on the BL Town Center's small town feel. • Location called for in the Plan would creates more of a barrier at the eastern edge of town.	• Relatively little impact within the BLCC.
How will the routes alter the size and social character of Big Lake?	• Least likely to encourage population growth due to its westerly location.	• Substantial effects through the center of the BL Town Center. • Would physically divide the community; more centered around autos and less around pedestrians.	• Avoids the heart of the BL Town Center, encouraging growth east of the community but with less disruption to downtown character.	• Largely outside of Big Lake. Less likely to lead to growth in Big Lake that would change its character. Likely to shift growth east of Big Lake affecting social character and growth to the east.
How will the routes affect residential neighborhoods?	• Minor. Majority of land is vacant and undeveloped. Section of road near Papoose Lakes would separate these areas from points east.	• Substantial. A major highway on this alignment would divide the residential neighborhoods along this corridor.	• Similar affects as Alternative 3. Bypass area is currently mostly vacant and undeveloped, having less effect on neighborhoods.	• Minor effects on Big Lake neighborhoods. A major highway on this route would impact the western and southern Knik-Fairview Community Council area.

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Impact Category	Alternative			
	2	3	3 Bypass (A&B)	5
How will the routes affect quality of life?	• Would alter the character of areas north, west, and south of Big Lake That are important for trails and make a large contribution to the experience and quality of life in the community.	• Substantial affect on the BL Town Center. Would affect the small town feel. Substantial effect on recreational/ residential quality of life along the south and east shores of Big Lake near the corridor.	• Easterly version of the bypass avoids major positive or negative effects on BL Town Center's small town feel. Substantial effect on recreational/ residential quality of life along the south shore of Big Lake.	• Largely avoids affects on Big Lake, only impacting its eastern boundary. • Will affect connectivity of and cohesion between Big Lake and Knik-Fairview. • Avoids areas of concentrated trail use.

Summary of key findings include:

- Alternatives 2 and 5 are least likely to change the character of the Big Lake Town Center.
- Alternative 3 would work against the community's goal of creating an active, walkable, mixed use "main street" environment.
- Alternative 2 is least likely to encourage population growth.
- Alternative 3 is most likely to change Big Lake's small town feel.

4.11 Build Out Analysis

The community of Big Lake requested that the CIA be compared to the MSB's *50 year Build Out Analysis*, prepared for the MSB by demographer Shannon Bingham. The build out analysis projects the amount and generalized locations of future development. It assumes a 3.09 percent annual growth rate and current land use patterns. The build out analysis assumes construction of the KAC, which leads to steady expansion of development of the land north of the proposed bridge. For Big Lake, the build out analysis shows the population growing from 3,300 to 15,000 people by 2060.

The *amount* of additional population growth in the MSB projected in the build out analysis is unaffected by the location of the proposed highway corridor. Rather, the *location* of population growth is affected by the location of the road corridor, as described in other sections of this report. Three illustrations of the way the assumptions in the build out analysis are integrated with this report are presented below:

Commercial Development: A primary assumption driving the location of growth in the build out analysis is the location of major road intersections. Three of the four highway alternatives would create an important commercial node at the intersection of the "new Burma Road" and the West Susitna Parkway. Expectations for growth at this location are the same in the build out analysis and the assessment in this report.

Residential Development: As discussed in previous sections, Alternative 2, the westernmost of the four corridors, is likely to spur less development along its boundaries than the other options

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because of physical constraints and its distance from centers of employment, services and facilities, and population. More growth is associated with the three more easterly alternatives. As noted above, the build out analysis assumes a fixed amount of residential growth, and the effect of the alternative road corridors would be moving that growth to different locations.

Density of Residential Development: The density of development depends on the water and sewer infrastructure serving an area. For example, on-site septic systems typically need one acre of land to meet applicable environmental standards. This limits the amount of development that can occur. Switching to public water and sewer can allow densities to increase substantially.

Table 4-12 summarizes the population increases that could potentially occur depending on the type of infrastructure (septic or public sewer).

Table 4-12: 2060 BLCC Build Out Population Predictions

Impact Category	Alternative			
	2	3	3 Bypass (A&B)	5
2060 BLCC Build Out Population Assuming KAC and New Parks Highway Connection with Septic				
Base Population	15,114	15,114	15,114	15,114
Route Impact	2,879	4,661	5,741/5,625	6,173
Total Population	17,993	19,775	20,855/20,739	21,287
2060 BLCC Build Out Population Assuming KAC and New Parks Highway Connection with Public Sewer				
Base Population	15,114	15,144	15,114	15,114
Route Impact	5,984	10,439	11,951/11,835	12,815
Total Population	20,498	25,553	27,065/26,949	27,929

The key findings are:

- The further east the alternative is, the more the future population shifts in that direction. Alternative 5 has the biggest shift in population while Alternative 2 has the smallest.
- The type of water and sewer infrastructure influences the amount of population change. Public water and sewer can support higher population densities than on site well and septic systems.

