

EXHIBIT H.

Written Summary or Transcript of the Hearing that the Petitioner is Required to Hold under 3 AAC 110.425(e), and a Copy of Any Written Materials Received During the Hearing.

This exhibit includes the following items:

- 1) Attachment 1 - Sign-in sheets from the pre-submission hearing;
- 2) Attachment 2 - Written transcript of the pre-submission hearing²⁹;
- 3) Attachment 3 - Written comments submitted before or during the pre-submission hearing;

²⁹ An audio recording of the pre-submission hearing will be included with the submission of the annexation petition.

Exhibit H

Attachment 1- Sign-in Sheets from the Pre-Submission
Public Hearing

1

City of Soldotna
Pre-Submission Public Hearing – Petition to Annex by Legislative Review Method
September 7, 2019, 2:00 p.m. Soldotna High School Auditorium

| # | Do You Wish To Provide Testimony? | Print Name Legibly | Do You Have A Property Interest in the Proposed Territory? | Are You A Resident of the City of Soldotna? |
|-------|--|--|--|---|
| | | Print Address | | |
| ✓ 11. | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | Name: <u>MATTHEW D LAY</u> Address: <u>47163 E POPPY LN AK</u> | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| ✓ 12. | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | Name: <u>Tracy L Lay</u> Address: <u>47163 E Poppy Ln Soldotna AK</u> | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| ✓ 13. | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | Name: <u>STEVE Wright</u> Address: <u>48030 HANCOCK E SOLDOTNA AK 99669</u> | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| 14. | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | Name: <u>PAT Mize</u> Address: <u>P.O. Box 1661 SOLDOTNA AK</u> | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| ✓ 15. | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | Name: <u>Mitch Michaud</u> Address: <u>43923 Shirley Way Soldotna AK</u> | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| 16. | <input type="checkbox"/> Yes <input type="checkbox"/> No | Name: <u>Tami Murray</u> Address: <u>38955 Burnett Way Soldotna AK</u> | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| 17. | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | Name: <u>Sharon Wyone</u> Address: <u>47910 W Poppy Soldotna AK</u> | <input type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| ✓ 18. | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | Name: <u>Don Boston</u> Address: <u>36210 Spur Hwy SOLDOTNA</u> | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| ✓ 19. | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | Name: <u>Patricia Patterson</u> Address: <u>Property Owner 36312 Irons Ave Ridgway.</u> | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input type="checkbox"/> No <i>does it matter?</i> |
| 20. | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | Name: <u>Danny Norman</u> Address: <u>Property owner 36642 Bonanza</u> | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |

2

City of Soldotna
Pre-Submission Public Hearing – Petition to Annex by Legislative Review Method
September 7, 2019, 2:00 p.m. Soldotna High School Auditorium

| # | Do You Wish To Provide Testimony? | Print Name Legibly | Do You Have A Property Interest in the Proposed Territory? | Are You A Resident of the City of Soldotna? |
|-----|--|---|--|--|
| | | Print Address | | |
| 1. | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | Name: <u>Ravin + Rusty Swan</u> Address: <u>356 34276 Business Pk. Frontage Rd. Soldotna</u> | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| 2. | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | Name: <u>Sean Oude</u> Address: <u>42115 K. Beach rd Soldotna AK</u> | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| 3. | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | Name: <u>Glenn + Renee Heeren</u> Address: <u>48360 Helgeson Ave E, Soldotna</u> | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| 4. | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | Name: <u>JOHN TORGERSON</u> Address: <u>PO Box 4209 49011 Bark Beetle Lane</u> | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| 5. | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | Name: <u>Jack Foster</u> Address: <u>PO Box 494 Soldotna 44484 K.S. Hwy</u> | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| 6. | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | Name: <u>MARJORIE TORGERSON</u> Address: <u>49011 Bark Beetle Lane</u> | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| 7. | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | Name: <u>Ben Hopkins</u> Address: <u>3201 madison 34120 Industrial Rd</u> | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| 8. | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | Name: <u>Mary Hutcheson</u> Address: <u>26362 Heavy Down Soldotna AK</u> | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| 9. | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | Name: <u>George Pierce</u> Address: <u>BOX 88 KASLOF</u> | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| 10. | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | Name: <u>Nichelle Miller</u> Address: <u>Jumpin Junction</u> | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |

3

City of Soldotna
Pre-Submission Public Hearing – Petition to Annex by Legislative Review Method
September 7, 2019, 2:00 p.m. Soldotna High School Auditorium

| # | Do You Wish To Provide Testimony? | Print Name Legibly | Do You Have A Property Interest in the Proposed Territory? | Are You A Resident of the City of Soldotna? |
|-----|--|---|--|--|
| | | Print Address | | |
| 21. | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | Name: Shane Webster Address: PO Box 637 Soldotna, AK | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| 22. | <input type="checkbox"/> Yes <input type="checkbox"/> No | Name: NORA BLAKEY Address: BOX 537 SOLDOTNA | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| 23. | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No ✓ | Name: Ed & Dawn Granger Address: | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| 24. | <input checked="" type="checkbox"/> Yes ✓ <input type="checkbox"/> No | Name: Marcella Bremson Address: | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| 25. | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | Name: Eue Shimpson Address: PO BOX 1731 Kenna | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| 26. | <input checked="" type="checkbox"/> Yes ✓ <input type="checkbox"/> No | Name: Susan Mathews Address: 46150 Sather Ct. Soldotna | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| 27. | <input type="checkbox"/> Yes <input type="checkbox"/> No | Name: Don Lucia Address: 44130 OEHLEN RD SOLDOTNA | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 28. | <input type="checkbox"/> Yes <input type="checkbox"/> No | Name: Dave Stauderfer Address: 344067 K Beach Soldotna | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 29. | <input checked="" type="checkbox"/> Yes ✓ <input type="checkbox"/> No | Name: Charles Henry III Address: 301 LONG DRIVE | <input type="checkbox"/> Yes <input type="checkbox"/> No | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| 30. | <input checked="" type="checkbox"/> Yes ✓ <input type="checkbox"/> No | Name: GRISELDA MUSTARD Address: Maryvale Ave Soldotna | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |

4

City of Soldotna
Pre-Submission Public Hearing – Petition to Annex by Legislative Review Method
September 7, 2019, 2:00 p.m. Soldotna High School Auditorium

| # | Do You Wish To Provide Testimony? | Print Name Legibly | Do You Have A Property Interest in the Proposed Territory? | Are You A Resident of the City of Soldotna? |
|-----|--|--|--|--|
| | | Print Address | | |
| 31. | <input checked="" type="checkbox"/> Yes ✓ <input type="checkbox"/> No | Name: Brian Olson Address: 48660 W Poppy Ln | <input type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 32. | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | Name: Kytiera Quinney Address: 35950 Georges Dr. Soldotna | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| 33. | <input type="checkbox"/> Yes <input type="checkbox"/> No | Name: DAVE Carey Address: 119 Shady Ln Soldotna, AK 99669 | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| 34. | <input type="checkbox"/> Yes <input type="checkbox"/> No | Name: Jennifer Williams Address: KSEB | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| 35. | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | Name: Jason / Heather Daniels Address: 44940 Churchill Ave Soldotna | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| 36. | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | Name: Crave Thomas Address: 36211 Spur Road | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| 37. | <input checked="" type="checkbox"/> Yes ✓ <input type="checkbox"/> No | Name: Gene Mayer Address: 47940 Echo Lake, Korymwey Rd | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| 38. | <input checked="" type="checkbox"/> Yes ✓ <input type="checkbox"/> No | Name: Dan Corbett Address: 37464 Wacker Canyon Rd | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| 39. | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | Name: KayHynn Rose Melone Address: 35256 Slikoh Creek Drive | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| 40. | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | Name: CHRISTOPHER McNEILL Address: 148 HILLCREST AVENUE | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |

5

City of Soldotna
Pre-Submission Public Hearing – Petition to Annex by Legislative Review Method
September 7, 2019, 2:00 p.m. Soldotna High School Auditorium

| # | Do You Wish To Provide Testimony? | Print Name Legibly | Do You Have A Property Interest in the Proposed Territory? | Are You A Resident of the City of Soldotna? |
|-----|--|--|--|--|
| | | Print Address | | |
| 41. | <input type="checkbox"/> Yes <input type="checkbox"/> No | Name: DANIEL Nelson Address: 395 Endicott Dr Soldotna | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| 42. | <input type="checkbox"/> Yes <input type="checkbox"/> No | Name: Don Terhune Address: 10 Box 2841, Kenai, AK 99611 | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 43. | <input type="checkbox"/> Yes <input type="checkbox"/> No | Name: Eric Paris Address: 48130 Miracle Ave 99669 | <input type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 44. | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | Name: ED Schmitt Address: 44140 Dehler Rd 99669 | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| 45. | <input type="checkbox"/> Yes <input type="checkbox"/> No | Name: Jessie Ruffridge Address: 295 W. Redoubt Ave. | <input type="checkbox"/> Yes <input type="checkbox"/> No | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| 46. | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | Name: Kirk Delrich Address: 46710 Base Road | <input type="checkbox"/> Yes <input type="checkbox"/> No | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| 47. | <input type="checkbox"/> Yes <input type="checkbox"/> No | Name: SALLY DELRICH Address: 46710 Base Rd. | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| 48. | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | Name: Peggy Larson Address: 48065 Birdsong Ave | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| 49. | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | Name: Lee Larson Address: 48065 Birdsong Ave | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| 50. | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | Name: HAY Dorsey Address: Box 334 | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |

6

City of Soldotna
Pre-Submission Public Hearing – Petition to Annex by Legislative Review Method
September 7, 2019, 2:00 p.m. Soldotna High School Auditorium

| # | Do You Wish To Provide Testimony? | Print Name Legibly | Do You Have A Property Interest in the Proposed Territory? | Are You A Resident of the City of Soldotna? |
|-----|--|---|--|--|
| | | Print Address | | |
| 51. | <input checked="" type="checkbox"/> Yes ✓ <input type="checkbox"/> No | Name: Michael Modrell Address: 43687 K-Beach RD | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| 52. | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | Name: Bridgett Brooks Address: 39814 Grouse dr. Soldotna, AK 99669 | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| 53. | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | Name: Jayme Jones Address: Box 1643 Kenai, AK | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| 54. | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | Name: Cathy Haas Address: 46840 Base Rd | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| 55. | <input checked="" type="checkbox"/> Yes ✓ <input type="checkbox"/> No | Name: Megan Swanson Address: 35482 KB DR | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| 56. | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | Name: Chuck Davis Address: 44190 Oehler Rd | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| 57. | <input type="checkbox"/> Yes <input type="checkbox"/> No | Name: Renske Vinko Address: 43628 Oehler Rd | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| 58. | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | Name: Pan Chapman Address: 32765 RIVERMIND | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| 59. | <input checked="" type="checkbox"/> Yes ✓ <input type="checkbox"/> No | Name: Trevor Erli Address: 34580 Commerce St Soldotna | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| 60. | <input checked="" type="checkbox"/> Yes ✓ <input type="checkbox"/> No | Name: Kelley + Andy Cizek Address: 33060 Baylor St. 99669 | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |

City of Soldotna
 Pre-Submission Public Hearing – Petition to Annex by Legislative Review Method
 September 7, 2019, 2:00 p.m. Soldotna High School Auditorium

| # | Do You Wish To Provide Testimony? | Print Name Legibly | | Do You Have A Property Interest in the Proposed Territory? | Are You A Resident of the City of Soldotna? |
|-----|--|---------------------------------------|---|--|--|
| | | Print Address | | | |
| 61. | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | Name: SCOTT JACKSON | Address: | <input type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 62. | <input checked="" type="checkbox"/> Yes ✓ <input type="checkbox"/> No | Name: Duane Bannock Schilling Rentals | Address: 47 spur View Dr Kenai AK 99611 | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| 63. | <input checked="" type="checkbox"/> Yes ✓ <input type="checkbox"/> No | Name: Charles W. Jackson | Address: 33458 Alyson Circle Soldotna | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| 64. | <input type="checkbox"/> Yes <input type="checkbox"/> No | Name: Jodee Junker | Address: 35330 Radnotree Circle | <input type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| 65. | <input checked="" type="checkbox"/> Yes ✓ <input type="checkbox"/> No | Name: Terry Berger | Address: 47067 E Poppy Ln #5 | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| 66. | <input type="checkbox"/> Yes <input type="checkbox"/> No | Name: LISA BROS | Address: 35555 Kenai Spur Hwy PmB 42 Soldotna, AK 99669 | <input type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 67. | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | Name: Helena Johnson | Address: 46855 Skjine, Soldotna, AK 99669 | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| 68. | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | Name: Jim & Jesse Evans | Address: 35800 Echo Lake Rd | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| 69. | <input type="checkbox"/> Yes <input type="checkbox"/> No | Name: Catherine J. DeLancey | Address: | <input type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| 70. | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | Name: Edward Lee | Address: 36185 Kenai Spur Hwy | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |

8

City of Soldotna
Pre-Submission Public Hearing – Petition to Annex by Legislative Review Method
September 7, 2019, 2:00 p.m. Soldotna High School Auditorium

| # | Do You Wish To Provide Testimony? | Print Name Legibly | Do You Have A Property Interest in the Proposed Territory? | Are You A Resident of the City of Soldotna? |
|-----|--|---|--|--|
| | | Print Address | | |
| 71. | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | Name: Robin Davis Address: 36485 Pingo | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| 72. | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | Name: Cathy Sturman Address: 386 West View | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| 73. | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | Name: Daniel L. Lynch Address: Sterling Hwy Soldotna | <input type="checkbox"/> Yes <input type="checkbox"/> No | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| 74. | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | Name: Margaret Moran Address: 46675 Roosevelt Ave | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| 75. | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | Name: Leigh Tacey Address: 46675 Roosevelt Ave | <input type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| 76. | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | Name: Sheryl Cook Address: 33790 Keystone Drive | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| 77. | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | Name: WILLIAM J. FERGUSON Address: | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| 78. | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | Name: Brian Shannon Address: 43129 Reggs Ave | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| 79. | <input type="checkbox"/> Yes <input type="checkbox"/> No | Name: Address: | <input type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 80. | <input type="checkbox"/> Yes <input type="checkbox"/> No | Name: Address: | <input type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input type="checkbox"/> No |

