



MATANUSKA-SUSITNA BOROUGH

Borough Manager Mike Brown

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Date: April 2022

Manager's Quarterly Activity Report

January, February, March 2022

Community Development Department

Land and Resource Management (LRM)

Timber: The Natural Resource Manager entered into a commercial timber sale contract for a 130-acre timber harvest on two Borough-owned parcels, located south of Alsop Road. Timber salvage of beetle-killed spruce at the Church Road timber salvage site has begun, with approximately 10 of the 100-acres harvested. A new beetle-killed spruce firewood area is open off Lode Drive, which is off West Susitna Parkway.

The Borough Saw Crew has been working hard to perform fuel reduction projects by eliminating beetle-killed spruce on Borough-owned land, public recreation sites, and area schools.

Earth Materials: An earth material extraction Conditional Use Permit application is in the works for a new material site on two Borough-owned parcels. An inquiry from the private sector regarding gravel mining on these properties, as well as its proximity to an existing material site with direct access to the railroad, made this the next priority site to permit for gravel extraction. Staff prepared the invitation to bid for the phase-two geotechnical work, which is required to determine the volume and quality of material at this site.

Platting: American Charter Academy School is getting a permanent location on a 20 acre parcel lot near Church Road and Seldon Road. The parcel is part of 160 acres of Borough-owned property being subdivided for this purpose; the remaining 140 acres will stay undeveloped and potentially used for future public facilities.

At the request of MSB Department of Emergency Services, the Borough is moving forward with subdividing the 35 acre Borough-owned parcel at Seward Meridian and Palmer-Wasilla Highway, where Cottonwood Public Safety Building Station 65 and Cottonwood Creek Elementary School are co-located. The subdivision will provide individual separate legal description for both facilities and will not affect current use or footprint of the perspective facilities. A volunteer park located adjacent to the public safety building will be included on the new lot with Station 65.

Jonesville Public Use Area Management Plan (Jonesville Plan): Meetings with State Representatives in January and February of 2022 indicated that the Jonesville Plan is now a priority with the State of Alaska's Department of Natural Resources. The State is planning to hire a Program Coordinator that will oversee the contracting of the planning process. Once a Project Coordinator is onboard, the State will develop a Request for Proposal to hire an outside land use planner to work on the Jonesville Plan. DNR believes a nine to twelve month timetable on the plan is achievable. The Borough and State will work on developing a management agreement.

Asset Management

Renewable IPP – City of Houston Solar Farm Lease: On March 17, 2022, the Regulatory Commission of Alaska approved the Power Purchase Agreement between Renewable IPP and MEA.

Trails

The Ridge Trail in Talkeetna, Phase II, multi-use non-motorized trail construction is complete. Phase III of the project is currently underway, the public meetings have been accomplished and the project review is underway, prior to going out for bid.

Tax Foreclosed Properties

Clerk's Deed Parcels: In March of 2022 a clerk's deed was recorded for 2017 and prior real property tax, containing fifty-five parcels. These properties will be eligible for the 2024 Tax & LID foreclosure sale if not repurchased, or needed for a public purpose.

Over-the-Counter Ten Year Plus Adjacent Property Owners Land Sale: Land and Resource Management successfully conducted an over-the counter, ten year plus, adjacent property owner land sale between February 18, 2022 and March 25, 2022. Forty-two properties were offered and eleven sold. A total of tax assessed value of \$52,100 was returned to the tax rolls. These properties have been offered in a prior competitive, or over-the counter tax and LID foreclosure sales and were not sold. These parcels are substandard in size and offered to adjacent property owners.