For additional information about the build out analysis, please see Appendix E.

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5.0 Alternatives to be Carried Forward into Reconnaissance Engineering

In conclusion, all of the alternatives identified have positive and negative impacts on the Big Lake community and the MSB. The CIA demonstrates that Alternative 2 and Alternative 5 had the fewest impacts to the Big Lake community as these avoid going through the Big Lake Town Center by several miles. However, Alternative 2 is less desirable because, according to the traffic forecast, very little traffic will use this alternative. This route mainly serves freight traffic going between Port MacKenzie and Fairbanks but it does not provide service to traffic as a whole. Traffic will use other roadways such as Burma/Big Lake Road and Knik Goose Bay Road creating unacceptable levels on congestion on these routes. Alternative 3 Bypass – Option B has similar concerns. While the bypass would keep a highway out of the Town Center, traffic forecasting indicates traffic would remain on Big Lake Road in the Town Center resulting in high traffic volumes and congestion. While Alternative 2 and Alternative 3 Bypass – Option B avoid direct impacts to the Big Lake Town Center, they would result in negative impacts associated with traffic and congestion. Alternative 3 Bypass – Option A and Alternative 5 both avoid a highway in the Town Center and change traffic patterns in a way that avoids unacceptable levels of congestion in the Town Center thereby reducing impacts to the Big Lake community. Both of these alternatives were carried forward for additional study in the Big Lake Highway Reconnaissance Study (see Appendix F).

Alternative 3 appears to have the most impacts to the Big Lake community and Big Lake Town Center by dividing the community with a controlled access highway. Alternative 3 provides a baseline for comparing other alternatives because it was the route proposed by DOT&PF so it was also be carried forward for additional study in the Big Lake Highway Reconnaissance Study.

The Highway Reconnaissance Study refined the location and cost estimate of these three alternatives. The cost estimates for a four-lane highway range from approximately $572.8 million for Alternative 3 to $668.5 million for Alternative 3 Bypass – Option A. These costs should be considered a reconnaissance level estimate and will need to be refined as work on the project advances. One of the most expensive components of the cost estimate is ROW cost. Consequently, balancing ROW cost against other costs and impacts is an important consideration if the project moves forward.

The reconnaissance study concluded that additional analysis of ROW impacts and costs of maintaining access along existing roadways is needed to further refine estimates of costs and impacts. The current alternatives follow existing roadways for much of their length. Many of the parcels along each alternative have already been developed increasing the cost of this land and making access or purchasing access is an important consideration. Shifting the alternative to use more undeveloped land may reduce the ROW cost and reduce some of the impacts associated with a new highway. Additional engineering and environmental analysis, and coordination with stakeholders is required to balance engineering considerations, cost, and community concerns.

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6.0 Conclusion

In conclusion, all of the alternatives identified have positive and negative impacts on the Big Lake community and the MSB.

The key findings for Alternative 2 are:

- The area near the New Burma Road/Susitna Parkway intersection is likely to develop as a commercial center
- Land use along Burma Road is likely to change
- Growth potential in areas adjacent to the alternative is limited from the end of Susitna Parkway to just south of Houston due to poorly drained soil.
- Approximately 912 acres in Big Lake Community Council (and 1,086 acres total) of land would be converted to transportation use
- Most land needed for right of way is owned by the Alaska Mental Health Trust, followed by private land, MSB land, and Native corporation land
- Consistent with *Big Lake Comprehensive Plan* as most of route designated "conservation residential" – low density and/or clustered residential.
- Least likely to divert traffic away from the Big Lake Town Center
- Traffic on Big Lake Road in the Big Lake Town Center could be close to 11,500 cars per day at Build Out (almost 5,000 more vehicles per day than 2012 traffic level of 6,510)
- Increased traffic on west side of Big Lake Community Council area
- No anticipated impacts to public facilities such as school, parks, and recreation areas
- Substantial impacts to the officially recognized trails in the area
- Least likely to change emergency response times
- Least impacts on community cohesion as it does not split established neighborhoods
- Least likely to encourage population growth that would alter the size and social character of the Big Lake community
- Would change the quality of life in the areas to the north, west, and south of Big Lake.
- Would have the lowest population at Build Out