9

City of Soldotna
Pre-Submission Public Hearing – Petition to Annex by Legislative Review Method
September 7, 2019, 2:00 p.m. Soldotna High School Auditorium

| # | Do You Wish To Provide Testimony? | Print Name Legibly | Do You Have A Property Interest in the Proposed Territory? | Are You A Resident of the City of Soldotna? |
|-----|--|---|--|--|
| | | Print Address | | |
| 81. | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | Name: AWOX LOMBARO Address: 33630 SCOTCH RUNST RD | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| 82. | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | Name: MICHAEL & DOROTHY DENISON Address: A1623 E. LAKE AVE | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| 83. | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | Name: Ryan Swanson Address: 47899 Faith Ave | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| 84. | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | Name: CHINTON R. MOTT Address: 33640 Echo Lake Rd. | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| 85. | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | Name: Pamela Parker Address: 124 Parkwood Circle | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| 86. | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | Name: Priscilla Mott Address: 33640 Echo Lake Road | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| 87. | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | Name: Carrie Murray Address: 312 W. Beluga Ave Soldotna | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| 88. | <input checked="" type="checkbox"/> Yes ✓ <input type="checkbox"/> No | Name: DWIGHT ROSS Address: 43355 Ross DR Soldotna | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| 89. | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | Name: Brenda Lichtman Address: 48625 prairie Soldotna | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| 90. | <input type="checkbox"/> Yes <input type="checkbox"/> No | Name: Address: | <input type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input type="checkbox"/> No |

10

City of Soldotna
Pre-Submission Public Hearing – Petition to Annex by Legislative Review Method
September 7, 2019, 2:00 p.m. Soldotna High School Auditorium

| # | Do You Wish To Provide Testimony? | Print Name Legibly | Do You Have A Property Interest in the Proposed Territory? | Are You A Resident of the City of Soldotna? |
|------|---|-----------------------------------|---|---|
| | | Print Address | | |
| 91. | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | Name: Ben Hopkins Address: | <input type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 92. | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | Name: DANIEL NELSON Address: | <input type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 93. | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | Name: Shane Webster Address: | <input type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 94. | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | Name: Renee Heeren Address: | <input type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 95. | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | Name: Dave Standerfer Address: | <input type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 96. | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | Name: Address: Shane Meikas | <input type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 97. | <input type="checkbox"/> Yes <input type="checkbox"/> No | Name: Address: | <input type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 98. | <input type="checkbox"/> Yes <input type="checkbox"/> No | Name: Address: | <input type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 99. | <input type="checkbox"/> Yes <input type="checkbox"/> No | Name: Address: | <input type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 100. | <input type="checkbox"/> Yes <input type="checkbox"/> No | Name: Address: | <input type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input type="checkbox"/> No |

(11)

City of Soldotna
Pre-Submission Public Hearing – Petition to Annex by Legislative Review Method
September 7, 2019, 2:00 p.m. Soldotna High School Auditorium

| # | Do You Wish To Provide Testimony? | Print Name Legibly | Do You Have A Property Interest in the Proposed Territory? | Are You A Resident of the City of Soldotna? |
|------|--|--|---|--|
| | | Print Address | | |
| 101. | <input checked="" type="checkbox"/> Yes ✓ <input type="checkbox"/> No | Name: <u>Margaret Moran</u> Address: <u>Roosevelt</u> | <input type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| 102. | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | Name: <u>Edward Lee</u> Address: | <input type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 103. | <input type="checkbox"/> Yes <input type="checkbox"/> No | Name: Address: | <input type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 104. | <input type="checkbox"/> Yes <input type="checkbox"/> No | Name: Address: | <input type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 105. | <input type="checkbox"/> Yes <input type="checkbox"/> No | Name: Address: | <input type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 106. | <input type="checkbox"/> Yes <input type="checkbox"/> No | Name: Address: | <input type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 107. | <input type="checkbox"/> Yes <input type="checkbox"/> No | Name: Address: | <input type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 108. | <input type="checkbox"/> Yes <input type="checkbox"/> No | Name: Address: | <input type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 109. | <input type="checkbox"/> Yes <input type="checkbox"/> No | Name: Address: | <input type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 110. | <input type="checkbox"/> Yes <input type="checkbox"/> No | Name: Address: | <input type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input type="checkbox"/> No |

Exhibit H

Attachment 2- Written Transcript of the Pre-Submission
Public Hearing

CITY OF SOLDOTNA
ANNEXATION PRE-SUBMISSION PUBLIC HEARING

LOCATION:
Soldotna High School
425 W. Marydale Avenue
Soldotna, Alaska 99669

Saturday, September 7, 2019
2:00 p.m.

TRANSCRIPT OF PROCEEDINGS
Pages 1 - 104, inclusive

Soldotna City Council Attendees:
Vice Mayor Paul Whitney
Lisa Parker
Justin Ruffridge
Tyson Cox
Tim Cashman
Jordan Chilson

Transcribed by: Sheila Garrant, Peninsula Reporting

| | |
|---|---|
| <p style="text-align: right;">Page 2</p> <p>1 PROCEEDINGS</p> <p>2 (Pledge of Allegiance)</p> <p>3 VICE MAYOR WHITNEY: Will the clerk</p> <p>4 please call the roll?</p> <p>5 THE CLERK: Council Member Parker?</p> <p>6 COUNCIL MEMBER PARKER: Present.</p> <p>7 THE CLERK: Council Member Ruffridge?</p> <p>8 COUNCIL MEMBER RUFFRIDGE: Here.</p> <p>9 THE CLERK: Council Member Cox?</p> <p>10 COUNCIL MEMBER COX: Here.</p> <p>11 THE CLERK: Council Member Cashman?</p> <p>12 COUNCIL MEMBER CASHMAN: Here.</p> <p>13 THE CLERK: Council Member Chilson?</p> <p>14 COUNCIL MEMBER CHILSON: Here.</p> <p>15 THE CLERK: Vice Mayor Whitney?</p> <p>16 VICE MAYOR WHITNEY: Here.</p> <p>17 THE CLERK: You have a quorum.</p> <p>18 COUNCIL MEMBER COX: Vice Mayor, I'd like</p> <p>19 to declare that I have a possible conflict of interest</p> <p>20 regarding the petition to annex to the City of Soldotna</p> <p>21 by the Legislative Review Method, as I am an owner of</p> <p>22 one lot with rental property on it within the territory</p> <p>23 proposed for annexation.</p> <p>24 VICE MAYOR WHITNEY: Are there any other</p> <p>25 council members who have a conflict?</p> | <p style="text-align: right;">Page 4</p> <p>1 No. 1, a change in the property tax mill</p> <p>2 rate. For example, a lower property tax bill could</p> <p>3 result from applying the City of Soldotna's mill rate,</p> <p>4 which is currently 0.9 of a mill lower than the Kenai</p> <p>5 Peninsula Borough Road Service Area.</p> <p>6 No. 2, a change in zoning regulations</p> <p>7 once the city assumes planning and zoning authority</p> <p>8 over the annexed areas. For example, property could be</p> <p>9 zoned for commercial use which could impact property</p> <p>10 value.</p> <p>11 These possible financial consequences are</p> <p>12 not precisely known today and are too speculative to</p> <p>13 calculate with any degree of confidence, because, No.</p> <p>14 1, the earliest possible tax year the city mill rate</p> <p>15 would apply to the annexation territory is 2022, at</p> <p>16 which point the assessed values are likely to be</p> <p>17 different than they are today.</p> <p>18 No. 2, the Kenai Peninsula Borough</p> <p>19 Assembly and the Soldotna City Council set mill rates</p> <p>20 annually. Mill rates could change between now and the</p> <p>21 year in which annexation takes effect.</p> <p>22 No. 3, even calculating the potential</p> <p>23 savings on Mr. Cox's property using today's mill rate,</p> <p>24 the expected annual property tax savings are \$288 per</p> <p>25 year, which is below the \$500 threshold the Soldotna</p> |
| <p style="text-align: right;">Page 3</p> <p>1 In response to Mr. Cox, the Soldotna</p> <p>2 Municipal Code says a council member cannot participate</p> <p>3 in the discussion or consideration of any matter in</p> <p>4 which the council member has a substantial financial</p> <p>5 interest. Council Member Cox owns one lot with rental</p> <p>6 property within the territory proposed for annexation.</p> <p>7 After consulting with the city attorney</p> <p>8 and city staff and reviewing the relevant information,</p> <p>9 I have come to the following conclusions about whether</p> <p>10 Council Member Cox should participate in discussions or</p> <p>11 consideration of a resolution authorizing filing an</p> <p>12 annexation petition. Here are some of the facts I</p> <p>13 considered.</p> <p>14 The petition is proposing an increase to</p> <p>15 the city boundaries. Territories proposed for</p> <p>16 annexation is 3.7 square miles, which is more than 50</p> <p>17 percent of the size of the existing city limits, and</p> <p>18 the territory includes 486 individual parcels. This is</p> <p>19 not a decision that impacts a small number of</p> <p>20 individuals, but one that impacts a large number of</p> <p>21 individuals on an area-wide basis in similar fashion.</p> <p>22 There are two -- excuse me -- there are</p> <p>23 two potential financial consequences for property</p> <p>24 owners in the area proposed for annexation if</p> <p>25 annexation is approved.</p> | <p style="text-align: right;">Page 5</p> <p>1 City Council establishes when it comes to financial</p> <p>2 conflicts of interest for contractual relationships.</p> <p>3 No. 4, the city council is not the final</p> <p>4 decision-maker and does not have the authority to</p> <p>5 approve annexation of the territory; only the Local</p> <p>6 Boundary Commission can make that decision.</p> <p>7 Additionally, the Alaska legislature has an opportunity</p> <p>8 to veto any LBC decision approving annexation.</p> <p>9 So if the city council votes to authorize</p> <p>10 submitting the annexation petition, two separate</p> <p>11 decision-making bodies have the authority and ability</p> <p>12 to determine if annexation will occur.</p> <p>13 No. 5, the annexation petition does not</p> <p>14 specifically identify any proposed zoning changes that</p> <p>15 would impact property values. Any change in zoning</p> <p>16 regulations of property in the new area of the city is</p> <p>17 entirely dependent on any -- on an additional public</p> <p>18 planning process and future votes of the city council.</p> <p>19 If Mr. Cox is on the city council when</p> <p>20 zoning of the area where he owns property is</p> <p>21 considered, any conflict of interest can be determined</p> <p>22 at that time.</p> <p>23 For these reasons, I find that Mr. Cox</p> <p>24 does not have a substantial financial interest in</p> <p>25 approving or not approving Resolution 2019-041 as</p> |

| | |
|---|--|
| <p style="text-align: right;">Page 6</p> <p>1 identified in Soldotna Municipal Code 2.24.015 and as 2 defined under Soldotna Municipal Code Section 2.24.030. 3 However, because this is an issue of 4 critical public importance, and to prevent even the 5 appearance of conflict in the city council's actions, I 6 will rule that Mr. Cox is not eligible to participate 7 in the hearing today or the upcoming decision the 8 council will make whether or not to submit the petition 9 to the LBC for legislative review. 10 Good afternoon. I would like to welcome 11 everyone to this public hearing to take testimony on 12 the City of Soldotna petition to the Local Boundary 13 Commission to annex. If you would like to provide 14 testimony, please sign up on the form provided. We 15 will use that sign-up sheet to call you forward for 16 your testimony. 17 As a reminder, this is a meeting to only 18 take testimony, and there will not be a vote by the 19 council on this matter today. After some preliminary 20 matters, we will start the public hearing. 21 The purpose of this meeting: We thank 22 you for attending this meeting this afternoon. The 23 purpose of this meeting is to conduct the required 24 pre-submission public hearing on the City of Soldotna's 25 petition to amend its boundaries by the legislative</p> | <p style="text-align: right;">Page 8</p> <p>1 Alaska law requires that before a city 2 can submit a petition to annex territory by the 3 legislative method to the State Local Boundary 4 Commission, the city first must conduct a public 5 hearing. This is that public hearing, and agendas are 6 available on the table by the doors in which you 7 entered. 8 The city administration will first 9 present an overview of the information contained in the 10 petition, and you will have an opportunity to provide 11 your comments and feedback directly to the city 12 council. A record of this hearing, including a 13 transcript of all comments received, will be included 14 in the petition if and when it is submitted to the 15 Local Boundary Commission for their review. 16 It is important to note that the city 17 council will not be making any decisions today. The 18 purpose of the hearing is to provide an opportunity for 19 members of the public to comment on the petition. The 20 city staff and council will not be engaging in any 21 questions or answers today, though they will continue 22 to make themselves available to you outside of the 23 hearing to discuss the proposal and answer all of your 24 questions. Today is about receiving feedback. 25 After today's hearing, at the regularly</p> |
| <p style="text-align: right;">Page 7</p> <p>1 review method of annexation. Annexation means 2 expanding a city's boundaries to incorporate more 3 territory inside the city limits. 4 Under its petition, the City of Soldotna 5 would seek to incorporate approximately 3.8 square 6 miles of land that is adjacent to the existing city 7 boundaries, and this includes land along Kalifornsky 8 Beach Road, the Kenai Spur Highway, and Funny River 9 Road. 10 Two copies of the annexation petition are 11 available for review in the back of the room as well as 12 summaries of the petition and maps showing the areas 13 proposed for incorporation. Copies of the petition are 14 also available at Soldotna City Hall, the Soldotna 15 Public Library, the Kenai Peninsula Borough Clerk's 16 Office, and the Kenai Community Library. All materials 17 are also available in digital format at the City of 18 Soldotna's website, www.soldotna.org. 19 Notice of this meeting was published in 20 the Peninsula Clarion, announced in public service 21 announcements by KDLL and KSRM Radio Group, which 22 includes KSRM, KWHQ, KKIS, KSLD, KFSE, and KKNL. As 23 required by state law, the petition, summary, and 24 notice of this hearing were provided 30 days in advance 25 of the hearing we are having today.</p> | <p style="text-align: right;">Page 9</p> <p>1 scheduled city council meeting on September 12th, the 2 Soldotna City Council will consider whether to submit 3 the petition to the Local Boundary Commission. This 4 will be done by a resolution of the city council, and 5 again, the public is welcome to attend and participate. 6 The meeting is scheduled for Thursday, September 12th 7 at 6:00 p.m. at Soldotna City Hall, which is located at 8 177 North Birch Street in Soldotna. 9 Now, city manager Stephanie Queen will 10 provide information on the individual standards that, 11 per Alaska statute, must be met in order for a city 12 annexation's request to be approved. After reviewing 13 the standards, Ms. Queen will then discuss the State of 14 Alaska's procedure for annexation to a city by 15 legislative review. Next, Ms. Queen will discuss the 16 anticipated effects of the proposed annexation, and 17 lastly will describe the city transition plan for 18 services, which would be transferred to the city from 19 other government entities. This will take 20 approximately 25 minutes. 21 Following this presentation, we will open 22 up the public comment -- we will open up the public 23 comment portion of the hearing. Ms. Queen. 24 MS. QUEEN: Thank you, Vice Mayor 25 Whitney.</p> |