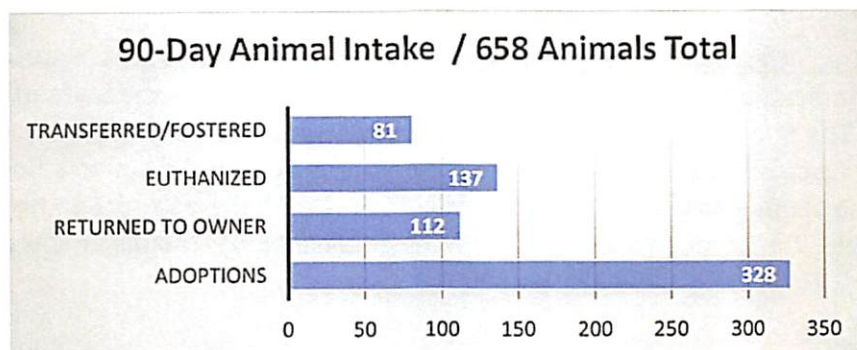
Parks, Recreation, Libraries

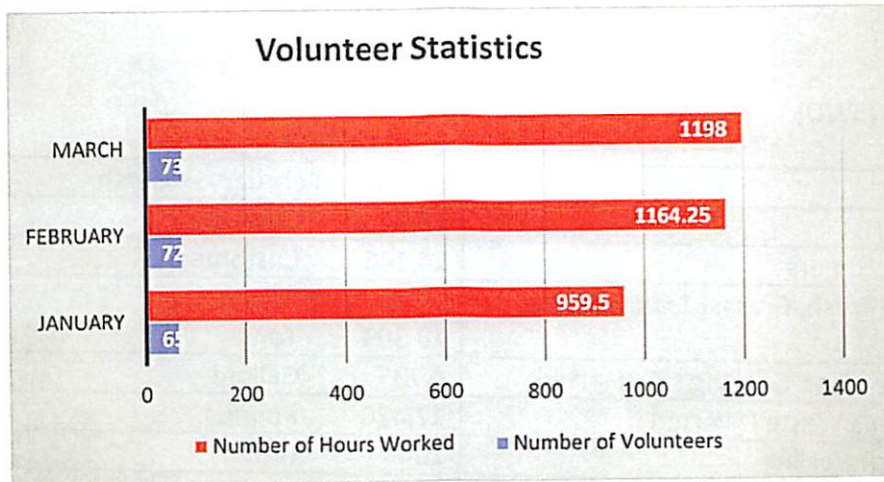
Parks & Trails: The wind storm in early January dropped hundreds of trees in our parks and trails system. MSB Land Management Saw Crew worked for several weeks opening up trails and removing hazardous trees to prepare for MSB trail users. Our annual trail pass sales are on track for another record year with over 2,400 sold to date.

Brett Memorial Ice Arena: The Brett hosted the largest Theater on Ice skating event in its history, with 184 skaters as well as a State Hockey Tournament, Learn to Skate Programs, Open Skating, Adult Hockey and figure skating programs.

Animal Care and Regulation

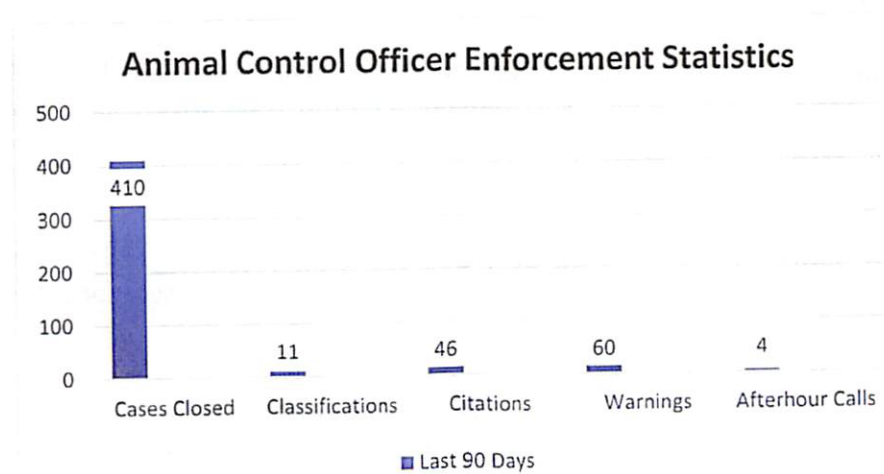
Mat-Su Borough Animal Care and Regulation (AC&R) has experienced a busy and challenging first quarter for 2022. We have been operating near capacity for the entire quarter and have transitioned back to "appointment only" for most public transactions. We did enact "No Appointment Sundays" to encourage adoptions.