The key findings for Alternative 3 are:

- Major changes in land use are anticipated in the Big Lake Town Center
- The intersection of New Burma Road/Susitna Parkway is likely to develop as a commercial center
- Has moderate to high growth potential as most land is considered suitable for development
- Much of the corridor already has road access and existing development. Land available for development along New Burma Road corridor.
- Approximately 802 acres in Big Lake Community Council (and 846 acres total) of land would be converted to transportation use
- Most land needed for right of way is owned privately or by the MSB
- Substantial changes to the Big Lake Town Center are anticipated including:

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  - Physically dividing the Town Center into an east and west side which would have a substantial impact on community cohesion
  - Substantial pressure to covert the Big Lake Town Center into a commercial strip
  - May result in the core business area being spread out over a wider area
  - Town center may become more highway/auto oriented
  - Greatest increase in traffic volumes on Big Lake Road through the Town Center
  - Traffic on Big Lake Road in the Big Lake Town Center could be close to 21,500 cars per day at Build Out (substantially greater than the 2012 traffic volume of 6,510 AADT)
  - Highest potential for positive and negative direct employment effects in the town center
  - Highest potential for traffic noise to impact noise sensitive land uses in town center
- Inconsistent with *Big Lake Comprehensive Plan*
- Would potentially upgrade several existing roads to a four-lane highway
- Potential impacts to Fire Station 8-1, library, post office, and Big Lake Elementary
- Impacts to Fish Creek Park and Jordan Lake Park are anticipated
- Moderate impacts to the officially recognized trails in the area
- Potential for safety conflicts in town center between through traffic and local traffic
- Generally faster emergency response times are anticipated although congestion in the Town Center may cause delays during peak periods.
- Would negatively impact quality of life by having an substantial affect on the small town feel and recreational quality along the south and east shores of Big Lake
- Would have the second lowest change on population at Build Out

The key findings for Alternative 3 Bypass – Option A and B are:

- Major changes in land use are anticipated east of the Big Lake Town Center
- The intersection of New Burma Road/Susitna Parkway is likely to develop as a commercial center
- The land adjacent to both bypasses is considered to have low to moderate growth potential. Much of the soils along the bypasses are poorly draining making the land relatively costly to develop
- Some existing development along the corridor but there is also some vacant land that can be developed
- With Option A, approximately 803 acres in Big Lake Community Council (and 865 acres total) of land would be converted to transportation use. With Option B, approximately 764 acres in Big Lake Community Council (and 931 acres total) of land would be converted to transportation use
- Most of the land needed for right of way is owned privately or the MSB
- Little pressure on Big Lake Town Center to develop as a commercial strip.
- Consistent with the *Big Lake Comprehensive Plan* although the plan identified a bypass closer to the Town Center (similar to Option A)
- Minor changes to existing traffic patterns are anticipated

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- Likely to have moderate impacts to the traffic volume in the Town Center. Option A will likely remove more traffic from the Town Center than Option B
- Traffic on Big Lake Road in the Big Lake Town Center could be close to 5,300 cars per day at Build Out with Option A (slightly less than 2012 traffic volume of 6,510) and 17,800 with Option B (substantially higher than 2012 traffic volumes).
- Would potentially upgrade several existing roads to a four-lane highway
- Would leave the Big Lake Town Center physically intact
- Could pull employment away from Town Center and into adjacent areas
- Little impact to existing public facilities is anticipated
- Will have a moderate impact on the trail network
- Emergency response times are likely to be faster
- Is likely to have less effect on residential neighborhoods
- Substantial impact on recreational/residential quality of life along Big Lake's south shore

The key findings for Alternative 5 are:

- Commercial/residential development likely along southern Knik-Goose Bay and Johnson Roads
- Moderate growth potential as approximately 20-30% of land along this route is poorly drained and would be relatively costly to develop
- Some land along the route is already developed but there is some vacant land available for new development
- Approximately 10 acres within the Big Lake Community Council (and 914 acres total) of land would be converted to transportation use
- Most of the land needed for right of way is privately owned
- Little to no pressure on the Big Lake Town Center to develop into an unplanned commercial strip
- Avoids major conflicts with the *Big Lake Comprehensive Plan*
- Minor changes to existing traffic patterns anticipated.
- Minimal effect on traffic volumes in the Town Center
- Traffic on Big Lake Road in the Big Lake Town Center could be close to 10,300 cars per day at Build Out which is greater than the 2012 traffic volume of 6,510
- Substantial impact to traffic volumes on South Knik Goose Bay and Johnson Roads.
- Potential for park and ride service
- Substantial impact to existing roads possible as the alternative could replace portions of the existing Point MacKenzie and Knik-Goose Bay Roads
- Limited impacts to the Big Lake Town Center
- Some commercial/business development may move from the Town Center to along Knik Goose Bay and Johnson Roads
- No impacts to public facilities within the Big Lake Community Council are anticipated
- Minimal impacts to the trail network
- Little change in emergency response times anticipated
- Less likely to change the size and social character of the Big Lake community