| | |
|--|---|
| <p style="text-align: right;">Page 10</p> <p>1 I appreciate everyone for coming today. 2 I know that we are here to hear from you. 3 State law is very specific in the 4 information that we are required to provide as part of 5 this hearing process. 6 And so these four items that are listed 7 in the agenda, I'm going to go through them, and I will 8 try to be brief so that we can allow maximum time to 9 hear your comments today. 10 I'm going to start with item A, which is 11 the annexation standards that exist in state law that a 12 community is required to meet in order for the petition 13 for annexation to be approved. 14 And when we talk about annexation to a 15 city, we are talking about incorporating additional 16 area within the municipal boundaries which results in 17 the extension of city services, city taxing authority, 18 and regulatory regulation authority, as well as voting 19 privileges for residents living in that area. 20 The standards exist in Alaska State 21 Statutes 29.06.040 through .060, as well as in the 22 Alaska Administrative Code, and I'll give those 23 specific references as we go through. 24 These standards are addressed in detail 25 in the petition at Part Exhibit E, which is the</p> | <p style="text-align: right;">Page 12</p> <p>1 the extension of city government. 2 The proposed boundaries must include all 3 land and water necessary to provide the development of 4 essential municipal services on an efficient and 5 cost-effective basis. 6 And finally, the annexation must be in 7 the best interest of the State of Alaska, which is 8 further defined as maximizing local self-government 9 with a minimum number of individual governmental units. 10 So I will now read portions from the 11 petition that the city believes justify how those 12 standards have been met. 13 As you know, the city and the areas 14 around it have grown and developed significantly in the 15 past decades. The city currently provides some 16 services to areas outside the city boundaries. For 17 example, we are currently serving 23 different 18 properties with either water or sewer or both at the 19 request of those property owners, and those are located 20 on K-Beach, Funny River Road, and the Kenai Spur 21 Highway. 22 Animal control is also a service that the 23 city provides occasionally outside our boundaries when 24 we take care of an animal and are able to return it to 25 its owner.</p> |
| <p style="text-align: right;">Page 11</p> <p>1 supporting brief portion of the petition. 2 And I'd encourage you to read the 3 petition that's available on one of the public 4 locations or download it online. It's a very long 5 document. About half of the document is reports and 6 studies that have been previously shared with the 7 public over the years, and then it also includes the 8 new portion of the narrative, which focuses on these 9 standards, which I'll keep my comments focused on as 10 well. 11 The six standards that must be met in 12 Alaska for annexation to be approved are found in 3 AAC 13 110.090 through 3 AAC 110.135 of the Alaska Municipal 14 Code, I will read through those six standards. 15 The first is, is that the territory to be 16 annexed must exhibit a reasonable need for city 17 government. 18 The territory must be compatible in 19 character with the annexing city. 20 The economy within the proposed 21 boundaries of the city must include the human and 22 financial resources necessary to provide essential city 23 services at a cost-effective level. 24 The population within the expanded city 25 boundaries must be large and stable enough to support</p> | <p style="text-align: right;">Page 13</p> <p>1 Residents in the territory proposed for 2 annexation also benefit from other city services as 3 well, such as city parks and recreation facilities, 4 campgrounds, the boat launches, the library, Soldotna 5 airport. 6 These facilities are important to our 7 quality of life, and when we plan for the operations of 8 these and design the facilities, we design them not for 9 the city's 4,300 population, but for the broader 10 regional population of about 20,000 people who benefit 11 and use those services. 12 There are some services provided in this 13 area that are currently being provided but by a 14 different governmental entity. And so if annexation 15 were to be approved, it would transfer from that entity 16 to the City of Soldotna. 17 And examples of this include road service 18 maintenance, which is currently provided by the 19 borough's road service area. It would be transitioned 20 to the City of Soldotna's road department. 21 Also, public safety is currently provided 22 by the Alaska State Troopers, and if annexation were 23 approved, would be transitioned to the Soldotna Police 24 Department. 25 Lastly, a commercial planning review for</p> |

| | |
|--|--|
| <p style="text-align: right;">Page 14</p> <p>1 new commercial design is done currently in this area 2 through the state fire marshal's office in Anchorage. 3 And if this area were to be incorporated into the city, 4 we would do that through our building department with 5 our building official at city hall. 6 The territory proposed for annexation is 7 similar to the City of Soldotna in terms of 8 development, land uses, commercial activity, and 9 overall character. The transportation systems are 10 integrated, and the K-12 school district attendance 11 boundaries are the same. 12 The area proposed for annexation and the 13 existing city already function, we believe, as a 14 cohesive community both economically and socially. 15 One of the requirements is that the city 16 have the financial capacity to serve additional areas 17 if it's proposing to enlarge its boundaries. 18 The city performed a fiscal impact 19 analysis in 2015 and 2016 to try and answer this 20 question very thoroughly. And we hired a consultant 21 who looked at our own operational costs and went on a 22 department-by-department level to break down those 23 costs for each of the city's departments that we 24 currently have, of which there are nine, and tell us 25 what the estimated increase in expenditures would be if</p> | <p style="text-align: right;">Page 16</p> <p>1 by annexation, nor would the district attendance 2 boundaries. Currently, there are 2,132 students who 3 attend a school inside the city of Soldotna, which is 4 approximately 26 percent of the entire school district. 5 So we have a good portion of the entire district who 6 come to schools inside Soldotna every day. 7 The annexation territory, as Vice Mayor 8 Whitney mentioned, is 3.87 -- excuse me -- 3.78 square 9 miles, which would bring the city's total footprint to 10 approximately 11.15 square miles. 11 The state law requires that the size of 12 the city that you are proposing be of a consistent 13 size, an appropriate size for city government as 14 opposed to a borough, for example, which are vast, 15 larger areas. 16 The city's petition includes only those 17 areas that are already developed, or reasonably 18 anticipated to develop, or require the need for 19 services, such as public safety services, within the 20 next ten years. 21 All of the territory proposed for 22 annexation is adjacent to the existing city boundaries, 23 and it would not overlap with any other city or other 24 borough entity. 25 Annexation would improve efficiency in</p> |
| <p style="text-align: right;">Page 15</p> <p>1 we were to expand the area and serve additional areas 2 at the current level of service. 3 The study also looked at the revenue that 4 would be projected from the areas in terms of property 5 tax and sales tax if they were to be incorporated in 6 the city so that we would understand whether the city 7 had the financial capacity to serve these areas at a 8 level the same or higher than we are currently doing. 9 The conclusion of that study was that the 10 revenue would be sufficient to support the added 11 expense to the city, and that property owners would 12 benefit from a higher level of municipal services at a 13 reduced overall property tax rate. 14 The current estimate of the city 15 population is, I mentioned, I think, 4,317 people 16 approximately. The annexation area includes an 17 estimate just under 400 residents that would be added 18 to that city's population. 19 Our population is stable and growing. 20 Soldotna, just inside the city limits, grows about 1 21 percent per year. The areas around us, the census 22 districts around the city are also growing at a 23 slightly higher rate. So the population in our areas 24 continue to trend upwards. 25 School enrollment would not be impacted</p> | <p style="text-align: right;">Page 17</p> <p>1 some cases by, for example, along Funny River Road, 2 correcting what are called enclaves, where the city 3 staff and state or borough staff who are serving that 4 area are driving through areas, but not serving them, 5 just to get to other parts of the city in which we are 6 providing services. 7 As I mentioned, annexation must be in the 8 best interest of the state. They describe that as 9 promoting maximum self-government with the minimum 10 number of government units. 11 The city believes that this standard is 12 met because we would be providing essential municipal 13 services without increasing the number of government 14 units. We would have responsibility that would reduce 15 the cost of the state government by taking on 16 additional policing in the area that's currently being 17 policed by the troopers, also lowering the cost of the 18 state having to provide state fire marshal review for 19 commercial buildings in our area, which, as I 20 mentioned, they are doing from the Anchorage office. 21 Alaska is no longer subject to the 22 federal Voting Rights Act; however, Alaska code also 23 requires that prior to annexation the city demonstrate 24 that no person's civil or political rights would be 25 impacted by the annexation petition.</p> |

Page 18

1 As I mentioned, there are almost 400
2 residents in the area that the city is considering
3 annexing. Before and after annexation they would be
4 eligible to vote in state, federal, and borough
5 area-wide elections; if annexed, they would exchange
6 their right to vote on borough road service area issues
7 and would gain the right to vote in city government
8 elections, as well as hold elected or appointed office
9 with the City of Soldotna. The petition would, in this
10 way, enfranchise area residents and would not deny
11 anyone's civil or political rights.
12 I'm now going to talk towards the second
13 bullet point, which is spending some time talking about
14 the legislative review method of annexation and what
15 that process means, as well as the steps that would be
16 taken.
17 In order for a city to apply to the Local
18 Boundary Commission to annex via this legislative
19 review method, which many of you are aware does not
20 require a vote of the people, the city has to
21 demonstrate that all of the previous standards I listed
22 are met, as well as additional standards.
23 And the state requires that at least one
24 of the circumstances that are listed in 3 AAC 110.140,
25 at least one of those standards has to apply. The city

Page 19

1 believes that five of the standards apply in this
2 particular petition.
3 The first is that parts of the territory
4 are surrounded on three sides by city boundaries
5 currently.
6 The second is that residents and property
7 owners within the territory in some cases are directly
8 or indirectly already receiving some city services and
9 benefits.
10 No. 3, annexation will enable the city to
11 implement building, health, and zoning standards, which
12 provide for orderly development and the safe occupancy
13 of buildings in our area, particularly as development
14 increases and the density of development increases.
15 Annexation, we believe, will advance the
16 state's constitutional goals of maximum local
17 self-government by allowing us to provide services in
18 the area in some cases that -- in a more cost-effective
19 way than they are currently be providing by the state,
20 or the borough in the case of the road maintenance
21 service area.
22 And finally, maximum local
23 self-government will be advanced by allowing voters in
24 this area to now participate in city elections where
25 currently they are unable to do so.

Page 20

1 The state statutes describe the process
2 for this hearing and the legislative review method.
3 The legislative review method was actually created in
4 the Alaska Constitution.
5 It is intended -- this hearing today, as
6 Vice Chair Whitney mentioned, is intended to provide
7 you with an opportunity to provide comments on the
8 draft petition.
9 I'm going to describe now the steps that
10 would occur after this hearing so that you have more
11 information about what that process would look like if
12 the city were to move forward.
13 After the hearing, before submitting a
14 petition, the city council would have to take a formal
15 vote authorizing us to submit that. And as Vice Mayor
16 Whitney mentioned, we've got a resolution drafted that
17 would be on their agenda for next Thursday the 12th for
18 our regular city council meeting at city hall, which
19 would give them an opportunity to consider making that
20 decision.
21 If the council does authorize a petition
22 to be submitted, staff to the Local Boundary Commission
23 will start and initiate their own review process. The
24 Alaska Department of Commerce, Community, and Economic
25 Development, which we -- I might refer to as DCCED, is

Page 21

1 the department that's tasked with investigating each
2 boundary change within the state of Alaska and making a
3 recommendation to the Local Boundary Commission.
4 Upon receiving a petition for annexation,
5 they will conduct a preliminary technical review for
6 completeness, and if it's deemed sufficiently complete,
7 that it's got all of the required components, they will
8 then analyze the petition to see whether it meets the
9 required standards. They will solicit public comments
10 and then issue a report with their findings and final
11 recommendation.
12 And I do want to let you know that DCCED
13 staff provide a resource, and are available even to you
14 and people who might be impacted by a proposed
15 annexation, so they have two staff members who are
16 devoted just to Local Boundary Commission issues, and
17 they've got a website with lots of resources, but they
18 are also available to members of the public who feel
19 that you would be impacted by a decision if you want
20 more information, and I want to make sure that you know
21 that you can make use of that resource as well.
22 After receiving DCCED staff's final
23 recommendation, the Local Boundary Commission will
24 provide public notice and they will hold their own
25 hearing. Parties can present witnesses, and the public

| | |
|--|---|
| <p style="text-align: right;">Page 22</p> <p>1 will again have an opportunity to speak.</p> <p>2 After the hearing, the commission will</p> <p>3 carefully consider all of the testimony material and</p> <p>4 comments submitted in determining whether the petition</p> <p>5 meets the required state statutes and standards. It</p> <p>6 will then have the ability to approve, deny, or amend</p> <p>7 the city's petition.</p> <p>8 The petition review process generally</p> <p>9 takes about a year before they get to the point where</p> <p>10 they are ready to hold a hearing, and in part that's</p> <p>11 because of substantial opportunities for additional</p> <p>12 public comment, as well as the written reports that the</p> <p>13 staff puts together for the commission.</p> <p>14 If the Local Boundary Commission does</p> <p>15 approve the petition following their hearing, it will</p> <p>16 present it to the legislature the first ten days of the</p> <p>17 regular session. And so in our case, that would be</p> <p>18 January of 2021 at the earliest that that petition</p> <p>19 would be able to be presented to the legislature.</p> <p>20 The legislature then also has the</p> <p>21 opportunity to act on that recommendation. If the</p> <p>22 legislature adopts the concurrent resolution to deny</p> <p>23 the recommendation within 45 days of receiving that</p> <p>24 information from the commission, then the annexation is</p> <p>25 denied, and it won't move forward. If they take no</p> | <p style="text-align: right;">Page 24</p> <p>1 comprehensive plan.</p> <p>2 There would be a lot of work if</p> <p>3 annexation were approved, and much of it would involve</p> <p>4 community input in terms of guiding those policy</p> <p>5 decisions and investment decisions that the council</p> <p>6 would be making into the areas that were newly</p> <p>7 incorporated into the city.</p> <p>8 Starting January 1st of the year after</p> <p>9 annexation is when the different tax rates would take</p> <p>10 effect. Both for property owners, they would be</p> <p>11 assessed at the city's mill rate, which is currently a</p> <p>12 half of mill, and they would no longer be paying the</p> <p>13 borough road service area mill, which is currently 1.4</p> <p>14 mills.</p> <p>15 That would take effect on January 1st,</p> <p>16 because the borough doesn't prorate a year worth of</p> <p>17 taxes. And so if there were to be a change, it would</p> <p>18 need to be made consistent with the calendar year, so</p> <p>19 that date would be January of 2022 at the earliest.</p> <p>20 Also in January, businesses that are</p> <p>21 registered to collect sales tax with the borough would</p> <p>22 begin collecting the city's 3 percent sales tax on</p> <p>23 general sales.</p> <p>24 The borough staff currently collects all</p> <p>25 sales tax for the borough's unincorporated areas as</p> |
| <p style="text-align: right;">Page 23</p> <p>1 action, however, it is considered tacit approval and</p> <p>2 the boundary change would take affect.</p> <p>3 I want to now speak on the third item,</p> <p>4 which are -- and the fourth item are related, but the</p> <p>5 reasonably anticipated effects of the proposed</p> <p>6 annexation.</p> <p>7 If the Local Boundary Commission were to</p> <p>8 approve annexation and it's not vetoed by the</p> <p>9 legislature, it would likely take effect in the March</p> <p>10 following when it was delivered to that legislative</p> <p>11 session. The transition of services to the City of</p> <p>12 Soldotna after that point would start immediately but</p> <p>13 could take up to a year to complete.</p> <p>14 There is a portion of the petition called</p> <p>15 the transition plan, and that's the part of the</p> <p>16 document where we go through each of the services that</p> <p>17 are provided by the city and describe the timeline of</p> <p>18 implementing those services or transitioning from an</p> <p>19 existing government entity that's currently providing</p> <p>20 those services.</p> <p>21 One of the first steps the city would</p> <p>22 take is updating several of our planning documents, for</p> <p>23 example, our five-year capital improvement plan, which</p> <p>24 guides our capital investment in terms of</p> <p>25 infrastructure, also water/waste water master plan,</p> | <p style="text-align: right;">Page 25</p> <p>1 well as the city's within the borough, and there would</p> <p>2 be no change. They still would do that if you were</p> <p>3 inside the city of Soldotna and a business owner, but</p> <p>4 the additional 3 percent general sales tax that the</p> <p>5 city levies, in addition to the 3 percent levied by the</p> <p>6 borough, would begin to be collected starting on that</p> <p>7 January of 2022.</p> <p>8 The transition plan goes into great</p> <p>9 detail, but I just want to highlight a few of the other</p> <p>10 items that would change following the annexation for</p> <p>11 you, and this is the final piece of my presentation</p> <p>12 today, so thank you for your patience.</p> <p>13 The document describes the city's plan to</p> <p>14 transition services within the shortest practicable</p> <p>15 amount of time, which is what the state requires. And</p> <p>16 in putting together this transition plan, we consulted</p> <p>17 with many different people. Actually, the petition</p> <p>18 includes a list of the people that we met with to make</p> <p>19 sure that we understand all the steps that would be</p> <p>20 taken, as well as the impact for landowners and</p> <p>21 business owners if they were to become incorporated</p> <p>22 into the city.</p> <p>23 We would work with the borough on the</p> <p>24 transfer of road service maintenance, which currently</p> <p>25 is done according to -- there are four separate</p> |