Enforcement

The officers have handled multiple complex cases, including multiple classifications and appeal cases. Statistics are as follows:



Events/Public Relations

- Animal Care has conducted multiple successful adoption events. One of those events, The Betty White-Out event, resulted in 82 pet adoptions.
- Our Petco cat adoption program continues to be successful.
- We have continued conducting site visits at the Maple Springs facilities in Palmer and Wasilla and Lifeworks in Wasilla. During the visits, we bring dogs to interact with the clients and staff. These visits are very well received and have proven to be worthwhile and positive additions to our community outreach program.

Public Works Department

Solid Waste Division (SWD)

Quarterly Numbers	January – February – March	
Landfill Customers	26,744	Customers
Transfer Station Customers	14,146	Customers
Tonnage Accepted (Brush, Grass, Medical Waste, Abestos)	18,309	Tons
Motor Oil, Antifreeze, and Cooking Oil Diverted	4,735	Gallons
Household Hazardous Waste Diverted	17,420	Pounds
Tonnage Diverted - Recycling	104	Tons
Tonnage Diverted - Scrap Metal	276	Tons

SWD Environmental Operations

Leachate Management: SWD staff hauled 929,473 gallons of leachate to Anchorage Water and Wastewater Utility. This is approximately one-third of the leachate generated at the landfill in one year.

Groundwater Monitoring: In February, Alaska Department of Environmental Conservation approved SWD's request to reduce the frequency of groundwater sampling at Central Landfill from quarterly to semi-annual. This reduction will provide \$62,000 in annual cost savings.

SWD Landfill and Transfer Station Operations

Free Brush Collection: Central Landfill collected 54.62 tons and Big Lake collected 48 cubic yards of Spruce beetle killed brush. All other locations are closed for brush collection during the winter months.

SWD Community Clean Up and Recycling

Solid Waste Department's Clean-Up and Recycling Crew hosted a booth at the Curtis Menard Center Outdoorsman Show March 25-27. Personnel answered questions; provided information for upcoming events; promoted clean up and recycling opportunities; signed people up for free composting classes and received a number of positive comments about how impressed the community is with the cleanliness of the landfill.

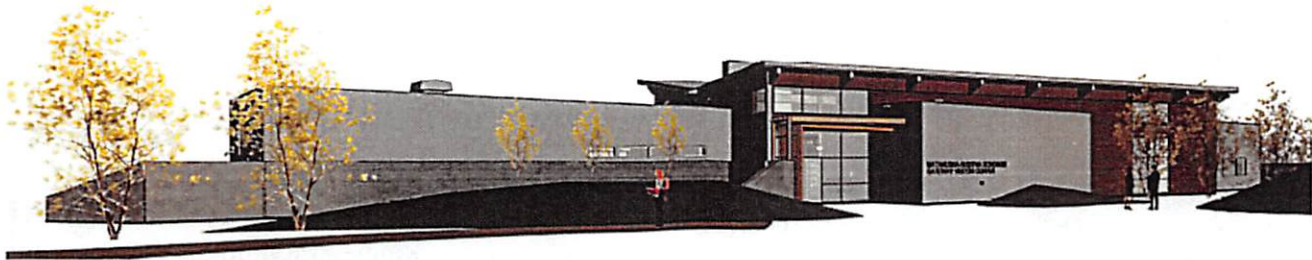
Recycling	January – February – March
VCRS Recycling Customers	9,716 Customers
Transfer Station Recycling Customers	1,527 Customers

Composting: Free composting classes are scheduled for May and June and will be held at the Valley Community for Recycling Solutions facility in Palmer. Dates and times for classes are posted on the Solid Waste facebook page and the Community Cleanup website page.

