



## MATANUSKA-SUSITNA BOROUGH

### Office of the Borough Manager

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### MEMORANDUM

DATE: October 23, 2024  
TO: Mayor and Assembly  
FROM: Michael Brown, Borough Manager  
RE: Manager's Weekly Post

**Lake Louise EMS Service**: The following is an update from the July 3, 2024, Weekly Post regarding emergency medical services (EMS) coverage in the Lake Louise area. An agreement was executed last week with Copper River EMS Council, Inc. (CREMS) for CREMS to provide EMS in the Lake Louise area. This completes re-establishing service with a provider with closer proximity to this community.

**Snow Encroachment into Right-of-Way**: As winter approaches, below is a summary of the snow encroachment statistics from last year and a reminder of how we manage the process for complaints.

Last year, we received 688 snow-related complaints. Over 200+ complaints (in addition to the 688) were deemed invalid due to unclear photo evidence, etc.

- 645 complaints resulted in a first notice.
- 22 individuals received a second notice (final warning).
- Only 1 case, after multiple notices, was escalated to code compliance.

#### Current Compliance Process

- 1st Offense: The individual receives a letter with a flier outlining proper snow removal procedures and relevant Borough code.
- 2nd Offense: A Right-of-Way (ROW) Inspector visits the property to deliver the notice face-to-face or posts a stake with a notice.
- 3rd Offense: If the individual has received two prior notices, a code compliance case is opened, and a citation is issued.

#### Proactive Measures This Season

- We are sending reminder letters to all individuals who received more than one notice last season, reminding them that the next step could result in a citation.
- Additionally, we are pulling data from the State of Alaska business license database and mailing snow removal regulations to all snowplow operators in the Valley.

**2024 Arctic Winter Games:** The Host Society's bank account was closed this week with a balance of just over \$50,000. These funds will be held in an interest-bearing account for the next Alaskan Arctic Winter Games Host Society. For the most part, Host Society operations are wrapping up.

**Port MacKenzie Quarterly Report (July-Sept 2024):**

**Vessel Traffic:** During July, August, and September, the barge dock and barge bow ramp berth experienced consistent vessel traffic. In July, the port supported the pile sleeve construction project, accommodating vessels associated with the project, including a heavy lift barge, tug, and dive boat.

August saw increased activity with four load-outs conducted for Western Construction & Equipment, which included transporting rock, equipment, and supplies for a large fish culvert project in Tyonek. Additionally, two load-outs were conducted for Alaska Crane to support a maintenance project for Fire Island Wind LLC.

In September, the port facilitated three more load-outs with Alaska Crane for the Fire Island project and coordinated with TC Construction and Boyer Marine to transport modular homes for a project in western Alaska.

**Maintenance:** In July and August, Western Marine Construction installed pile sleeves on 32 piles of the deep-draft dock and placed anodes on all 64 deep-draft dock piles as well as the barge dock's sheet pile face bulkhead to enhance cathodic protection. The contractor completed the work in late August, three weeks ahead of schedule, and began demobilizing gear and equipment from the port.

In July, the port received a draft "Barge Dock Condition Assessment" report from Moffit & Nichol, which outlined the current condition of the barge dock and provided recommendations for future improvements.

**Conveyor:** In September, Northern Gravel and Trucking, a port terminal operator, began reassembling a 500-foot section of conveyor on the trestle of the deep-draft dock. The operator also utilized two 125-foot sections of portable conveyor and a radial stacker to offload bulk salt from a cargo ship arriving from Mexico.

**Grants:** With the completion of the EDA-funded "Pile Sleeve Protection Project," the focus has shifted to meeting ongoing grant reporting requirements. In September, the port received an executed grant agreement from the Maritime Administration (MARAD) under the U.S. Marine Highway Program for the acquisition of a mobile harbor crane. Currently, there are pending grant applications for the Port Infrastructure Development Program (PIDP) and U.S. Marine Highway Program (MARAD), as well as port security funding through FEMA.

The Alaska Railroad has also applied to the Federal Railroad Administration for funding under the Consolidated Rail Infrastructure and Safety Improvements (CRISI) program, with a decision expected in fall 2024.

Port Commission: The Port Commission Chair is Dane Crowley, and Vice Chair is Fred Elvsaaas. The newest member is Christopher Gerteisen, CEO of Nova Minerals.

Barge Haul Out Ramp: The design, engineering, and permitting for the proposed barge haul-out ramp are being conducted by Moffat & Nichol. As of September, the project has reached 65% design completion.