| | |
|--|---|
| <p style="text-align: right;">Page 26</p> <p>1 contracts for road maintenance which would be impacted 2 by these changing boundaries. Those contracts are 3 done, according to our understanding, on a rolling 4 basis. And so we would be working with the borough to 5 understand the appropriate timing to hand off those 6 existing contracts from the contractors who are 7 providing that service currently to the city to be able 8 to provide that road service. 9 Police and animal control would begin as 10 soon as possible. It would be immediate. Emergency 11 9-1-1 calls would still be handled in the same way 12 through the central dispatch center, however, they 13 would be routing those calls to the Soldotna Police 14 Department, whereas currently they are routed to the 15 Alaska State Troopers. 16 The city's full-time animal control 17 officer would begin providing animal control in the 18 areas as soon as practicable. 19 I mentioned previously that the city is 20 serving some non-resident properties and businesses in 21 the annexation territory with municipal water and 22 sewer. There would be no immediate change for 23 properties in terms of how water and sewer impact them 24 if annexation were approved. And that's because the 25 city's current code does not require you to abandon a</p> | <p style="text-align: right;">Page 28</p> <p>1 plan, again to provide some guidance in terms of what 2 the appropriate standards would be in the new areas as 3 part of the city. 4 And we got a lot of feedback through all 5 the public engagement we've had so far about 6 specifically several parts of the city's zoning code 7 that wouldn't be appropriate in some of the areas if 8 they were to be in part of the city, and we recognize 9 that. So that -- part of that work, that effort that 10 would be in front of us, is working together with 11 people to understand what would be appropriate if it is 12 not like what the city has currently in place. 13 Commercial and residential building code 14 services and inspections would be extended into the 15 territory, however, structures that are currently 16 already constructed or if they were under construction 17 would be considered legally non-conforming, and people 18 refer to that as grandfathered in. That means that 19 they aren't required to come into conformity with 20 current standards if they were legally existing that 21 way before. 22 The same thing applies in zoning. And in 23 fact, there are many businesses and buildings in 24 Soldotna that don't currently meet our zoning standards 25 because they existed before 1985 when the city adopted</p> |
| <p style="text-align: right;">Page 27</p> <p>1 functioning well if you've got onsite well and septic. 2 So even if you were to be incorporated 3 into the city, or if you are in an area where city 4 water isn't currently available but is extended in 5 front of the property, our current city code allows you 6 to keep the onsite well and septic. 7 Water and waste water tie-ins are made at 8 the request of property owners or in the case of, if 9 you are inside the city, is required for new 10 development. So new construction would be required to 11 tie into the city's utility system if it were available 12 and if construction were practically feasible. 13 As I mentioned, we would update some of 14 the master planning documents, and that work involves a 15 lot of discussions with community members to get their 16 input. 17 There would be no changes proposed for 18 property assessment and tax collection. Those 19 functions are performed by the borough. So businesses, 20 as I mentioned, would begin collecting and remitting 21 the city's general sales tax, but the process in which 22 they do that would not change. 23 City planning and zoning would be 24 extended into the territory. It is anticipated that we 25 would first have to update the city's comprehensive</p> | <p style="text-align: right;">Page 29</p> <p>1 zoning. 2 So I think this is a really appropriate 3 way to address this issue, because it allows the city 4 to move towards a certain set of standards for a 5 higher-quality built environment, but it doesn't put a 6 burden on property owners or business owners to make 7 changes right away, costly changes right away. 8 So if they continue to exist as they've 9 been doing before, there aren't a requirement that the 10 city would impose that triggers the need to come into 11 conformity. 12 That change we see happen -- even in 13 Soldotna happens over time as property owners and 14 business owners themselves initiate projects and make 15 updates to their -- to their structures. 16 The final item in the transition plan, I 17 think I mentioned this twice already, but just the 18 state fire marshal review. 19 So there's no residential building code 20 that applies in the borough, but there is commercial 21 plan review that's required for new businesses. So if 22 you're a business owner, you would send those plans up 23 to the state fire marshal presently; instead, the city 24 would handle that through our building department if 25 these areas were to be part of the City of Soldotna.</p> |

| | |
|--|---|
| <p style="text-align: right;">Page 30</p> <p>1 And that concludes my comments on the 2 four items that we are required to cover today in the 3 hearing. 4 Again, I want to -- I want to thank you 5 for being here, and reiterate what the vice mayor said, 6 that our staff, our city staff, all the department 7 heads and myself are available anytime someone wants to 8 come ask questions or get some additional information. 9 Thank you. 10 VICE MAYOR WHITNEY: We will now invite 11 members of the public to provide testimony to the city 12 council. Speakers will have three minutes each to 13 provide testimony, and we will begin by calling on 14 those individuals who indicated on the sign-up sheet 15 they would like to testify. 16 After we have made it through the list of 17 people who have signed up to testify, we will invite 18 anyone else who has not yet spoken the opportunity to 19 provide their comments. 20 When speaking, please speak into the 21 microphone, state your name and address, as well as 22 telling us whether you live, own land, or operate a 23 business in one of those areas proposed for annexation. 24 As we previously stated, the purpose of 25 this hearing is to take public testimony and is not</p> | <p style="text-align: right;">Page 32</p> <p>1 front, you may use that speaker down in front. They 2 are -- excuse me -- the microphone down in front. 3 Okay. We'll start out with the first 4 names. And I'll apologize in advance if I mangle your 5 last name. 6 First one, Matthew Lay. Next one, Tracy 7 Lay. No. 3, Steve Wright. No. 4, Mitch Michael. And 8 No. 5, Don Boston. 9 Mr. Lay, you will be up first. 10 MATTHEW LAY: Hi. My name is Matthew 11 Lay, and I'm all three. I live in the area, I run a 12 business in the area, and I own property in the area, 13 which happens to be Zone 4. 14 Currently the City of Soldotna is working 15 on annexing our area. We have been voting this down 16 multiple times over the years, and we've asked the City 17 of Soldotna to listen to us. That doesn't appear to be 18 happening. 19 The water and sewer services, we didn't 20 ask for those to be there. You are providing water and 21 sewer systems to a few places that request them. 22 The residents in the areas that you are 23 looking to annex have been purposely gone around, so 24 your income just off the businesses alone has dropped. 25 So providing the extra services that you are going to</p> |
| <p style="text-align: right;">Page 31</p> <p>1 intended as a question-and-answer session. Please 2 limit your comments to the three minutes provided, and 3 if the timer goes off while you are speaking, please 4 wrap up your comment quickly. 5 There will be a timer over there at the 6 end of the table, and it should be visible, and there's 7 also a beeper that you will hear. 8 You may only speak once during the public 9 hearing, and you may not transfer your time to another 10 speaker. We ask that you please be considerate of 11 those who are speaking by refraining from conversation 12 or making comments during the testimony. Our goal is 13 to provide everyone who is interested in participating 14 and providing comments the opportunity to do so, and 15 therefore we ask you to be respectful of other's 16 comments or viewpoints. No applause or verbal 17 outbursts will be permitted. 18 The way we are going to do this is we 19 will invite the first five speakers that are listed 20 here on the sheet to please come up here and take a 21 seat at -- on the stage, and then I will call those 22 names in order and they would testify. When they are 23 finished testifying, we will call the next five. 24 If you are not comfortable on walking up 25 the stairs that are on the side or the stairs here in</p> | <p style="text-align: right;">Page 33</p> <p>1 need to provide in our areas, you are not going to have 2 the income. 3 So for the city to say, "Well, we are 4 going to have extra income to provide road services, 5 fire services," and everything else, all your property 6 taxes have dropped off because you've purposely went 7 around the residential areas. 8 The business areas that are in the zones 9 have said on multiple occasions, "We don't want to be 10 annexed." This is not something that we have taken 11 lightly. We have gone through and we have said 12 multiple times we don't -- we purposely bought property 13 outside of the Soldotna city limits. 14 There have been multiple businesses that 15 have been in place for 30, 40 years, and the people are 16 now ready to retire. I personally know of two that 17 have lost sales of their business because of this 18 annexation. Their property values have dropped, and 19 they are not able to sell their business and retire 20 because of this. People do not want to invest in an 21 area inside of the Soldotna city limits. 22 The city's -- many of the council members 23 have told me directly that they don't represent us, and 24 for all intents and purposes, they are correct. They 25 do not, at this moment, represent us. But we do ask</p> |

Page 34

Page 36

1 that you listen to us.
2 We don't want to be in the city, we don't
3 want to be annexed, we've purposely bought area outside
4 of it. The city cannot provide the services that they
5 current -- we currently have now. We ask that you stop
6 and re-evaluate, and listen to the people and put it up
7 for a vote.

8 **VICE MAYOR WHITNEY:** Thank you, Mr. Lay.
9 Tracy Lay.

10 **TRACY LAY:** Hi, I'm Tracy Lay. That's my
11 husband Matthew. We own Big Dog Custom on East Poppy.
12 I don't want to be annexed. I want to be able to teach
13 my daughter to ride her ATV in our yard up and down the
14 trails. I want us to be able to shoot our guns safely
15 in our neighborhood and not have to go to a gun range
16 or wherever you guys think we have to go to do it. We
17 have plenty of open woods safely to hunt in around our
18 neighborhoods outside of the city.

19 I don't want to be in there. A good many
20 people don't want to be in there. We didn't buy in a
21 city for a reason. And yet no matter how many times
22 people say no, it seems like you guys are a giant bully
23 who just don't care. We don't want in the city,
24 period. Thank you.

25 **UNIDENTIFIED SPEAKER:** Excuse me, could

1 And what I need to know is who gives you
2 the authority to change the lifestyle of all my
3 neighbors, to force their city codes and regulations
4 down our throat? We don't want it. We did not -- we
5 chose not to live in the city of Soldotna because we
6 don't want to live like city dwellers, we're country.
7 Okay.

8 My neighbor wants to raise and trains
9 horses, they are Americans, they have the right to do
10 that. You do not have the right to take that from
11 them.

12 Right now I do not live within the
13 boundary areas, it's within a stone's throw across Echo
14 Lake Road from me. But I can see in the future it will
15 expand, and my property will be included. I'm here to
16 speak for the residents that have chosen the country
17 way of life, they don't want to live in the city, and I
18 hope that you will listen to us.

19 I do understand now with your information
20 that anybody that built their business or their home
21 before 1985 will be grandfathered in. That is a good
22 thing. I hope it will apply to everybody that owns
23 property within the boundaries, and we will not have to
24 change our entire life to please the City of Soldotna.
25 Thank you for your time.

Page 35

Page 37

1 you adjust the mic for the next one so we could hear
2 better?

3 **STEPHANIE QUEEN:** Rusty, there was a
4 question if the mic can be adjusted to hear a little
5 bit better.

6 **UNIDENTIFIED SPEAKER:** Oh, yeah. You can
7 just feel free to scoot the mic closer on the stand. I
8 have it turned up about as loud as I can.

9 **STEPHANIE QUEEN:** Sure. Thank you, sir.
10 We will try and remind people to be close to the
11 microphone.

12 **UNIDENTIFIED SPEAKER:** That would be
13 great.

14 **STEVE WRIGHT:** Testing, one, two, three.
15 My name is Steve Wright, I live at 48030
16 Helgeson Avenue, North Echo Lake Road. I've been a
17 resident at that location since 1984.

18 My number one issue with the proposed
19 annexation is the City of Soldotna blue book of city
20 codes and city regulations.

21 Within a stone's throw of my house there
22 is a horse ranch, there is a farm that harvests hay
23 every season, there is another equestrian training
24 neighbor that has horses, cattle, and chickens and
25 goats. All around me is farm community.

1 **VICE MAYOR WHITNEY:** Thank you, Mr.
2 Michael -- excuse me, Mr. Wright.

3 Mitch Michael.

4 **MITCH MICHAEL:** All right. I don't
5 particularly like speaking in public, so -- and it's
6 rather painful. Hopefully, this will be painful for
7 everybody else here too.

8 My name is Mitch Michael, and I live on
9 the northern portion up on Ridgeway, it used to be
10 called Frontier Avenue, and I support annexation. And
11 the reason I do is because I live one mile from the Y.
12 If there was a gunshot at my house, if we were
13 outdoors, we would hear it.

14 One of the issues with being that close
15 is, which is really bizarre, we had a gerrymandering
16 issue about 12 years ago which took me out of the
17 voting district that was in this area for the assembly,
18 and I won't be able to vote for Mr. Cox because they
19 actually did that. Now I am in the Sterling area. I
20 have no affinity -- a lot of friends in Sterling, but
21 my place is closer to Soldotna.

22 Let me tell you why I think this is a
23 great idea. Protection, police protection. In the
24 past five years, I have had three break-ins at my home.
25 One totaled to almost \$3,000 worth of tools that were

Page 38

1 stolen; another time, two broken windows which cost me
2 about \$600; and during the earthquake, I got broken
3 into again in broad daylight. And do you know why I'm
4 not there, why they get away with it? They are doing
5 it in broad daylight. So that was a \$600 door. They
6 didn't get in, but it shows you how close crime is
7 occurring here.

8 Another issue is, and I found this out
9 from a local police officer who is working undercover
10 narcotics, that road is a noted area for drug deals.
11 My next-door neighbor was actually cooking meth in his
12 house, and the house had to be gutted, and the police
13 knew about it and their issue was, "We're looking for
14 the big guys."

