MATANUSKA-SUSITNA BOROUGH AGRICULTURE ADVISORY BOARD

Chairman – LaMarr Anderson (01)	Mark Stahl (03)	Steven Sawyer (06)	Kenneth Hoffman (10)
Vice Chair – Stephen Brown (08)	Kim Bergey (04)	Adam Jenski (07)	Thomas Bergey (11)
Amanda Salmon (02)	Jozef Slowik (05)	Benjamin Swimm (09)	VACANT (12)

AGENDA

REGULAR MEETING LOWER LEVEL CONFERENCE ROOM

Call In #: 1-907-290-7880

Participant Code: 758 999 452#

I. CALL TO ORDER; ROLL CALL

II. APPROVAL OF AGENDA; PLEDGE OF ALLEGIANCE

III. AUDIENCE PARTICIPATION (Limit 3 minutes)

IV. APPROVAL OF MINUTES

A. May 17, 2023

V. ITEMS OF BUSINESS

- A. Staff Report Joe Metzger
- B. Work Session Follow Up
 - 1. Updated MSB Agricultural Lands Map
 - 2. Smaller Subdivisions (less than 40 acres)
 - 3. More than 4 parcels allowed to be subdivided
 - 4. Where do we go from here/next steps

VI. MEMBER COMMENTS (Limit to 3 minutes)

VII. NEXT MEETING

• October 18, 2023

VIII. ADJOURNMENT

September 20, 2023

4:30 P.M.

MATANUSKA-SUSITNA BOROUGH AGRICULTURE ADVISORY BOARD

2

1

Chairman – LaMarr Anderson (01)	Mark Stahl (03)	Steven Sawyer (06)	Kenneth Hoffman (10)
Vice Chair – Stephen Brown (08)	Kim Bergey (04)	Adam Jenski (07)	Thomas Bergey (11)
VACANT (02)	Jozef Slowik (05)	Benjamin Swimm (09)	VACANT (12)

4 5

<u>DRAFT MINUTES</u>

6 7 8

9

REGULAR MEETING

May 17, 2023 4:30 P.M.

LOWER LEVEL CONFERENCE ROOM

10 11 12

- I. CALL TO ORDER; ROLL CALL
- II. Mr. Anderson called the meeting to order at 4:36 p.m.

14 15

16

- Members present and establishing a quorum were: LaMarr Anderson, Stephen Brown, Mark Stahl, Kim Bergey, Jozef Slowik (4:40 p.m. by phone), Steven Sawyer, Kenneth
- Hoffman, Thomas Bergey (4:49 p.m. by phone, 5:19 p.m. in person)
- Members absent and excused: Benjamin Swimm
- 19 Members absent: Adam Jenski

DSJ BUILDING

- 20 Staff present: Joseph Metzger, Asset Manager
 - Margie Cobb, Department Administrative Specialist

21 22

- 23 III. APPROVAL OF AGENDA; PLEDGE OF ALLEGIANCE
 - Mr. Sawyer moved to approve agenda, Mr. Stahl 2nd. Agenda approved.

2526

24

IV. AUDIENCE PARTICIPATION (Limit 3 minutes)
None

27

28 29

V. APPROVAL OF MINUTES

April 19, 2023

30

Hearing no changes or objection to Minutes as presented, Minutes approved.

31 32 33

VI. ITEMS OF BUSINESS

A.

34 35

A. Staff Report – Joseph Metzger

36 37 38 - Plan is to share a staff report at each meeting in order to keep the Board up to date on business.:

39 40 First Ag conversion unanimously approved by Assembly. Assemblypersons Hale & Yundt commented specifically looking at changes for code changes (smaller subdivisions and allowing more than 4 subdivisions).

May 17, 2023 Minutes Page 1 of 3

41 Ag Sales this summer: Two parcels in Pt MacKenzie, which must sell with 42 State Ag Covenants; one parcel north Willow as Title 23. Majority of the 43 available land the Borough owns is not on the road system. 44 Map requested by Board was prepared; he will send a PDF version to the Board. This map will be a "work in progress"; other layers discussed (State 45 Ag, properties assessed as farm, etc.). 46 47 May have to call a meeting in August if there are Ag Conversions pending, as 48 well as Ag Sales prior to these going to the Assembly.

49 50

51

B. Work Session

The following topics were discussed. Board agreed to address top two. Other items will be considered at a later date.

525354

55

5657

58

59

60 61

62 63

64

65

- More than 4 parcels allowed to be subdivided, no less than 40 acres each parcel
- Smaller subdivisions less than 40 acres
 - o 20 acres
 - o Soil surveys are an important requirement for smaller acreage
 - Acreage allowed for homesites
 - Based on distance to urban areas?
 - Proportional to acreage?
 - Consider diversity in farming
- Incentive for Ag Properties (taxes, development, etc.)
- Agricultural Sales Program
- MSB Ag Sales
 - o Smaller lots (40 acres, 80 acres)

66 67 68

To make changes to the older Title 23 Covenants will take 70% vote of those under that program. Changes will be considered for all Ag Programs, not just Title 23.

70 71 72

73

69

Ms. Bergey requested that staff pull out the relevant language from current Covenants pertaining to changes being addressed so that, as language is being developed by the Board, this is in front of them.

74 75 76

77

78

79

80

81 82

83 84

85

VI. MEMBER COMMENTS (Limit to 3 minutes)

Mr. Slowik: Good progress made this meeting; sees benefits to smaller Ag parcel sales, glad Mr. Hoffman is on Board to share from the perspective of a very small farm; Board is on the right path.

Mr. Bergey: Agree with Mr. Slowik, need recommendations to the Assembly as they manipulate these ordinances.

Mr. Stahl: Thanked everyone for the good discussion, encouraging meeting. Wished everyone a good summer.

Ms. Bergey: Important to do this work for the small farmers; smaller parcels will more likely open doors of opportunities, and there is a market here for this.

May 17, 2023 Minutes Page 2 of 3

86 87 88 89 90		Mr. Hoffman: Thanked Mr. Metzger for his efforts.Mr. Sawyer: Would like to see 1 or 2 Assemblypersons to attend the meetings and listen in on the discussion; Mr. Metzger mentioned they can be invited by Board members; Assemblymen Hale and Yundt have made comments in support of changes.Mr. Brown: Shared about a phone call he recently received.			
92	VII.	NEXT MEETING			
93		September 20, 2023			
94					
95	VIII.	ADJOURNMENT			
96		Mr. Anderson adjourned the meeting at 5:45 p.m.			
97					
98					
99					
100					
101		LaMarr Anderson, Chairman 9/20/2023			
102					
103	ATTE	ST:			
104					
105					
106					
107	ϵ				
108	Depart	ment Administrative Specialist			

May 17, 2023 Minutes Page 3 of 3