Business Development and Marketing: The Borough is currently exploring the following opportunities:

- **Contractor Use of Port MacKenzie Docks** - Two major contractors have inquired about using the port long-term as a staging and laydown area for the upcoming Port of Alaska (Anchorage) modernization construction project.
- **Hydrogen Fuel Development** - Five companies, DG Fuels, Knik Energy LLC, Pacific H2, HIF Global, and BAC Global, have submitted applications for land use authorizations to conduct due diligence activities related to hydrogen-based fuel production and storage.
- **U.S. Department of Defense** - The Department of Defense has continued evaluating Port MacKenzie for potential use in training exercises and offloading ammunition and explosive ordinances. Site visits were conducted at the port in July, August, and September.
- **MARAD Grant** - In fall 2023, Port MacKenzie was awarded a \$1 million grant from the U.S. Marine Highway Program to purchase a 75-ton rough terrain crane to support freight and cargo handling activities. The grant agreement for acquiring a mobile harbor crane was finalized in September.

Port MacKenzie Website: The Port MacKenzie website has been updated, including a new domain name: <https://portmackenzie.matsugov.us>.

Planning Milestones: The following are code changes staff are drafting/working on behalf of the sponsors for situational awareness.

Assembly Directed Code Changes			
Code	Description	Sponsor	Anticipated Assembly Public Hearing
Title 43	Sinkhole identification	Nowers	Spring 2025
17.73	Mobile home park prohibition	Nowers	December 3, 2024
17.73	Require administrative hearing for multi-family developments	Hale	December 17, 2024
17.73	Require consistency between subdivision proposal and development	Nowers	Spring 2025
15.24	Special Use District process	Hale, Gamble	March 2025

Donations for Historic Documents Display: As of October 22, three donations have been received, for a total of \$250.

Borough Website Update: The Borough is updating our current website. We roll out new pages and features every two weeks (on average). We've just completed our second two-week

development cycle, and so far, staff have built the homepage and the Borough Services section. Staff are now working on populating the services pages. Next, staff will focus on adding a Contacts section and a login/editing system for our content editors. One of the changes coming will be migrating to a new domain name, <https://matsu.gov>.

### **Point MacKenzie Rail Extension (PMRE) Parcels 31 & 32 Status Update:**

#### *BACKGROUND*

- **Acquisition:** Parcels were acquired in 2013 by the Mat-Su Borough for the Point MacKenzie Rail Extension project.
- **Leasing:** Residences were rented out in 2018. The remainder of each parcel is actively farmed via a separate hay permit.
- **Lease Notice:** Notices were given in 2023 to terminate the rentals before expiration. Tenants appealed the early termination, and the Assembly directed Land Management to continue renting through the end of the agreement, 12/31/2024.
- **Agricultural (Ag) Covenants:** State Ag Covenants encumber approximately 400 acres of each parcel in perpetuity. Ag covenants were removed from the Port MacKenzie Transportation Corridor, which equates to approximately 200 acres of each parcel.

#### *PROPERTY DESCRIPTION*

##### **PARCEL 31 - 18455 S. Guernsey Rd., Wasilla (ID 2097000T010)** (See attached map.)

- **Location:** 598.87-acre site at the northeast corner of W Reddane Avenue and S Guernsey Road, ±3/4 mile west of Pt. MacKenzie Road.
- **Structures:**
  - **Building A:** 3,400 SF wood-framed main residence (built in 2002) with addition and garage/apartment (built in 2011). Rental Agreement for \$1,500/mo. Occupied by David and Cole Goodrich.
  - **Building B:** 1,004 SF wood-framed cabin with loft (built between 2002-2007). Currently vacant.
  - **Building C:** 1,776 SF wood-framed pole building (built in 2007) for hay and equipment storage. Included with the hay permit to Adam Jenki.
  - **Building D:** 7,668 SF wood-framed pole building (built in 2007) for hay and equipment storage. Included with the hay permit to Adam Jenki.
  - **Land Use:** Approximately 280 of the net 442 acres is planted in hay; permitted to Adam Jenki for \$375 per month (\$4,500/yr).

##### **PARCEL 32 – 24690 W. Holstein Ave., Wasilla (ID 2097000T013)** (See attached map.)

- **Location:** 598.87-acre site at the southeast corner of W Holstein Avenue and S Guernsey Road, ±3/4 mile west of Pt. MacKenzie Road.
- **Structures:**
  - **Building A:** 3,728 SF wood-framed main residence with basement apartment. Rental Agreement for \$600/mo. Occupied by Dylan Berger-Hermes and family.
  - **Building B:** 1,404 SF wood-framed detached garage.
  - **Building C:** 4,700 SF wood-framed pole building for hay and equipment storage. Included with the hay permit to Adam Jenki.