15 Another reason coming in is homeless.
16 Two weeks ago I found a homeless camp on my neighbor's
17 property. Why is this all going on? This is going on
18 because we're not in the city of Soldotna. A police
19 officer in Kenai mentioned to me a lot of folks, a lot
20 of crime, a lot of illegal activity doesn't occur in
21 cities in Kenai or in Soldotna, but it occurs on the
22 edges.

23 Because thieves know, they are not
24 idiots -- well pretty damn close -- but they know that
25 they can get away with things outside. A police call

Page 39

1 from the state troopers to my house takes four hours
2 even though they are over there. There are more police
3 officers in the city of Soldotna than there is working
4 for the state troopers, and they are covering
5 everywhere from Girdwood almost all the way down past
6 Homer right now.

7 Another issue is road service. I live on
8 a road that is not maintained by -- it is not
9 maintained by the borough. A really nice fellow
10 decided to spill this to the assembly, and a result
11 after five years working of getting road improvements
12 done on the road that I've been paying taxes on is not
13 going to be done because the assembly decided that this
14 was going to be annexed, and they weren't going to
15 invest any money in it.

16 The assembly then goes out and decides to
17 vote a -- almost a no-support of the annexation, but
18 actually they only supported having a vote for
19 annexation.

20 I've got ten minutes here.

21 Also, this comes down to fairness. I
22 like paying taxes like everybody else. The only thing
23 better than not paying for taxes is having somebody
24 else pay for the services you get from taxation. And I
25 think that's -- we should all examine what we

Page 40

1 individually want from being in the borough or not
2 being with the borough, but if you are getting
3 something and you're getting something for nothing,
4 somebody else is paying.

5 I'm tired of the borough and the state
6 and the feds paying for things that I feel I have a
7 responsibility to pay for.

8 All right. Thank you. I never talked so
9 fast before.

10 **VICE MAYOR WHITNEY:** Thank you, Mr.
11 Michael.

12 Mr. Don Boston.

13 **DON BOSTON:** My name is Donald Boston. I
14 live in Soldotna, and I've got property in Ridgeway,
15 like, several properties.

16 This guy is wanting to be able to vote.
17 It's, like, I don't know why, I thought we voted on
18 this already, so -- but here we are.

19 If you guys shove this down our throats,
20 we will fight back. We do not want this. My
21 businesses are in Ridgeway because I don't want to be
22 in the city, and that's why they are there. I invested
23 millions of dollars, and I don't want to be subject to
24 city rules and bologna. And no disrespect, but we are
25 going to organize, the businesses around here are going

Page 41

1 to organize, and we are going to fight back.

2 And if it has to be at the ballot box
3 come election day, that's where it's probably going to
4 be. Because if it comes down our throats, we're going
5 to come back on everybody that tries to force it down
6 our throats.

7 Thanks.

8 **VICE MAYOR WHITNEY:** Thank you, Mr.
9 Boston.

10 The next five would be Patricia
11 Patterson, Ravin Swan, Rusty Swan, Sean Cude. Please
12 come up here or use the other microphone. Thank you.

13 I'm sorry, I can't hear. (Whispered comment). Okay,
14 then we will move to Jack Foster.

15 Ms. Patterson.

16 **PATRICIA PATTERSON:** Yes. Can you
17 hear -- oh, geez, sorry.

18 My name is Patricia Patterson. I own
19 commercial property on 36312 Irons Avenue, which is
20 just the top part of, I think, Area 7.

21 I'm a person in this community, not in
22 your community, but I belong to this community out
23 here. I am your neighbor.

24 The City of Soldotna has given many
25 opportunities for us to talk to you and express our

| | |
|---|---|
| <p style="text-align: right;">Page 42</p> <p>1 concerns and give feedback, but you have not heard us, 2 and you have not listened. You have failed the people 3 of this community. 4 You have strategically included proposed 5 lands in annexation based entirely on financial benefit 6 to you. You have failed the people of this community. 7 You have denied local mom and pop businesses the 8 consideration that our business is our home. Even 9 though we don't live there, it is our home, which means 10 you have failed the people of this community. 11 You have justified your option for forced 12 annexation by throwing numbers, graphs, and broad 13 statements of how you meet my needs without regard to 14 this community's need or desire for self-determination. 15 You have failed this community. 16 You have strategically carved out the 17 neighborhoods who need you the most. The Knight Drive 18 area, the low income, that people who truly need you, 19 you carved them out. Shame on you. You failed the 20 people of that part of the community. 21 Your mayor publically announced there 22 would be a vote, and when your mayor left, you did not 23 honor what he said. You failed this community. 24 Your area of forced annexation has taken 25 out almost all voting citizens, it's mostly commercial.</p> | <p style="text-align: right;">Page 44</p> <p>1 you to partner with greed. Your footprint is made up 2 of people, houses, land, and residents. You do not own 3 it, it's not your footprint. And we do not want to 4 become part of it, and we made that choice by where we 5 built and where we live. 6 That's all I have to say. 7 VICE MAYOR WHITNEY: Thank you. 8 Ravin Swan. 9 RAVIN SWAN: My name is Ravin Swan, and I 10 am totally opposed to the City of Soldotna annexing my 11 property, which is located at 34276 Business Park, 12 Frontage Road, K-Beach. 13 I have owned and operated Gama's Designs 14 for the past 25 years and have first-hand experience 15 dealing with the City of Soldotna. 16 For the first 21 years my business was in 17 the city of Soldotna leased with other buildings. In 18 2015 I was able to purchase my own building and 19 property, and I purposely choose to build and buy 20 outside the city limits. 21 Your building codes, your rules, your 22 ordinances are difficult to navigate. They are 23 expensive and make owning a small business in the city 24 limits very difficult. They dictate to where and even 25 if science can be used, your parking lots are required</p> |
| <p style="text-align: right;">Page 43</p> <p>1 This allows you to retain your local power without 2 having to justify what you -- justify your actions, 3 which means you have failed this community. 4 You have never once considered some major 5 economic changes that are happening in the brick and 6 mortar area. The blueprint of brick and mortar, it is 7 changing so fast that you don't even see it. 8 By expanding yourself three miles and 9 spending the money to expand yourself the four miles, 10 you have not seen the fact that we are all surviving 11 the loss of the brick and mortar. And I predict other 12 than alcohol and fresh food, everything is a worldwide 13 situation now. You are not going to have the gains 14 because you visualize so much brick and mortar being 15 able to make your city bigger. That is not what is 16 happening in our economic base. 17 And sales tax alone, you are the richest 18 city in the Peninsula, which means you have no 19 financial need for my sales tax -- 20 VICE MAYOR WHITNEY: Could you please 21 wrap up? 22 PATRICIA PATTERSON: Excuse me? 23 VICE MAYOR WHITNEY: Could you please 24 wrap up so we can go to the next one? 25 PATRICIA PATTERSON: -- which has allowed</p> | <p style="text-align: right;">Page 45</p> <p>1 to be paved, and you even dictate how to landscape your 2 property. 3 Ms. Queen, you talked about the 4 grandfather clause. That's all fine and dandy until I 5 have to remodel. I want to add on, I want to put 6 another sign up, I have to follow your guy's standards 7 there. 8 If the annexation goes through, property 9 owners will eventually be required to connect to the 10 city's sewer and the city water at a huge cost to us 11 property owners. I will have to pave my parking lot, 12 and I may have to change my signage. I don't want to 13 be forced to do any of these things. 14 My business is currently located on a 15 borough maintained frontage road, and the services are 16 excellent. I don't believe the city could even come 17 close to matching of what the borough does now. 18 So the City of Soldotna cannot provide me 19 with any better roads, definitely cannot provide me 20 with any better police service. Remember, I was in the 21 city for 21 years. I pretty much dealt with, at one 22 time or another, every department in the city. 23 I have read the city's 312 page 24 annexation petition, and in my opinion this is just a 25 money grab to fill your coffers under the guise of</p> |

| | |
|---|---|
| <p style="text-align: right;">Page 46</p> <p>1 funding your city services.</p> <p>2 I, like many K-Beach owners, we don't</p> <p>3 live in Soldotna and will not ever have the opportunity</p> <p>4 to vote on the City of Soldotna affairs or issues that</p> <p>5 will affect my property.</p> <p>6 I will have to pass that additional 3</p> <p>7 percent sales tax onto my customers. Like many small</p> <p>8 businesses, online and internet competition has been</p> <p>9 very difficult to deal with. The increase to that 3</p> <p>10 percent will affect my customers.</p> <p>11 I have worked hard to operate my business</p> <p>12 and finally own my own property. I have dreams of</p> <p>13 expansions, but if this annex goes through, I fear my</p> <p>14 dreams may never be realized.</p> <p>15 Thanks for your time.</p> <p>16 VICE MAYOR WHITNEY: Thank you, Ms. Swan.</p> <p>17 Sean Cude.</p> <p>18 SEAN CUDE: My name is Sean Cude. I own</p> <p>19 SBC Construction Development Group and Peninsula</p> <p>20 Pumping and have operated in that area off of K-Beach</p> <p>21 for 20-plus years and a resident since 1988.</p> <p>22 I own 40 acres of highway frontage there,</p> <p>23 150,000 square foot of building. Millions I've</p> <p>24 invested into that area. And 30 of my acres plus</p> <p>25 100,000 square foot of my real estate will be affected</p> | <p style="text-align: right;">Page 48</p> <p>1 let me build them a new building here or in the Valley</p> <p>2 if it was on city property because of the strict</p> <p>3 zoning. And I don't think any of you understand that.</p> <p>4 It's almost like being in New York City and you are the</p> <p>5 mob and you are just going to take it from us without</p> <p>6 even listening, no vote.</p> <p>7 When we go to build and go forward, every</p> <p>8 build cost, when I have to permit through you, is going</p> <p>9 to go up a minimum of 10 percent in build costs and</p> <p>10 permitting and additional things. I'm already meeting</p> <p>11 all the state, federal, and local codes. It's a deal</p> <p>12 killer.</p> <p>13 You are going to watch the developers</p> <p>14 like me just throw their hands up because we can't get</p> <p>15 people to move in. So when you are doing \$4 or \$5</p> <p>16 million developments a year, and you add \$4- or</p> <p>17 \$500,000 to those projects, they don't pencil out.</p> <p>18 I appreciate what the city is doing and</p> <p>19 beautification in Soldotna, and if I chose to come to</p> <p>20 Soldotna and build, I'll make sure that my numbers</p> <p>21 check out economically to work out.</p> <p>22 But in a warehouse district, a landscape</p> <p>23 plan and a few extra trees doesn't really help get one</p> <p>24 more penny of rent.</p> <p>25 I got one other issue. I have a</p> |
| <p style="text-align: right;">Page 47</p> <p>1 by this.</p> <p>2 I have tenants in there, Coffee Roasters,</p> <p>3 Whitey's, Big Daddy's Pizza, they are hanging on by a</p> <p>4 thread. They are month-to-month and barely making it</p> <p>5 in our community. And just like Ravin said, they want</p> <p>6 to move a light switch, and we have to come permit it</p> <p>7 and change signs and everything that we do, they can't</p> <p>8 afford another nickel of rent. It is really going to</p> <p>9 impact everything that goes forward for developers.</p> <p>10 I'm one of the largest developers on</p> <p>11 K-Beach and have invested more in that whole K-Beach</p> <p>12 corridor in the last four or five years than anybody.</p> <p>13 I don't want to be part of the city. I</p> <p>14 chose to buy property there, invested millions to not</p> <p>15 have to go through the regulations. You guys see my</p> <p>16 buildings, I build nice buildings. I run them through</p> <p>17 the state fire marshal. They meet all the local codes,</p> <p>18 standards, and everything. But I don't need an</p> <p>19 industrial warehouse district to have a landscape plan</p> <p>20 or a signage plan.</p> <p>21 You know, I own a scrapyard in Anchorage.</p> <p>22 We had to plant 150 trees behind a privacy fence to</p> <p>23 meet Anchorage's landscaping plan. That's not what I</p> <p>24 want.</p> <p>25 Ferguson Plumbing, they would not even</p> | <p style="text-align: right;">Page 49</p> <p>1 five-acre septic treatment facility that's behind</p> <p>2 Northstar that's in part of this area too. I'd really</p> <p>3 like to see how we're going to zone, permit, and do</p> <p>4 improvements on a sewage treatment facility that you</p> <p>5 guys have never even dealt with. It's not even a</p> <p>6 normal building.</p> <p>7 I hope that you listen, because I think</p> <p>8 there's been one yes and a whole lot of no's, and it's</p> <p>9 not what we want.</p> <p>10 VICE MAYOR WHITNEY: Thank you.</p> <p>11 Mr. Foster.</p> <p>12 JACK FOSTER: Hello. I'm Jack Foster,</p> <p>13 and I've got a gravel pit right there by Sean there, 60</p> <p>14 acres-plus, 44484 Knight Drive.</p> <p>15 And you know, I don't have any intentions</p> <p>16 or -- I don't want you guys to annex that. You know, I</p> <p>17 was here a couple of years ago and spoke my piece, and</p> <p>18 thankfully Dave Carey, you know, stood up for us people</p> <p>19 out here, and I wish he was still here.</p> <p>20 We put that street in that goes into our</p> <p>21 gravel pit right by the car wash. We put water and</p> <p>22 sewer for the city, it was a city job when Steve</p> <p>23 Bonebrake was here, and I can't even get the city to</p> <p>24 maintain that street. They will maintain Knight Drive</p> <p>25 west, but they won't come and do, you know, that little</p> |

Page 50

1 short street. So I plow the snow, you know, and I sand
2 it, and I take care of that for Ron's car wash and
3 ourselves. And I've tried them two occasions to get
4 that line extended into our office so we could have
5 water and sewer.
6 So, you know, I look at areas like out
7 toward the golf course, you know, there's not been any
8 expansion of water and sewer out in that direction.
9 There's a lot of businesses out there that deserve
10 that, but it's not feasible money-wise, or otherwise
11 you guys would probably be out there, but yet they
12 deserve it because they are in the city.
13 And sometimes maybe -- maybe you've got
14 to put the money out, you know, to satisfy the people
15 that's in the city already before you go annex other
16 parts of the city.
17 So anyway, I'll let you know I'm opposed
18 to it. I appreciate you listening.
19 **VICE MAYOR WHITNEY:** Thank you, Mr.
20 Foster.
21 The next five would be Mary Hutchison,
22 George Pierce, Ed Granger, and I'm not sure if the
23 other person there wishes to testify -- I'm not quite
24 sure how to say the name -- and Marcella Bremond and
25 Susan Mathews.