Project Management Division

Mat-Su Gateway Visitor Center: The goals of this project are to create a well-designed space where residents and visitors have the opportunity to learn about the wealth of cultural, natural, recreational, and business amenities in the Mat-Su Valley. The Visitor Center will be located near the Glenn-Parks Highway Interchange and will have approximately 10,600 square feet of space to include bathrooms, office space, classroom areas, and interpretive areas. Currently a Cultural Resource Survey is underway for the property to determine if this site has cultural and religious significance. This is to be completed by mid-summer 2022. We will receive a grant

from the US Economic Development Administration if nothing of cultural or religious significance is discovered at the site. We will use that money to complete the design of the Visitor Center. The project will then be advertised for construction, with construction anticipated to start in spring 2023.



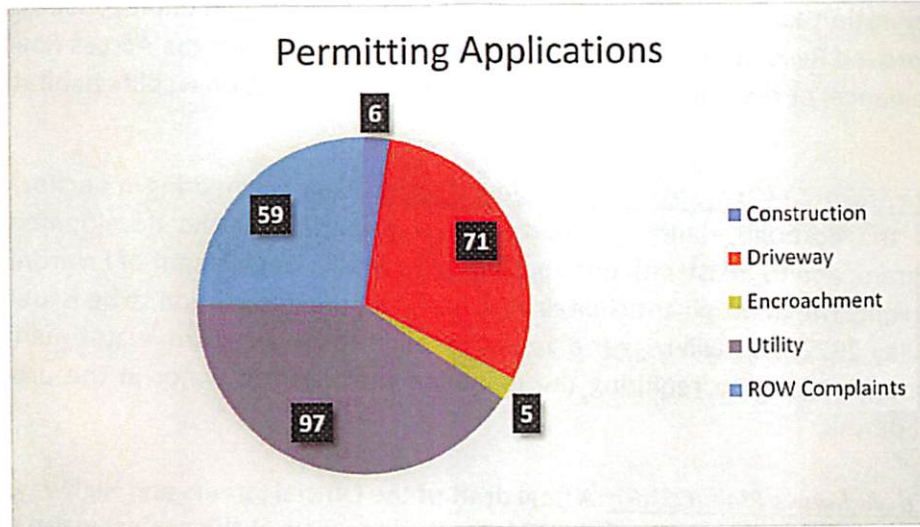
Above photo: A rendering of the proposed Visitor Center

Port Mackenzie Rail Extension (PMRE) 2018 Earthquake Damage Bridge Repair: The Port Mackenzie Rail Extension (PMRE) Bridge Earthquake Repair project includes seven bridges. The existing bridges require repair due to damage caused by the 2018 earthquake. The construction contract has been awarded. The Contractor is working on snow removal and moving the crane into position for bridge repairs. Construction is anticipated to be completed this summer. The Federal Emergency Management Agency funded this repair project.

Planning and Land Use Department

Development Services (Code Compliance, Current Planning & Permitting)

Permit Center:



Code Compliance Cases: In the first quarter of 2022 Code Compliance had 794 active cases; 52 cases were opened and 99 cases were closed.

Current Planning:

In the past 90 days, staff received the following applications for processing:

- (5) Marijuana Retail Conditional Use Permits
- (3) Marijuana Cultivation Conditional Use Permits
- (5) Legal Nonconforming Determinations for a Structure
- (6) Multifamily Development Permits

- (1) Denali SpUD Conditional Use Permit
- (2) Alcoholic Beverage Uses Conditional Use Permits
- (2) Variances to MSB 17.55
- (1) Tall Structure Conditional Use Permit
- (1) Earth Materials Extraction Administrative Permit
- (3) Earth Materials Extraction Conditional Use Permits
- (1) Core Area Conditional Use Permit

Planning Division (Environmental, Comprehensive & Transportation Planning)

Arctic Winter Games (AWG): The Host Society received its final determination letter from the IRS stating that it is a 501(c)(3). This designation allows the Host Society to start accepting public donations. AWG logo and website development is underway.

Lake Management Plan: There have been two public meetings to discuss the Lake Management Plan for Beverly Lake. The residents are very active in this process and have asked for a third meeting to work through potential regulations. The next meeting will be held at the Wasilla Public Library on April 26 at 4 pm.

