

MATANUSKA-SUSITNA BOROUGH AGRICULTURE ADVISORY BOARD

Chairman – LaMarr Anderson (01)	VACANT (03)	VACANT (06)	Kenneth Hoffman (10)
Vice Chair – Stephen Brown (08)	Kim Bergey (04)	Adam Jenski (07)	Thomas Bergey (11)
Amanda Salmon (02)	Jozef Slowik (05)	Misty O'Connor (09)	VACANT (12)

AGENDA

REGULAR MEETING
DSJ Building / Lower Level Conference Room

February 21, 2024
4:30 P.M.

Call In #: 1-907-290-7880
Participant Code: 249 263 223#

- I. CALL TO ORDER; ROLL CALL
- II. APPROVAL OF AGENDA; PLEDGE OF ALLEGIANCE
- III. AUDIENCE PARTICIPATION (Limit 3 minutes)
- IV. APPROVAL OF MINUTES: January 17, 2024
- V. ITEMS OF BUSINESS
 - A. Staff Report – Joe Metzger
 - B. Work Session
- VI. MEMBER COMMENTS (Limit to 3 minutes)
- VII. NEXT MEETING: March 20, 2024
- VIII. ADJOURNMENT

1 **MATANUSKA-SUSITNA BOROUGH**
2 **AGRICULTURE ADVISORY BOARD**
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6 **MINUTES ** DRAFT ****
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8 **REGULAR MEETING**
9 **DSJ BUILDING**
10 **LOWER LEVEL CONFERENCE ROOM**
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January 17, 2024
4:30 P.M.

13 I. **CALL TO ORDER; ROLL CALL**

14 Mr. Brown called the meeting to order at 4:29 p.m.
15 Members present and establishing a quorum were: Kim Bergey (by phone), Jozef
16 Slowik, Adam Jensi, Steven Brown, Kenneth Hoffman, and Thomas Bergey. Misty
17 O’Connor arrived at 4:34 p.m.
18 Members absent and excused: LaMarr Anderson, Amanda Salmon
19 Staff present: Joseph Metzger, Asset Manager
20 Margie Cobb, Department Administrative Specialist
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22 II. **ELECTION OF CHAIRMAN AND VICE CHAIRMAN**

23 MOTION: Mr. Brown nominated Mr. Anderson for Chairman; Mr. Slowik seconded.
24 No other members were nominated. All in favor.
25 MOTION: Mr. Brown nominated himself for Vice Chairman. Mr. Slowik seconded. No
26 other members were nominated. All in favor.
27 Mr. Brown continued to lead the meeting due to the absence of Mr. Anderson at this
28 meeting.
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30 III. **APPROVAL OF AGENDA; PLEDGE OF ALLEGIANCE**

31 Agenda approved as presented.
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33 IV. **AUDIENCE PARTICIPATION (Limit 3 minutes)**

34 No audience participation.
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36 V. **APPROVAL OF MINUTES**

37 The December 20, 2023 Minutes were approved as presented.
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40 VI. ITEMS OF BUSINESS

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- A. Staff Report – Joseph Metzger
 - He has received a few inquiries regarding ag land.
 - General work has been done looking up definitions of farms.

- B. Resolution 24-01: A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH AGRICULTURE ADVISORY BOARD RECOMMENDING THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY ADOPT ORDINANCE SERIAL NO. 24-027, CONVEYING THE BOROUGH’S DEVELOPMENT RIGHTS INTEREST TO RAYMOND AND SHANNON LATCHEM FOR FEE SIMPLE TITLE WITH AGRICULTURAL COVENANTS (MSB001123).

Staff Report: Mr. Metzger shared this Resolution is a result of the Conversion program that allows Title 13 Ag Rights holders to convert to Title 23; the Latchems meet the criteria. If approved, it will be introduced at the 2/6/24 Assembly Meeting, with the Public Hearing 2/20/24. There were 4 public comments received in opposition to this based on an assumption that this was to sell the property with the potential of a housing subdivision being built. Mr. Metzger called the person who gave a number and explained this was not the case. One of the other four rescinded his comment. He noted that it is good to see that the public wants ag land to stay ag land.

MOTION: Mr. Bergey moved to approve this Resolution; Mr. Slowik seconded. Motion passed unanimously.

- C. Work Session Follow up

Discussion on potential Covenant changes from previous meeting was available for all members. Additional discussion points added and attached.

VI. MEMBER COMMENTS (Limit to 3 minutes)
All members commented there was good discussion at this meeting.
Ms. O’Connor shared a little on what SBDC does to support small businesses.

VII. NEXT MEETING: February 21, 2024

VIII. ADJOURNMENT
Mr. Brown adjourned the meeting at 5:40 p.m.

LaMarr Anderson, Chairman DATE

ATTEST:

Margie Cobb
Department Administrative Specialist

TITLE CHANGES

Current Concerns:

- Preserve Ag land now and in the future
- Cannot divide property among more than four heirs.
- Court settlements that do not match covenants
- 79 acres does not allow for any division due to minimum 40 acre requirement
- **Provide incentives for those with large parcels to use for ag purposes**
- There are few 40-100 acre areas available for Borough Ag sale until West Susitna opens.

Focus Points:

- Possible lot size of 10-20 acres
- Could affect all Title 13, 15 and 23 Ag Land Owners
- ***Definitions/designations for lot sizes based on soil composition and watershed***
- Think of future – ensure the right language
 - o Ensure owners can't be sued by neighbors

PROS	CONS
<ul style="list-style-type: none"> • Any proposed changes should result in zero loss of ag land for properties under Title 13, 15 and 23. 	<ul style="list-style-type: none"> • Not too small to make income. • Changes may not be approved by Title 23 landowners. • Enforcement difficult if language is too detailed.

CURRENT CONCERN: Provide incentives for those with large parcels to use for ag purposes

Agricultural Tax Incentives:

- Only kick in if farming and proof provided by property owner (Schedule F or other).
- Tie tax incentives to agriculture production. Consequences if they are not.
- Not just the land, but the buildings.
- What can legally be offered?

QUESTIONS:

If someone doesn't want to approve any changes to covenants, when property divided, new properties are under new covenants, not the current covenants.