Page 51

1 Ms. Hutchison, thank you.
2 **MARY HUTCHISON:** Hello. My name is Mary
3 Hutchison. I do not have property in the area that is
4 proposed, but I'm close to it. And in ten years from
5 now I'm not looking forward to the city expanding to my
6 area.
7 But I was wondering if I could get a vote
8 of the ones that are in the proposed annexed area to
9 just raise your hand if you are for the proposed
10 annexed areas, could I just see your hand if you are in
11 the area? We have one. And can I see the people
12 against that are in the area? Okay.
13 So there are things that have been said,
14 and I hope you listen to them all, and thank you very
15 much.
16 **VICE MAYOR WHITNEY:** Thank you.
17 George Pierce.
18 **GEORGE PIERCE:** My name is George Pierce,
19 and I live in Kasilof. I don't have no dog -- fight in
20 this mess, but it's obvious these people want to have a
21 voice, and for you to sit up here and think you are
22 above everybody is wrong.
23 Soldotna is not a very friendly city.
24 They want to charge and charge and charge. I can go to
25 Kenai and buy twice as much food as I can down here

Page 52

1 because you've overpriced everything. You are running
2 more people away than you are getting into your city.
3 You are not a very friendly city.
4 You want to always -- you've got to get
5 your budget under control. You've got way too much of
6 a spending problem. You have got to change the way you
7 are figuring things out here.
8 So I hope you are keeping count of all
9 the people that are against it, and I am against it. I
10 don't want you coming down to Kasilof, and I can see
11 where that would go too. You know, you think you can
12 get away with taking this property. Next thing you
13 will be going down to Anchor Point or something.
14 So it's really disgusting that we have to
15 come up here and waste our time to tell you folks what
16 we want you to do. It's a bad idea. So listen to the
17 will of the people, try that for a change, will you?
18 And quit charging so much money for
19 everything. You are running businesses away instead of
20 getting them into you. That's all I have to say.
21 **VICE MAYOR WHITNEY:** Thank you, Mr.
22 Pierce.
23 Ed Granger.
24 **UNIDENTIFIED SPEAKER:** Say it again.
25 **VICE MAYOR WHITNEY:** I'm sorry.

Page 53

1 **UNIDENTIFIED SPEAKER:** I said, "Say it
2 again."
3 **VICE MAYOR WHITNEY:** Ed Granger.
4 **ED GRANGER:** I can talk, I just can't
5 hear too well, okay.
6 Anyway, I'm Ed Granger, and I'm very
7 privileged to be able to address you guys today on
8 this.
9 We live in Sterling, and the reason we
10 live in the Sterling is we moved down there about 12
11 years ago to get away from government. You know, good
12 government is small government, and I see your proposal
13 is going in exactly the opposite direction.
14 This fellow that was up here just a
15 minute ago concerned about these squatters that's
16 living around here, "If they were just in the city,
17 there wouldn't be squatters there," he said.
18 Well, he ought to take that message and
19 send it to L.A., San Francisco, Portland, okay, because
20 a city is not all that effective in those places. I
21 wouldn't expect this one would be any better.
22 But let me say I compliment you for
23 putting up with the job that you have, because it's not
24 an easy one. But you've got to look at your motivation
25 for doing this, and all you've got to do is follow the

Page 54

1 money.
2 And these people moved here for the same
3 reason we did, these objectors I should say, because
4 they wanted to stay out of the government clutches, and
5 I don't see that proposal coming down from your
6 initiative.
7 You know, and a little -- and I'll be
8 done here in just a minute -- you look at what's
9 happening, what I heard here today, and I'm somewhat of
10 a stranger, I haven't been following this like I
11 probably should, but I see the threat even to Sterling.
12 You know, you are coming down the road and coming down
13 the road, and although I may be sixth, I'm afraid I'll
14 still be around when you hit Sterling.
15 But just in case I am, I want to be able
16 to tell my kids and grandkids that I objected to it
17 early on and you didn't listen.
18 You know, one thing that I've noticed of
19 what I've heard here today is that you've done several
20 studies, hearings, and discussions among yourselves and
21 between yourself and the public, but these studies that
22 you keep coming up with, if you look at them, you've
23 got to ask, "Who is paying for it? Who paid for those
24 studies?" The assembly did, the council members did.
25 And why did they did it -- did that, is because they

Page 55

1 were motivated.
2 So the guy that's working for the people
3 that is paying for the study, do you think he's going
4 to come up with something that you don't want? Of
5 course, he isn't. I've been involved in studies like
6 that where I was the one that was doing it for the
7 customer. So of course it's going to come out heading
8 in the direction you wanted it to go. To me, that
9 makes it invalid.
10 This whole thing that you've got going
11 should, in fact, go to the public vote. I mean, when I
12 say "the public," not just Soldotna, they shouldn't be
13 able to drive this nail into the coffin all by
14 yourselves. It ought to be out there where you've got
15 some fair representation on the subject.
16 But thank you again for the privilege of
17 being here.
18 **VICE MAYOR WHITNEY:** Thank you, Mr.
19 Granger.
20 Marcella Bremond.
21 **MARCELLA BREMOND:** Hello. My name is
22 Marcella Bremond, and you can find me at P.O. Box 1588
23 in Kenai.
24 But I have property across from K-Beach
25 Elementary, directly across, and I'm a daughter of a

Page 56

1 homesteader. That was a homestead back in the day.
2 And at present I'm not in the target, but
3 it's just a matter of time. I mean, I am -- these are
4 my people, and what is not happening directly at this
5 moment based on our last couple of meetings, I know
6 that eventually there's a good chance you are going to
7 come back for those pieces that you didn't get before.
8 The services that you guys call benefits
9 are no benefit to anybody here, nobody wants them. The
10 people that you are serving those services to, they
11 came to you and asked for them. But nobody in this
12 room, aside maybe for the gentleman there, wants any of
13 the services that you are offering. I don't want your
14 city water. I don't need police protection from
15 Soldotna police. All of us -- most of us probably have
16 guns, we can take care of ourselves. There's nothing
17 that you are offering that is something that we want,
18 and we try to tell you that.
19 But I stand with all these people because
20 I will be a target again when you are done trying to
21 take from them what you want, and I just want to oppose
22 that, because I'm not interested at all in being a part
23 of the city, none of us are. We don't want to be in
24 the city of Soldotna at all.
25 And so I'm not sure where it's going to

Page 57

1 end, but we will continue to push, just like you push.
2 We will continue to fight so that we can remain outside
3 of the city and conduct business like we do, be a part
4 of this community without actually being a part of the
5 city.
6 It's possible, but you are not offering
7 anything that we need. And we don't mind contributing,
8 and we don't mind being a part, but we don't need to be
9 in the city to actually be functioning, supporting
10 people of the community.
11 So that is what I'm here to say, is that
12 I just do not want my property ever to be a part of the
13 city. And like many people have said before, it's why
14 we are not in a city. Any of us can move to the city
15 at any time we wanted to, but we don't because we don't
16 want to be a part of the city. And I understand the
17 city needs to grow, but maybe you should consider
18 growing in the other direction, because there's plenty
19 of land going the other direction. But I understand we
20 all know this is about you guys making more money from
21 us.
22 It's a small number, 400-some people is
23 not much. But really, all those business owners out
24 there, you see money, you don't see people, you see
25 their money, and it's a shame.

Page 58

Page 60

1 So I just wanted to say I do not want to
2 be a part of annexation ever, I never want to be part
3 of the city, and neither do any of these people.
4 **VICE MAYOR WHITNEY:** Thank you.
5 Susan Mathews.
6 **SUSAN MATHEWS:** Hi. I'm Susan Mathews, I
7 live at 46150 Sather Court. I'm a K-Beach area person,
8 and I identify myself as a K-Beach area person.
9 K-Beach is a community. It doesn't have
10 lines excluding and including, but K-Beach is a tight
11 community, we support each other.
12 You're trying to take away all the
13 businesses from that community who honestly work
14 together. It's a community. We support each other.
15 I'm just one person. My land is not,
16 this time, within the annexation program, but as many
17 other people have said, it probably will be in some
18 future time when you actually want the residential
19 areas.
20 I have big concerns about the way that
21 the process has gone. I compliment you. You followed
22 every step, every meeting that you needed to have, you
23 just haven't listened to the responses. There is a lot
24 of us out there.
25 I don't have a business stake. I don't

1 provide services.
2 I already live in the city of Soldotna,
3 and you guys fail. I have to call repeatedly to get my
4 road graded. Oftentimes, I just have to use my work
5 truck and grade my own way out in the snow.
6 You can tell I'm a little bit nervous up
7 here, so.
8 Twenty-three percent of Soldotna
9 residents do not receive basic services, that's in your
10 study. I'm here to say you need to provide services to
11 all of Soldotna before you annex and try to tax another
12 group of people. It's just wrong. It's like
13 colonization, we don't do that anymore.
14 That's all I've got to say. Thank you.
15 **VICE MAYOR WHITNEY:** Thank you, Mr.
16 Henry.
17 Ms. Mustard.
18 **GRISELDA MUSTARD:** Hi. My name is
19 Griselda Mustard, I'm from Soldotna, Marydale Avenue.
20 Everybody said what I wanted to say. I need to
21 reinforce all of this.
22 We don't want it. I mean, I do a lot of
23 business with all these businesses, I've been up here
24 for 40 years, and I love it, raised my kids. And now
25 everything is going to change and go up higher. And

Page 59

Page 61

1 have money riding on it. I have my life and how I live
2 it with my friends and the people in that area. And I
3 think it's more than just 400-some people that you are
4 trying to annex. There's a lot more people who will be
5 affected by that.
6 And I sincerely wish that these meetings
7 would end up in someone listening. I don't see that
8 happening. It's been going on for so many years. Just
9 this last has been three years of so many meetings, so
10 much time and effort from all these people who take
11 away from businesses, take away from family time to
12 come and say, once again, please, we don't want to be
13 annexed.
14 Thank you.
15 **VICE MAYOR WHITNEY:** Thank you.
16 Next up will be Charles Henry, Griselda
17 Mustard, Brian Olson, Gene Moyer, and Dan Green.
18 Mr. Henry.
19 **CHARLES HENRY:** Mr. Vice Mayor, council
20 members, and city manager and clerk, thank you for
21 showing up today and allowing us this opportunity.
22 Personally, I'm here to talk to these
23 folks and you. I am a Soldotna city resident, and I'm
24 against the annexation based on the idea that you are
25 going to annex some people and you are not going to

1 really that's what I want, is you not to have the money
2 and us to have the money.
3 So that's how I feel. Thank you.
4 **VICE MAYOR WHITNEY:** Thank you.
5 Mr. Olson.
6 **MR. OLSON:** Brian Olson, Soldotna,
7 Alaska.
8 Forced annexation is anathema to the
9 democratic process. It appalls me that in this day and
10 age the Soldotna City Council, who do not represent the
11 folks living outside the city limits, can annex land
12 without the explicit consent of the residents and the
13 businesses.
14 Borough residents have zero
15 representation on the city council but will have their
16 property rights and lives forever changed.
17 We went through this ugly and contentious
18 process when Soldotna attempted to annex us back in
19 2005 to 2008. It resulted in many people in the
20 borough having strong feelings towards the city for
21 trying to annex property without a vote.
22 The only reason many of us are not city
23 residents today is because of a veto by then-Mayor Dave
24 Carey. Thank you, Mayor Carey. He espoused the same
25 views our forefathers did. Nowhere in America should

| | |
|---|---|
| <p style="text-align: right;">Page 62</p> <p>1 any citizen be governed by people they did not elect, 2 that is taxation without representation. 3 Nothing is different this time around. 4 In fact, the anger towards the city has risen, and the 5 overwhelming majority of borough residents are 6 adamantly opposed to any annexation without a vote. 7 It appears the city couldn't care less 8 about the wishes of the residents who will be 9 irreversibly affected by this. You have shown complete 10 disregard of the impact annexation will have on borough 11 residents, not just those in the selected areas. 12 Borough residents have packed the city 13 hall for the past five years explaining we do not want 14 to be annexed. The city was presented with petitions 15 and polls showing that over 90 percent of all the 16 businesses in the affected areas were opposed to 17 annexation to no avail. Even your own \$50,000 18 consultant reported the overwhelming opposition against 19 forced annexation. 20 Last September, the Kenai Peninsula 21 Borough Assembly passed Resolution 2018-036, a 22 resolution opposing the City of Soldotna plan to annex 23 adjacent property without seeking voter approval. This 24 body of government represents over 50,000 residents of 25 the Kenai Peninsula Borough. We are all proud to live</p> | <p style="text-align: right;">Page 64</p> <p>1 GENE MOYER: Gene Moyer, I live off of 2 Echo Lake Road. I have apartments outside of the city 3 of Soldotna. My tenants are not all the ones that can 4 afford an increase should you ever annex that just on 5 down Echo Lake Road. 6 But my first question is, is there 7 anybody in this audience or anybody here that's on that 8 boundary commission? Anybody? How come we don't have 9 anybody in the boundary commission here to hear all 10 this opposition? Is that something they are 11 restricted, not supposed to listen to these public 12 hearings? I'd really like to know an answer to that. 13 Anybody give it to me? Nobody seems to want to. 14 Do you remember MarkAir? They did a good 15 job here for a while, but all of a sudden they wanted 16 to expand. Guess what happened to MarkAir? They went 17 down. 18 I see that with Soldotna. You are a good 19 little city. Make it a better city. Make it better. 20 Do the things. Some of these folks said they need more 21 services. Take that money that you are spending around 22 and take care of your people inside the city so those 23 people are happier, and maybe the next time they might 24 support. 25 But let's look at this thing. Maybe you</p> |
| <p style="text-align: right;">Page 63</p> <p>1 in a free and democratic society, which our country was 2 founded on those principles. 3 When a city government, who does not 4 represent me or my neighbors, can force any of us to 5 become a resident and taxpayer to your city against our 6 will, but we do not get to vote for you, that's wrong 7 on every level. 8 People who chose to live outside the city 9 do so of their own free will and for their own reasons, 10 more freedom, less government regulations than living 11 in the city. Annexation will economically benefit the 12 city while we lose our current freedoms. 13 This meeting today is nothing more than 14 another check in the box to justify this petition for 15 annexation to the LBC. So now what? 16 If our elected officials claim to listen 17 to the will of the people, then we encourage Senator 18 Micciche, Representative Knopp, Representative 19 Carpenter, Representative Vance to stand up and fight 20 on behalf of the overwhelming majority of their 21 constituents. 22 VICE MAYOR WHITNEY: Thank you, Mr. 23 Olson. 24 Mr. Moyer. Gene. Gene Moyer, okay. I 25 told you I would mangle it at the very beginning.</p> | <p style="text-align: right;">Page 65</p> <p>1 could annex certain areas that want to be annexed 2 instead of this broad spectrum. 3 I support probably, oh, I guess, a third 4 of the businesses on K-Beach. Every one of those guys 5 are there because they want to be outside the cities. 6 They don't want Kenai, they don't want Soldotna, they 7 want to be out there where they can control their 8 destiny. 9 So I think that I've spoken before, and 10 I've only heard one person supporting this. So I would 11 really like to encourage you folks to think about your 12 votes when you decide to either go forward or go 13 backwards or stop. I think the stop is the key to the 14 thing. Thank you. 15 VICE MAYOR WHITNEY: Thank you. 16 Mr. Green. 17 DAN GREEN: My name is Dan Green. I own 18 property in the city of Soldotna, and I own property 19 outside the city of Soldotna in affected areas, more 20 than one piece. I live at 37464 Mackey Lake Road is 21 where I reside. 22 I'm sure this council is sick and tired 23 of listening to the annexation testimony, therefore, 24 I'm going to keep my testimony very short. 25 You've already heard all the concerns on</p> |