Fish & Wildlife (FWC): The FWC held three meetings during the first quarter of 2022. At each meeting an agenda item dealing with Borough wildlife issues was considered. FWC actions produced three approved documents that dealt with wildlife issues in the Borough as follows:

- Approved Moose Management Comment Letter to ADF&G regarding antlerless moose hunts in MSB Game Management Units.
- Approved Comment Letter to Alaska Division of Oil and Gas on Susitna Basin Coalbed Methane Exploration asking for due consideration to include wildlife habitat concerns.
- Approved Resolution FWC 22-01 comment on the West Susitna Access Road project requesting avoidance, or the minimization and mitigation of impacts on wildlife habitat.

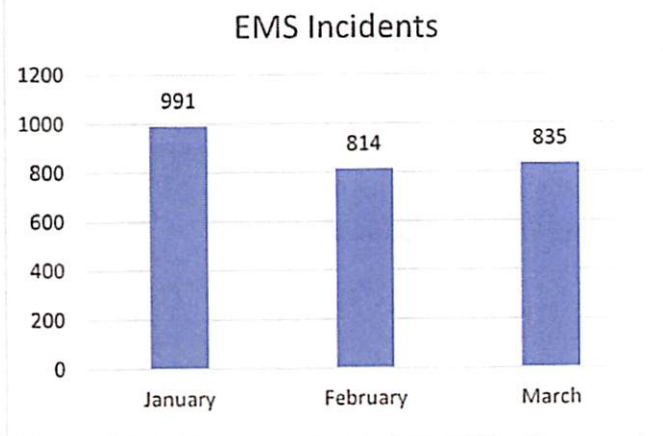
Municipal Separate Storm Sewer Systems MS4 Project Update: AWR Engineering in Anchorage was awarded the contract to assist the Borough Planning department in preparing for the development of a storm water management program, and to assist with our application to Alaska Department of Environmental Conservation for the Phase II permit. The Borough anticipates an urbanized area designation to be issued by the Department of Commerce in May 2022. This will trigger a 1-year timeline to have a storm water management program in place, a new Borough regulation requiring the management of storm water in the urbanized area, and an approved Phase II permit.

Official Streets and Highways Plan (OSHP): A final draft of the Official Streets and Highways Plan was submitted to the Borough in February 2022. The draft OSHP is available to view at the [project webpage](#).

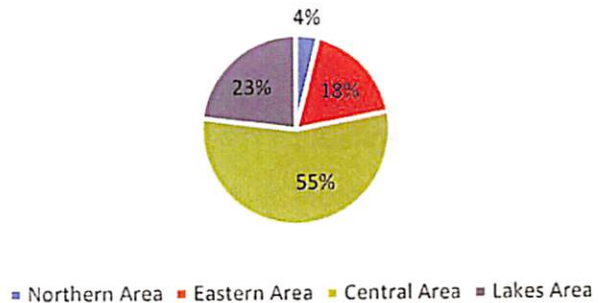
Corridor Studies: Planning has selected HDR Engineering Company to assist in developing four sub-area (corridor) transportation studies. Building on the Long Range Transportation Plan and the OSHP, these studies will take a deeper look at four rapidly growing areas of the Borough that are currently suffering from congestion, safety issues, and lack of connectivity. Each sub-area study will assess needs and deficiencies in our transportation network and in the MSB land-use code. A final report will likely propose infrastructure and non-infrastructure solutions within each sub-area. The four sub-areas are: Fishhook Triangle; U-Med District (Trunk Road); Bogard/Seldon Corridor; and the Hollywood Road sub-area. This project will be paid for entirely by federal earmark funds and is crucial for managing the growth of our fastest developing areas.

Department of Emergency Services (DES)

Emergency Medical Services (EMS)



Percentage of Incidents per Response Area



Fire-Rescue Services

Incidents Summary:

Fire Department	January	February	March
Butte	23	31	41
Central	351	153	653
Caswell	4	6	6
Sutton	5	2	4
Talkeetna	22	6	14
West Lakes	54	55	55
Willow	8	17	11
Dive	1	0	0
City of Houston	20	22	14

In this three-month period, departments responded to 980 calls, an average of 10.8 calls per day for fire/rescue; including roughly 32 working structure fires; 5 wildland brush fires; and a large variety of rescue/EMS type calls, which account for about 45% of responses for this reporting period.