- **Building D:** 7,668 SF wood-framed barn/utility building for hay and equipment storage. Included with the hay permit to Adam Jenki.
- **Land Use:** 397 acres of the gross 598.47 acres is planted in hay; permitted to Adam Jenki for \$300 per month (\$3,600/yr).

#### *CURRENT STATUS*

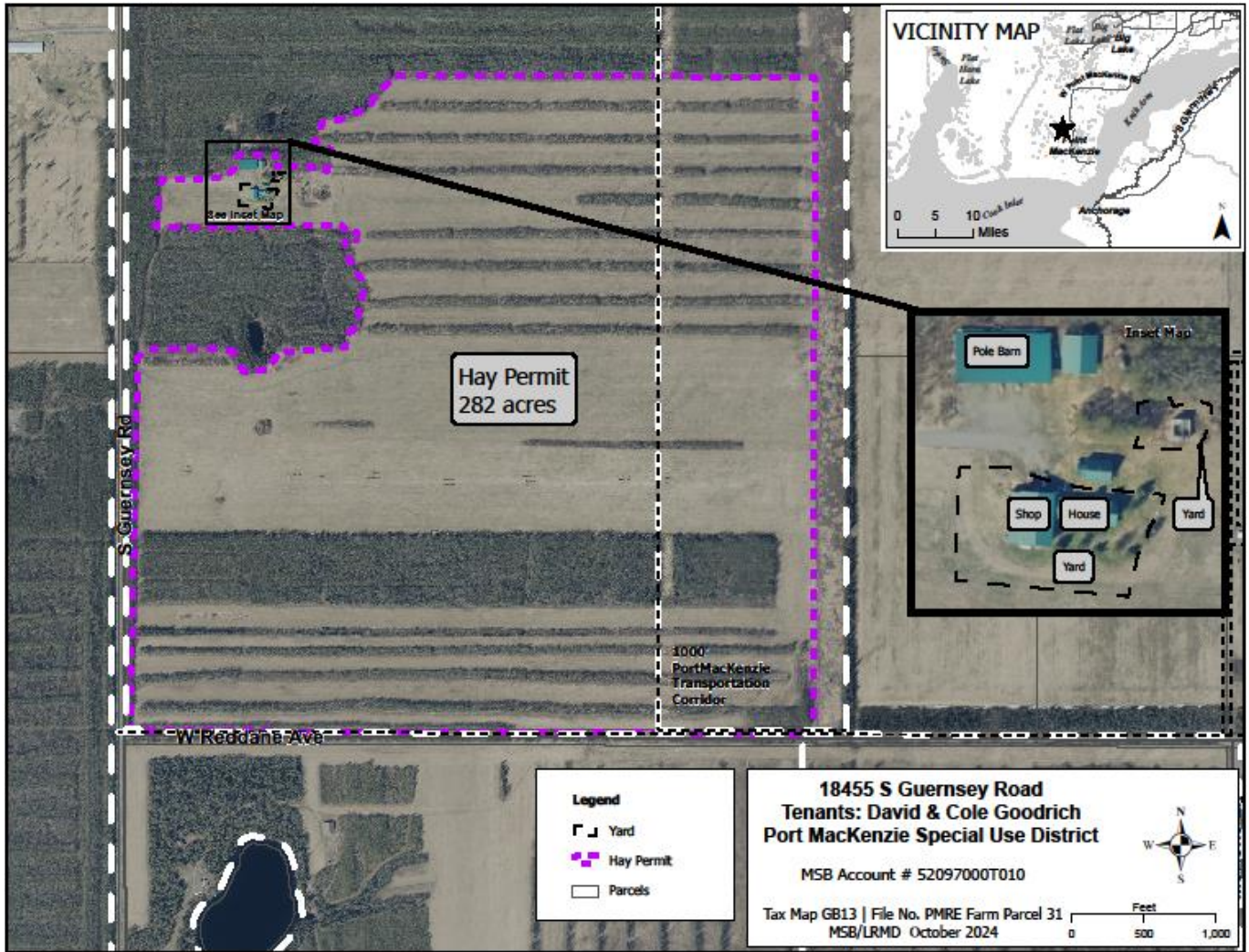
- **Residential Leases:**
  - **Expiration:** Both leases expire on December 31, 2024.
  - **Notification:** On August 5th tenants were both sent notification of the upcoming 12/31/24 expiration via certified letter; however, the letters were returned/not received. Another notice was sent on October 8, 2024, by certified letter and email, which included a request to notify Land Management of the estimated timing of their moves so the premises can be inspected.
  - **Parcel 31 – Goodrich:** Tenant requested an extension until spring due to medical issues. The Manager agreed to extend the agreement through April 30, 2025.
  - **Parcel 32 – Berger-Hermes:** No response yet. Reportedly purchased another property and is expected to move by the expiration date.
- **Hay Permit:**
  - **Extension:** The hay permit will be extended through the 2025 growing season as approved by the Manager. The Borough is considering options to keep and lease or sell the properties.