| | |
|---|---|
| <p style="text-align: right;">Page 66</p> <p>1 force annexation, and you are apparently deciding to 2 move forward and completely ignore these issues. 3 Numerous times over the years the people affected by 4 annexation have sent a message loud and clear to this 5 council that they are not in favor of annexation, 6 especially forced annexation. 7 So what are we doing here today? Is this 8 simply another hearing required to complete the 9 annexation process so the city can check all the boxes 10 and submit the final petition to the boundary 11 commission? Is this hearing a waste of people's time 12 or are the six individuals, are you six individuals 13 going to seriously consider the requests of these 14 people that are testifying here today? Do you not care 15 how forced annexation affects this group of property 16 owners? I don't understand that. It's beyond me. 17 This annexation effort is going to 18 dramatically change people's personal property rights. 19 You seem to have no interest in allowing a vote, and 20 that's unfair, and unnecessary, and unjustified. You 21 are affecting these people's lives, their property 22 rights, and you don't seem to care. 23 We have members of the state legislative 24 branches here today, and it's my hope they are 25 listening. If this annexation petition works through</p> | <p style="text-align: right;">Page 68</p> <p>1 and myself are against annex. 2 If the annexation goes through, Alaska 3 Ammo won't be part of the community for long. The lack 4 of city tax has allowed new businesses like Alaska Ammo 5 to come to the area. The new businesses in the area 6 help out the people in city limits with employment and 7 new companies to add to what's available in the area. 8 Operating within city limits will prevent 9 growth that Alaska Ammo needs, not just taxes that 10 could otherwise be used to develop the location, but 11 also a proposed indoor gun range. 12 We will not benefit from the city 13 services in a way that will better our growth. As it 14 stands right now, we have a good deal of business that 15 we get through our doors solely because we don't have 16 city taxes. If this passes through, we lose that edge 17 over big businesses in the area, namely Sportsman's. 18 We have nothing to gain and business to lose when this 19 passes. Thank you. 20 VICE MAYOR WHITNEY: Thank you, sir. 21 Megan Swanson. 22 MEGAN SWANSON: Hello. I am Megan 23 Swanson, I am actually a property owner of the city of 24 Soldotna, and I also have interest in the annexed 25 areas. My family owns and operates several businesses</p> |
| <p style="text-align: right;">Page 67</p> <p>1 the boundary commission and is submitted to the 2 legislature, I certainly hope our representatives take 3 this group's concerns seriously and veto this effort at 4 that level if necessary. 5 Forced annexation, my friends, is wrong. 6 It's rarely done in this country anymore. Many states 7 don't even allow it. It's disappointing to me how six 8 council members ignore these people and not give them a 9 voice. Allow them the right to vote. Sell the 10 benefits of annexation. Show them how this improves 11 their position in life. 12 Please, I'm almost going to beg you guys, 13 don't ram annexation down their throat. It's wrong, 14 it's unacceptable, it's unjustified, and it's 15 unnecessary. Thank you. 16 VICE MAYOR WHITNEY: Thank you, Mr. 17 Green. 18 Michael Modreel, Megan Swanson, Trevor 19 Earll, and Kelley and Andy Cizek. 20 Michael. 21 MICHAEL MODREEL: Good day. I'm Michael 22 Modreel, store manager of Alaska Ammo on K-Beach, 43687 23 K-Beach Road. 24 I consider myself and Alaska Ammo as part 25 of the Soldotna community, but the owner of Alaska Ammo</p> | <p style="text-align: right;">Page 69</p> <p>1 in the K-Beach area and have since 1983. 2 We are Concrete Ready-Mix, and many of 3 you know Davis Block used to be inside the city limits, 4 and they have therefore now moved outside into an area 5 just outside of the annexation area. It actually ends 6 at the boundaries of our property, which as you guys 7 stated -- or in the petition it states an unfair 8 advantage for businesses inside the city limits 9 competing with those that are directly outside of the 10 city limits, and that is exactly what you would be 11 forcing our business to do would be the opposite. You 12 would be forcing us into the city and forcing unfair 13 advantage onto our business. 14 Also, we have several road maintenance 15 contracts through the borough that we have, as a 16 company, invested hundreds of thousands of dollars into 17 equipment to support road maintenance. Many of our 18 contracts will actually be affected during this 19 annexation. 20 And I would just like to question how 21 exactly city government thinks that they can provide 22 better services to residents than the small businesses 23 you will be directly taking money from people that you 24 are trying to support in your communities, you know, 25 making people have to move, relocate. We are losing</p> |

| | |
|--|--|
| <p style="text-align: right;">Page 70</p> <p>1 jobs. We'd be losing funding simply by the city taking 2 over certain areas that is being maintained very 3 effectively by borough subcontractors. 4 You also had -- in the petition it 5 discusses, and the gentleman down there for the city, 6 you know, for the annexation stated that he doesn't get 7 any troopers or anything in that area. But in the 8 petition it discusses that the city is already offering 9 city services, like police efforts, to close outlining 10 and surrounding areas. But if that gentleman lives 11 just a block away and he's not getting any, you know, 12 police, then where are you guys sending your city 13 police officers to that are not currently inside the 14 city limits? 15 And then -- discussing about the schools 16 and how there was over 2,000 students that attend 17 schools inside the borough -- or inside the city. Most 18 of them live inside the city limits and their -- that's 19 their schools, where their boundaries are. 20 I just hope you guys really think about 21 what you are possibly doing to local businesses that 22 don't want to be inside in the city limits, that have 23 chosen for 20, 30, 40 years to be outside the city 24 limits, and now you are forcing this upon us. 25 And as far as my experience goes</p> | <p style="text-align: right;">Page 72</p> <p>1 see the effect. You know, I go to Save-U-More, and 2 extra 3 percent is an extra 3 percent, and you add that 3 up over the year, and of course the five years, it adds 4 up to a sum. 5 I'll also echo that the road service that 6 I already have through the borough contractor, and I 7 don't know if it's Ms. Swanson's family doing it or 8 who, they do a wonderful job. I've lived on Silverweed 9 Street, I grew up on Silverweed Street, which I don't 10 think is included, but it's off of West Poppy, and we 11 were maintaining it ourselves, and that was back before 12 it was -- is developed as it is now. 13 I'm relatively fresh out of high school. 14 I got out of high school, like, six or seven years ago. 15 I took Alaska government, and the whole thing was you 16 have a voice, and let it be heard. 17 It's not news to you folks, and I 18 appreciate the eye contact by the way, that we don't 19 want this. These services, these benefits are not 20 being asked for. We are not giving consent, which is a 21 huge thing in other aspects of social interaction. 22 So why is it that something like this, 23 something that affects us, the lifestyles that we 24 maintain, not necessarily the money, because if the 25 borough property taxes are, in fact, more expensive</p> |
| <p style="text-align: right;">Page 71</p> <p>1 personally with the city, I have a property that is on 2 one of the only gravel roads in the city, and it is 3 never maintained. 4 And like many people have said, focus on 5 maintaining the city. Bring the standards up to what 6 you guys are expecting for your small area and leave 7 the rest to be done as is, because it seems to be doing 8 just fine. Thank you. 9 VICE MAYOR WHITNEY: Thank you, Ms. 10 Swanson. 11 Trevor Earll. 12 TREVOR EARLL: Trevor Earll, I live on 13 Commerce Street across from where Ravin has Gama's 14 Design. 15 I will just echo what everyone said. The 16 first lady who spoke said she wants to be able to teach 17 her daughter how to ride an ATV. I have a 3-year-old, 18 I want to be able to do the same thing. 19 Squirrels come into my yard, I want to 20 blow them away, not necessarily with a shotgun, that's 21 a little overkill, but I also don't want the, you know, 22 cops showing up because I'm trying to get rid of a 23 pest. 24 Businesses, I don't personally own 25 businesses or property or anything like that, but I can</p> | <p style="text-align: right;">Page 73</p> <p>1 than city taxes, that would be a good thing for me, but 2 it's the lifestyle change. I don't want that. I want 3 the freedom. I want to be able to throw up a shed and 4 not have to worry about whether it's in code. 5 I just built a deck this summer that I 6 put a lot of research into and even looked up the City 7 of Soldotna's recommendations for snow load, because 8 annexation, I wanted it to be right, plus I didn't want 9 it to crap out on me either. But that's something that 10 I want to take upon myself to build it the way I wanted 11 to because I had the money to do it. There are other 12 people that need to do things around their homes who 13 don't necessarily have the access to financial 14 resources like I do. 15 And the other thing, too, is this isn't 16 representative of everybody who lives here. I have 17 buddies on the Slope right now who aren't here but live 18 in the affected zones, and I know they are pissed off 19 and mad about it. 20 So I would appreciate it if you guys 21 would listen to us and put it up to a vote, and then 22 vote no and just quit. Improve the city with the sales 23 tax dollars that we provide shopping at Safeway or Fred 24 Meyers and all the other businesses, and do good with 25 what you got, and let us live our lives. Thanks.</p> |

Page 74

1 **VICE MAYOR WHITNEY:** Thanks, Mr. Earll.
2 Mr. Cizek.
3 **ANDY CIZEK:** Good afternoon, and thanks
4 for the opportunity to express our opinions. I do hope
5 it's heard, as the rest do as well.
6 We live just outside of Soldotna up above
7 the Food Bank there, but we do have several rental
8 properties in the area, proposed annexation.
9 And this isn't the first time it has come
10 up. It was only a few years ago that we were doing the
11 same thing, and it got voted down, and it was like six
12 months later you guys tried another one, "Well, maybe
13 if we don't tax the people who are renting these
14 places, maybe we can get the vote through." Well, no,
15 it didn't pass then again.
16 Okay, so it's kind of a broken record,
17 you guys. And, I mean, there's been more than that.
18 This is just fairly recent in the last few years that
19 this has all taken place.
20 And as far as your services provided,
21 when we drive into Soldotna, especially your snow
22 plowing, you guys, it drives me insane. You plow the
23 road, and you put the snow in the middle of the road.
24 Are you trying to stop traffic? I don't quite get it.
25 You know, so and then you are paying

Page 75

1 extra numerous amounts of money to have dump trucks
2 haul it off, okay. And these are private people, as
3 well as your dump trucks. I see it happening
4 periodically when I come into town. But try to save
5 money, not -- not see how fast you can burn it up,
6 okay.
7 As far as police go, dear Lord, we've got
8 more police in this area than you can shake a stick at.
9 Like I say, we live above the Food Bank, and the
10 few-mile drive into town, if you don't pass at least
11 two cops, they are at the coffee shop. It's crazy.
12 We've got more cops than we know what to do with, and
13 I'm talking Kenai -- I've seen Whittier cops on
14 K-Beach, the Alaska Wildlife Troopers, the highway
15 patrol, the state troopers, the Soldotna cops, I mean,
16 you name it, they are all over the place, okay.
17 And as far as if this taxation goes
18 through, it's going to grow government. And right now
19 we can't afford to grow government on the backs of a
20 hurting economy, okay.
21 In our rentals, I would say that 75 to 90
22 percent of the people that have moved out in the last
23 few years have been going out of state, okay. Why are
24 they leaving? Lack of jobs, okay, that's the biggie
25 anyway. That's what they -- you know, "I just got laid

Page 76

1 off from the Slope," or "I just..." you know, blah,
2 blah, blah.
3 So more taxation is going to drive more
4 out, okay. So you guys are kind of going down the
5 wrong road -- not kind of, you are going down the wrong
6 road -- unless you want to chase more people out, and
7 that's going to hurt your tax bases more yet.
8 Roughly every time we come into Soldotna
9 we are paying taxes, okay, whether it be at the grocery
10 store or at Trustworthy or where the heck ever you are
11 buying things at. You are taxed on food, you are taxed
12 on shopping, taxed on the airplane parking.
13 And you guys, you know, all I ever hear
14 is, "Oh, you can't take care of the airport because oh,
15 we are too busy doing everything else." And, you know,
16 granted, I believe you are, but if you can't do what
17 you're already slated to do, don't try to eat more,
18 okay, don't try to take on more.
19 I see my time is up. I did have a few
20 more things to say, but thank you for your time.
21 **VICE MAYOR WHITNEY:** Thank you, Mr.
22 Cizek.
23 Next will be Duane Bannock, Charles
24 Jackson, Terry Berger, and Daniel Lynch.
25 Go ahead, Mr. Bannock.