Water Rescue Team (WRT)

The Water Rescue Team is a self-contained team that responds wherever needed within the MSB for water rescue, ice rescue and related emergency calls. Calls range from overturned boats and kayaks, missing swimmers, persons trapped in ice, or in the mud; along with requests to assist on other rescues. The WRT responded to one emergency during this reporting period.

Emergency Management

- Response and support to the January windstorm.
- Began spring flooding preparations and planning.

Telecommunications

- Area wide radio reprogramming has started; over 700 radios have been re-programmed.
- Extreme winter weather has each created a number of maintenance issues and required repairs to numerous sites.
- Supporting installation of cradle points in all ambulances for improved data service.
- Continued progress on both new and existing towers and repeater sites.

Finance Department

Revenue and Expenditure Summary by Fund Report on the following pages.

MATANUSKA-SUSITNA BOROUGH
REVENUE AND EXPENDITURE SUMMARY BY FUND
JULY 1, 2021 - JUNE 30, 2022

Report Date as of March 31, 2022 <i>*Note these numbers are un-audited</i>	<u>Annual</u> <u>Adopted</u>	<u>Annual</u> <u>Amended</u>	<u>Year to Date</u> <u>Rev./Exp./Enc.</u>	<u>%</u> <u>Used</u>
<u>Areawide</u>				
Revenues:				
Property Taxes	106,766,130	106,766,130	100,081,865	94%
Marijuana Sales Tax	1,300,000	1,300,000	950,439	73%
Excise Taxes	8,500,000	8,500,000	-350,836	-4%
Federal Payments	3,500,000	3,500,000	0	0%
State Grants & Shared Revenues	10,788,561	10,788,561	3,519,680	33%
Fees	6,625,300	6,625,300	7,089,050	107%
Interest Earnings & Other	6,027,570	6,027,570	420,172	7%
Recoveries & Transfers	1,929,032	1,954,257	3,363,603	172%
TOTAL AREAWIDE REVENUES	145,436,593	145,461,818	115,073,974	79%
Expenditures:				
Non Departmental	109,686,030	118,608,458	100,657,553	85%
Assembly	7,904,722	7,904,722	4,861,677	62%
Mayor	144,519	144,519	80,628	56%
Information Technology	6,334,891	6,334,891	4,441,430	70%
Finance	8,868,459	8,868,459	5,544,874	63%
Planning	4,029,986	4,029,986	2,542,411	63%
Public Works	2,274,298	2,274,765	1,633,773	72%
Public Safety	16,526,460	16,212,418	10,007,794	62%
Community Development	5,363,196	5,363,196	3,240,759	60%
Capital Projects	0	0	0	0%
TOTAL AREAWIDE EXPENDITURES	161,132,561	169,741,414	133,010,898	78%
	-15,695,968	-24,279,596	-17,936,924	
<u>Non-Areawide</u>				
Revenues:				
Property Taxes	3,853,500	3,853,500	3,593,541	93%
State Grants & Shared Revenues	755,000	755,000	35,000	5%
Fees & Other Miscellaneous Income	255,100	255,100	210,475	83%
Interest Earnings & Miscellaneous	21,000	21,000	27,916	133%
TOTAL NON-AREAWIDE REVENUES	4,884,600	4,884,600	3,866,931	79%
Expenditures:				
Non Departmental	784,909	784,909	627,792	80%
Assembly	2,699,663	2,699,663	1,827,311	68%
Information Technology	142,973	142,973	87,815	61%
Finance	1,000	1,000	0	0%
Community Development	1,815,063	1,815,063	1,302,629	72%
TOTAL NON-AREAWIDE EXPENDITURES	5,443,608	5,443,608	3,845,547	71%
	-559,008	-559,008	21,385	
<u>Land Management</u>				