#### *NEXT STEPS*

- Request quotes for the removal of structures.

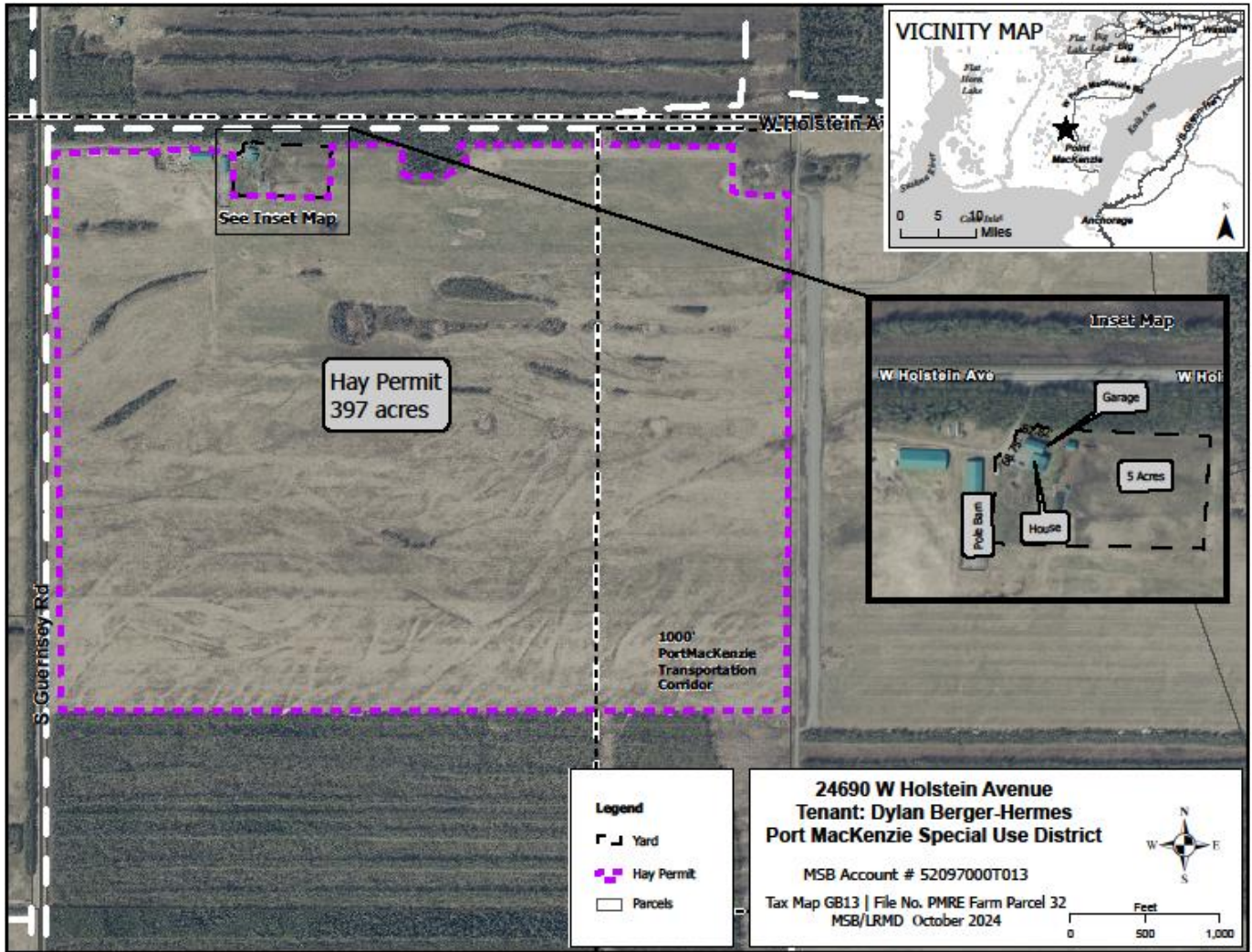
#### **Future Events:**

- Sat., Oct. 26, 2024 from 10am – 2pm, National DEA Prescription Drug Take-Back Day, Fred Meyer (Palmer and Wasilla).
- Thurs., Oct. 31, 2024, 4pm – 6pm, Animal Shelter Annual Halloween Trunk or Treat.



**PARCEL 31**





**PARCEL 32**