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- Highest change in population at Build Out

The Big Lake CIA does not select a preferred alternative. The information contained in the CIA will help the Big Lake residents and policy makers such as the MSB Assembly and DOT&PF make informed decisions as to which alternatives have potential and should be explored further as part of future planning efforts such as the Long Range Transportation Plan and the Big Lake Comprehensive Plan. Additional analysis and study will help decision makers identify which alternative for a future connection between Port MacKenzie and the Parks Highway and balances community goals with benefits to the regional transportation system.

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Appendix A – October 2015

Since the completion of the Community Impact Assessment (CIA) in March of 2014, three subsequent actions were taken by the Big Lake Community and the Matanuska-Susitna Borough.

1. **The Big Lake Community Council passed Resolution 2014-102 in Support of Route 3A on June 10, 2014**

   At the conclusion of the CIA, the community council continued to meet and assess each of the routes identified in the CIA. In June, 2014 the Big Lake Community Council passed a resolution in support of Route 3A, noting the original route proposed by the State of Alaska Department of Transportation and Public Facilities was not consistent with the 2009 Big Lake Comprehensive Plan. The resolution states the *"Big Lake Community Council endorses route 3A as most consistent with the Big Lake Comprehensive Plan and the community desires"*.

   Resolution 2014-102 noted it would be prudent to request a project into the Statewide Transportation Improvement Program (STIP) to provide funding for the environmental phase of the Big Lake transportation corridor of the Point MacKenzie Road to the Parks Highway Connection.

2. **The Matanuska-Susitna Borough Assembly passed Resolution 14-087 to Nominate Route 3A to the STIP for the Environmental Phase of the Project on September 2, 2014.**

   The Matanuska-Susitna Borough Assembly passed a resolution acknowledging receipt of the Big Lake Community Council Resolution 2014-102, and nominated to the Alaska State Department of Public Transportation and Public Facilities' Statewide Transportation Improvement funding for the environmental phase (EIS) of the Point MacKenzie Road to Parks Highway Connection.

3. **The Big Lake Community Council voted to support the CIA as the formative document for the Point MacKenzie Road to Parks Highway Connection on April 14, 2015.**

   The Big Lake Community Council (BLCC) passed a motion confirming the BLCC's desire to use the CIA as a formative document informing Borough decision makers of the community's wishes regarding the "Ports to Park Highway" through the community. A subsequent request was made to the Borough to have the Big Lake Community Impact Assessment and the BLCC Resolution Serial No. 2014-102 in support of route 3A included in the Big Lake Comprehensive Plan.

   Route 3A is the community's choice of the road corridor.

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CODE ORDINANCE

Sponsored by: Assembly Member Mayfield
Introduced:
Public Hearing:
Action:

MATANUSKA-SUSITNA BOROUGH
ORDINANCE SERIAL NO. 15-143

AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY APPENDING THE BIG LAKE COMPREHENSIVE PLAN MSB 15.24.030(B)(10) WITH THE BIG LAKE CORRIDOR IMPACT ASSESSMENT, MARCH 2014, AND RECOGNIZING ROUTE 3A AS THE SELECTED ROUTE BY THE BIG LAKE COMMUNITY COUNCIL.

BE IT ENACTED:

Section 1. Classification. Section 2 of this ordinance is of a general and permanent nature and shall become a part of the Borough Code. All other sections are non-code.

Section 2. Amendment of paragraph MSB 15.24.030(B)(10)is hereby amended as follows:

(10) Big Lake Community Council Area, Comprehensive Plan (Ord. 09-060 dated August 4, 2009) **as appended on , 2015 by Ordinance 15- ;**

Section 3. Big Lake Corridor Impact Assessment. The Matanuska Susitna Borough Assembly recognizes that the Big Lake Community Council has selected Route 3A as the Big Lake Community Council's preferred alternative for the Port to Parks road corridor by appending the entire Corridor Impact Assessment to the Big Lake comprehensive Plan, with that recognition.

Section 4. 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)