**MATANUSKA-SUSITNA BOROUGH
REVENUE AND EXPENDITURE SUMMARY BY FUND
JULY 1, 2021 - JUNE 30, 2022**

Report Date as of March 31, 2022	<u>Annual</u>	<u>Annual</u>	<u>Year to Date</u>	%
Revenues:				
Fees	56,000	56,000	86,966	155%
Interest Earnings	59,000	59,000	32,708	55%
Property Sales & Uses	1,105,000	1,105,000	1,124,556	102%
Miscellaneous	2,000	2,000	790	40%
Capital Projects	100,000	100,000	0	0%
TOTAL LAND MANAGEMENT REVENUES	1,322,000	1,322,000	1,245,021	94%
Expenditures:				
Non Departmental	253,500	253,500	200,000	79%
Community Development	1,202,659	1,202,434	663,913	55%
TOTAL LAND MGMT. EXPENDITURES	1,456,159	1,455,934	863,913	59%
Budgeted Contribution to Permanent Fund	254,000	254,000	286,910	
<u>Enhanced 911</u>				
Revenues	1,882,500	1,882,500	1,182,731	63%
Expenditures	1,654,594	2,170,914	1,993,610	92%
	227,906	-288,414	-810,879	
<u>Fire Fleet Maintenance</u>				
Revenues	905,065	905,065	37,500	4%
Expenditures	904,065	904,065	550,361	61%
	1,000	1,000	-512,861	
<u>Caswell Lakes FSA</u>				
Revenues	346,100	346,100	322,460	93%
Expenditures	575,568	602,876	354,513	59%
	-229,468	-256,776	-32,053	
<u>West Lakes FSA</u>				
Revenues	3,546,726	3,546,726	4,147,968	117%
Expenditures	3,450,604	3,450,604	2,341,616	68%
	96,122	96,122	1,806,352	
<u>Central Mat-Su FSA</u>				
Revenues	11,706,600	11,706,600	11,593,350	99%
Expenditures	12,426,163	12,426,163	7,980,326	64%
	-719,563	-719,563	3,613,023	
<u>Butte FSA</u>				
Revenues	1,084,300	1,084,300	1,023,176	94%
Expenditures	942,886	942,886	584,207	62%
	141,414	141,414	438,969	
<u>Sutton FSA</u>				
Revenues	238,000	238,000	224,911	95%
Expenditures	348,060	348,060	193,332	56%

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	-110,060	-110,060	31,579	
<u>Talkeetna FSA</u>				
Revenues	586,800	586,800	557,108	95%
Expenditures	481,475	970,475	725,576	75%
	105,325	-383,675	-168,468	
<u>Willow FSA</u>				
Revenues	969,600	969,600	908,857	94%
Expenditures	991,474	1,218,782	826,468	68%
	-21,874	-249,182	82,389	
<u>Greater Palmer Consolidated FSA</u>				
Revenues	1,540,200	1,540,200	1,747,880	113%
Expenditures	4,183,581	4,183,581	4,012,493	96%
	-2,643,381	-2,643,381	-2,264,613	
<u>Road Service Administration</u>				
Revenues	3,283,104	3,283,104	5,192	0%
Expenditures	3,240,479	3,271,583	2,176,455	67%
	42,625	11,521	-2,171,263	
<u>Midway RSA</u>				
Revenues	2,018,600	2,018,600	1,962,468	97%
Expenditures	2,205,540	2,205,540	1,774,427	80%
	-186,940	-186,940	188,041	
<u>Fairview RSA</u>				
Revenues	1,556,360	1,556,360	1,496,152	96%
Expenditures	1,708,505	1,708,505	1,493,341	87%
	-152,145	-152,145	2,810	
<u>Caswell Lakes RSA</u>				
Revenues	765,060	765,060	691,898	90%
Expenditures	883,541	883,541	713,568	81%
	-118,481	-118,481	-21,670	
<u>South Colony RSA</u>				
Revenues	2,077,040	2,077,040	2,006,420	97%
Expenditures	2,337,739	2,337,739	1,701,005	73%
	-260,699	-260,699	305,415	
<u>Knik RSA</u>				
Revenues	3,530,930	3,530,930	3,324,855	94%
Expenditures	3,811,370	3,811,370	3,233,267	85%
	-280,440	-280,440	91,589	
<u>Lazy Mountain RSA</u>				
Revenues	315,200	315,200	302,943	96%
Expenditures	425,353	425,353	310,228	73%
	-110,153	-110,153	-7,286	

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<u>Greater Willow RSA</u>				
Revenues	1,168,180	1,168,180	1,094,138	94%
Expenditures	1,413,788	1,413,788	1,136,050	80%
	-245,608	-245,608	-41,913	
<u>Big Lake RSA</u>				
Revenues	1,590,840	1,590,840	1,605,627	101%
Expenditures	2,020,515	2,020,515	1,541,764	76%
	-429,675	-429,675	63,863	
<u>North Colony RSA</u>				
Revenues	256,080	256,080	236,676	92%
Expenditures	307,952	307,952	239,846	78%
	-51,872	-51,872	-3,170	
<u>Bogard RSA</u>				
Revenues	2,292,840	2,292,840	2,197,654	96%
Expenditures	2,691,741	2,691,741	2,125,499	79%
	-398,901	-398,901	72,155	
<u>Greater Butte RSA</u>				
Revenues	1,230,660	1,230,660	1,142,500	93%
Expenditures	1,408,173	1,408,173	1,111,236	79%
	-177,513	-177,513	31,263	
<u>Meadow Lakes RSA</u>				
Revenues	2,514,660	2,514,660	2,347,264	93%
Expenditures	2,796,286	2,796,286	2,281,094	82%
	-281,626	-281,626	66,170	
<u>Gold Trails RSA</u>				
Revenues	2,320,820	2,320,820	2,213,169	95%
Expenditures	2,569,357	2,569,357	2,173,646	85%
	-248,537	-248,537	39,523	
<u>Greater Talkeetna RSA</u>				
Revenues	749,360	749,360	706,557	94%
Expenditures	914,094	914,094	718,542	79%
	-164,734	-164,734	-11,985	
<u>Trapper Creek RSA</u>				
Revenues	274,380	274,380	273,708	100%
Expenditures	356,345	356,345	295,775	83%
	-81,965	-81,965	-22,067	
<u>Alpine RSA</u>				
Revenues	303,280	303,280	283,524	93%
Expenditures	479,134	479,134	339,503	71%
	-175,854	-175,854	-55,979	
<u>Talkeetna Flood Control Service Area</u>				

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Revenues	53,100	53,100	51,104	96%
Expenditures	43,012	43,012	481	1%
	10,088	10,088	50,623	
<u>Point MacKenzie Service Area</u>				
Revenues	41,800	41,800	10,411	25%
Expenditures	89,341	89,341	58,048	65%
	-47,541	-47,541	-47,637	
<u>Talkeetna Water/Sewer Service Area</u>				
Revenues	1,028,200	1,028,200	1,596,910	155%
Expenditures	940,246	939,946	535,327	57%
	87,954	88,254	1,061,583	
<u>Freedom Hills Subd. RSA</u>				
Revenues	20	20	0	0%
Expenditures	5,000	5,000	0	0%
	-4,980	-4,980	0	
<u>Circle View / Stampede Est.</u>				
Revenues	23,025	23,025	21,213	92%
Expenditures	10,210	10,210	0	0%
	12,815	12,815	21,213	
<u>Chase Trail Service Area</u>				
Revenues	0	0	0	0%
Expenditures	7,088	7,088	0	0%
	-7,088	-7,088	0	
<u>Roads Outside Service Areas</u>				
Revenues	0	0	0	0%
Expenditures	95	95	0	0%
	-95	-95	0	
<u>Solid Waste</u>				
Revenues	10,202,000	10,202,000	6,544,036	64%
Expenditures	9,503,335	11,003,335	8,241,653	75%
	698,665	-801,335	-1,697,618	
<u>Port</u>				
Revenues	1,060,000	1,060,000	983,170	93%
Expenditures	2,823,714	2,823,714	1,197,423	42%
	-1,763,714	-1,763,714	-214,253	