Page 77

1 **DUANE BANNOCK:** Good afternoon. Thank
2 you for being here, especially on a Saturday afternoon.
3 Thank you for hearing my comments.
4 My name is Duane Bannock. Today I am
5 representing three different companies, Shilling
6 Rentals, D&M Property, and Irini. Collectively those
7 three -- located at 47 Spur View Drive in beautiful
8 downtown Kenai, Alaska.
9 If I remember the three questions, no,
10 I'm not a city resident of the city of Soldotna; the
11 companies that I'm representing have businesses in Zone
12 4 and 5; and forgive me, I cannot remember question No.
13 3.
14 Those aforementioned companies do have
15 seven different parcels located within Zone -- Areas 4
16 and 5. We wholeheartedly agree with Ms. Queen
17 regarding the services provided by the City of
18 Soldotna; however, as Zone -- Areas 4 and 5 are largely
19 commercial districts -- and for the record, we have
20 zero residential properties in any of those parcels --
21 those services provided are likely not beneficial
22 towards us.
23 Back to the question of my residency
24 within your city, I find that a curious question. Does
25 my voice matter more or less based on the answer to

Page 78

Page 80

1 that question? The irony of that question is
2 overwhelmingly people that do not live in your city and
3 don't want to live in your city.
4 Finally, while there is little doubt in
5 my mind of the outcome of your actions at your next
6 city council meeting, as responsible tax-paying and
7 local property owners, we wish to strenuously object
8 and formally lodge our objection to being included in
9 your annexation process. Thank you.
10 **VICE MAYOR WHITNEY:** Thank you, Mr.
11 Bannock.
12 Mr. Jackson.
13 **CHARLES JACKSON:** Hello, I'm Charles
14 Jackson. My family moved to our homestead in '57 out
15 on K-Beach. We were in your earlier proposal of
16 annexation, but you kindly dropped us out of that.
17 We are an agricultural family. We've
18 been doing that since we first cleared our homestead in
19 '57. Other family members continue to farm the land,
20 and becoming part of the city takes that away from a
21 lifestyle that we've had for 60-plus years.
22 Other people that moved to this area
23 moved here because they wanted to be in the country,
24 not to be in a city. And once you get included in a
25 city, then your restrictions about what pets, animals

1 **VICE MAYOR WHITNEY:** Thank you, Mr.
2 Jackson.
3 Mr. Berger.
4 **TERRY BERGER:** Hi. My name is Terry
5 Berger, and I'm not a resident of Soldotna. I have
6 property that is in Area 4 that is being considered for
7 annexation, and I live on Community College Drive.
8 I shop in Soldotna. I shop in Kenai.
9 They are both nice towns. Kenai is not telling me that
10 I shouldn't deserve to be able to use your library because
11 I'm not part of Kenai. Soldotna is evidently doing
12 that.
13 I've been to a number of these meetings,
14 and everybody says, "No, we don't want to be annexed
15 into Soldotna." We have talked to you guys plenty of
16 times, and it just doesn't seem to register with you.
17 In the last Soldotna meeting I went to,
18 we had three minutes to speak, and after we were done
19 the council members could go ahead and speak
20 afterwards. And one of them said, "Well, you guys are
21 saying no, but you are not a significant amount of the
22 area that's being annexed." So I guess that means
23 we're not really -- that we are insignificant to you
24 basically.
25 I've been to, like I say, numerous

Page 79

Page 81

1 you can have, what you can do with your own land gets
2 put aside. Our land is our land. We have the right to
3 do with our land as we see fit, not as someone else
4 sees fit.
5 As members of this council, you are
6 there, you weren't appointed, you were elected,
7 correct? You were elected to your position, you ran
8 and were voted for? And I don't see any constituents
9 out here, to speak of, that voted for you that are
10 standing behind you right now to say, "Yeah, we want
11 you to annex these different areas."
12 It seems like when people come into an
13 elective office, they seem to forget about the people
14 that elected them, they forget about the people around
15 them.
16 Please listen to the people. This is a
17 country of the people and for the people and by the
18 people.
19 When we first came here, we weren't even
20 a state, we were a territory, the Territory of Alaska
21 because we wanted to be part of the Last Frontier. And
22 we don't want to be part of a city. And all these
23 people here are voicing the same thing, they don't want
24 to be part of a city. So please listen to them and
25 take their words to heart. Thank you.

1 meetings of these, and everybody says no, but it just
2 doesn't matter to you.
3 I have the services I need, the borough
4 provides those. I don't need anything from the city.
5 The city is not going to give any real services.
6 They've told us that at the meetings, "Well, we might
7 be able to get a cop coming through or something." My
8 roads are plowed, they are taken care of. I've got
9 dust control, everything else. I don't really care
10 about that.
11 You say I can have a voice in the city.
12 Okay. I've been saying, "No, I don't want to be
13 annexed." This spring the voters said, "No, we don't
14 want to spend millions of dollars on a sports center,"
15 and it was voted down.
16 Well, the first thing that happens the
17 next day or so in the paper was you get people are
18 saying, "Well, we are going to bring it up to a vote
19 again, we just have to reach these people better." I
20 don't want that. That's exactly one of the reasons I
21 don't want to be part of this city. You guys don't
22 really listen to what the people want.
23 And then efficiency, you are going to
24 have to hire more people. And I'm going to have to be
25 thinking about, "Gee, there's four people standing

Page 82

1 there doing one person's work," when I drive by, now
2 I'm going to be part of that, I'm going to be paying
3 for those wages.
4 If I wanted to live in the city, I would
5 have bought property in the city. And I'm just in
6 agreement with everybody else that's here.
7 Towns generally are formed because
8 there's an area of opportunity. The city doesn't
9 typically come first. There is a community here that
10 had fishing, farming, oil, and all of that, so there
11 was opportunity for a city to come in and business to
12 get started and make money at that. So they serviced
13 us, and we serviced them, and now you are telling us
14 that you are more important than we are.
15 I guess that's about it. Thanks.
16 **VICE MAYOR WHITNEY:** Thank you, Mr.
17 Berger.
18 Mr. Lynch.
19 **DANIEL LYNCH:** Daniel Lynch, 24-year city
20 resident by free choice. First thing I noticed is the
21 candidate Mr. Cox is not here, and the two-town mayor
22 is not here who promised nothing would happen without a
23 vote of the people.
24 Anyhow, when I get your -- when I got
25 your handout at the doorway, it says, "Considering."

Page 83

1 You are well past considering. And you told me it was
2 not question and answer, but the question is how many
3 tens of thousands of dollars have already been spent on
4 this journey for consultants and staff time?
5 Okay, in America there is a difference
6 between eminent domain for the betterment of society
7 and annexation for greed, and that's all this is, is
8 annexation for greed.
9 Second page you mention that the City of
10 Soldotna is in a position to deliver essential services
11 such as water and sewer. Why don't you deliver them to
12 the people that are in the city limits, okay? The city
13 does not actively plan for extension to the boundaries.
14 You mention you provide services, parks
15 and recreation, library, animal control, economic
16 development. Okay, the recreation is basically the
17 borough schools. The parks draw tax dollars to your
18 city. If the library is too much, have a user fee like
19 the Kenai dipnet fishery if there is too many people
20 from outside using it, okay.
21 The storefront improvement, that's when
22 you take tax dollars on necessity groceries from me and
23 my poor neighbors year-round on our bologna and our
24 bread and give it to private property and business
25 owners, also known as the good ole boys. Is that the

Page 84

1 role of city government and that's what you want these
2 people to be moving into? I don't think so.
3 The other facilities you referred to are
4 the borough building, the borough hospital, the borough
5 schools, the post office. You don't even have your own
6 fire station. Kenai has a fire station, Homer has a
7 fire station, Soldotna has a -- Seward has a fire
8 station.
9 You hitchhike off the borough taxpayers
10 when there's a shortage of firemen in the outlying
11 areas from Funny River to K-Beach to Sterling, okay,
12 and you are hitchhiking off them, and now they got a
13 big bill in front of them.
14 So you looked at Knight Drive, you looked
15 at the Knight areas. What is profitable? Not the
16 other side of the existing street, that's not
17 profitable.
18 The annexed neighbors, if I buy my
19 tobacco from Ms. Patterson, my cost up 3 percent. If I
20 buy cannabis, my cost is up 4-and-a-half percent.
21 Anything I buy at Save-You-More is up 3 percent. When
22 I get my vehicle fixed at Mr. Lay's, up 3 percent. I
23 get fuel from Mr. Bannock, up 3 percent, because you
24 did what for them?
25 And by the way, all those businesses,

Page 85

1 they will go up 9 percent, 3 percent increase to their
2 Enstar, to their phone bill, to their HEA, because they
3 are in the city, because you did what for them?
4 I'm out of time. Thank you.
5 **VICE MAYOR WHITNEY:** Thank you, Mr.
6 Lynch. Please, no applause.
7 Dwight Ross, and Brenda Uchtman.
8 **DWIGHT ROSS:** Hello. My name is Dwight
9 Ross, I've lived in this area for 56 years. I do not
10 reside in the city. I do own property that the city is
11 looking to annex, I don't know what number area.
12 And I'm against any annexation of
13 property. I don't think the city has justification for
14 it. I've read the hogwash in the paper a day or two
15 ago, and you imply that we get the library and the
16 parks, which we do, but we also pay sales tax every
17 time we buy groceries, every time we get gas in the
18 city, anything that is shipped to Soldotna post office
19 you get money on, it doesn't matter if we live in here
20 or not, and it's bullshit.
21 If you want land, I suggest you do like
22 everybody else does, go out and buy it. You can make a
23 deal with the borough or the feds, get property, and
24 build the city you want. We live outside the city for
25 a reason, and we have our businesses outside the city

1 for a reason.
2 So I suggest you listen to the people.
3 You should take a survey of every one of them property
4 owners and see how many want to be in your city. You
5 have a beautiful city, keep it that way, but quit
6 trying to steal land. Thank you.
7 **VICE MAYOR WHITNEY:** Thank you, Mr. Ross.
8 Ms. Uchtman.
9 **BRENDA UCHTMAN:** Hi. My name is Brenda
10 Uchtman, and I just purchased some property outside of
11 city limits. I live at 48625 Prairie Avenue.
12 And I wanted the right to have less
13 government, less taxes, and less regulations. If I
14 want to put up a dog house, I don't want to have to go
15 to the city to get a permit or have it built and having
16 something like that to be moved in. I wanted to keep
17 my taxes down. I'm nearing retirement and a single
18 income, and I'm concerned about the rising prices.
19 I'm concerned that -- watching the City
20 of Homer, they forced annexation through even though
21 that the residents had voted it down. I know people
22 who were impacted where the city came in and
23 disrespectfully slaughtered, cut down trees, did not
24 honor people's property, and just came in, because they
25 were the city, and had people tear down fences, they

1 way the people feel.
2 And I just want to thank you for my time
3 here to be able to give my testimony, and thank you.
4 **VICE MAYOR WHITNEY:** Thank you. We are
5 now going to take a 15-minute break, and anyone who has
6 not commented or signed up while the public hearing was
7 taking place will be given the opportunity to comment
8 when we return from the break and sign up on the
9 sign-up sheets, which are still out there by the front
10 door. Thank you very much.
11 (Break)
12 **VICE MAYOR WHITNEY:** It's now 4:15, we
13 will come back into session. And we have five more
14 individuals who wanted to testify, and that would be
15 Ben Hopkins, Daniel Nelson, Shane Webster, Renee
16 Heeren, and Dave Standerfer.
17 Mr. Hopkins, go ahead.
18 **BEN HOPKINS:** Ben Hopkins. I was
19 undecided if I would speak today, but I represent one
20 group I haven't heard yet. I actually live in
21 Anchorage, but I own two parcels in one of the affected
22 areas.
23 And I wanted to come up and say that
24 large and part, except for one person, I agree with
25 everything that was said, and I think everybody can

1 clearcut trees.
2 So just the fact of having city water and
3 sewer, there has to be a lot of clear-cutting in order
4 to put that through. So I don't want my property
5 touched. I wish you would honor and respect the fact
6 that people are asking for no annexation.
7 Also, I have been a former city employee,
8 and when I was on COBRA insurance, the City of Soldotna
9 seemed to have so much money that they decided to pay
10 for three months of my health insurance -- or all the
11 city's health insurance for three months because they
12 had all this extra money and they were going to pay the
13 employees' medical.
14 And I was very grateful I was a recipient
15 of it, but I felt it was a mismanagement of funds. Do
16 we have too much money that we have to give it away, or
17 is there something else we should have done with it
18 more responsibly instead of padding the employees?
19 So I just would like to have less
20 regulations and more freedom, and I believe there
21 should be a democracy, it should not be shoved through.
22 And you guys are elected officials, and you are
23 servants of the people who have elected you.
24 So I ask you to kindly have a servant's
25 heart in whatever you do, and be responsible with the

1 guess the one person I disagree with.
2 I am against annexation. The property I
3 purchased with my two partners in those parcels, the
4 other two could not be here today, if they could they
5 would. We don't want to be a part of your city, never
6 did, never asked for it, we don't want the services, we
7 don't need the services.
8 We basically have what most people would
9 call a fish camp I use in July. I don't need planning
10 and zoning, I don't need a permit to build a shed.
11 I hope this group is listening to these
12 people. That's all I have to say. Thanks.
13 **VICE MAYOR WHITNEY:** Thanks, Mr. Hopkins.
14 Mr. Nelson.
15 **DANIEL NELSON:** My name is Daniel Nelson.
16 I am the general manager at Spenard Builder's Supply
17 here in Soldotna. I was undecided as to whether I was
18 going to stand up and speak today because I feel like
19 it is somewhat of a rubber-stamp process.
20 But one of the areas that I haven't heard
21 mentioned is the fact, like Best Concrete, our
22 competitors will not -- we will be right over 3
23 percent -- up to 3 percent higher in our sales to our
24 nearest competitors because they are not included in
25 the annexation, including our own sister branch down in

Page 90

Page 92

1 Kenai.
2 The net effect to that for me as a
3 manager is I manage my employee level to those sales.
4 As those sales decrease because it's -- you call Kenai
5 and get it delivered and not pay the 3 percent -- and
6 as we've heard from several people, 3 percent does make
7 a difference -- I lose business.
8 As I lose business, I lose the
9 opportunity for growth and I lose the opportunity to
10 keep the employees and the opportunities that I have.
11 I've spoken with the consultants, I've
12 spoken with the city. The previous manager, Rick
13 Abbott, has done the same. I just feel like we're
14 missing some of the thought process in what would be a
15 gain, or what you think is a gain will be lost because
16 of the income that I will lose in gross sales because
17 of the shift of business.
18 So I don't want to eat up a lot of time.
19 That was just what I wanted to say. Thank you.
20 **VICE MAYOR WHITNEY:** Thank you, Mr.
21 Nelson.
22 Mr. Webster.
23 **SHANE WEBSTER:** Hello. My name is Shane
24 Webster. I do not own property in the proposed annex
25 areas, however, I have family that does that could not

1 but maybe we can re-address how we spend our money that
2 we are currently receiving rather than trying to grab
3 somebody else's money to augment your projects.
4 I believe that's all I've got to say.
5 Thank you for your time.
6 **VICE MAYOR WHITNEY:** Thank you, Mr.
7 Webster.
8 Mr. Standerfer.
9 **DAVE STANDERFER:** Hi. My name is Dave
10 Standerfer, and I own Standerfer Stoneworks right on
11 K-Beach, it's in Area 4.
12 Yeah, I've been part of the group that's
13 been pushing back. Obviously, you all know my face by
14 now, you are probably tired of seeing me.
15 But I bought -- my wife and I basically
16 bet our retirement on our little business that we
17 bought out there on K-Beach. I have a lot on the line.
18 I look back at it sometimes and I think,
19 "Gosh, I can't believe I actually did it, what was I
20 thinking?" But we are surviving, we're doing okay,
21 business is growing.
22 But I purposely bought that business --
23 one of the reasons I bought that business is because it
24 was outside the city, and I looked at that as just
25 being a little more freedom to do things exactly the

Page 91

Page 93

1 be here this evening.
2 Along with everybody else, I'm opposed to
3 the annexation, as well as my family members that are
4 affected. They own businesses in Section 1 or Area 1.
5 I don't see the benefit to the people
6 being annexed. I do see the benefit to the city. I
7 understand why you guys are pushing it. I think that
8 you see an income and you want to grab it. You want to
9 dip into somebody else's bank account.
10 When I'm low on funds, I have to change
11 my spending habits, I can't take it from my neighbor,
12 take money from my neighbor. I'm a little nervous,
13 sorry.
14 I don't -- expanding now because we need
15 the income, because the city needs the income when we
16 haven't -- you guys haven't even reached the full city
17 yet, with the services that you are promising the
18 people in the annexation areas, is kind of ridiculous
19 to me. I think it's a false promise. Eventually, yes,
20 you would make it out there to the annexed areas, but
21 not for a long time.
22 I see a lot of areas that I feel is
23 frivolous spending by the city. I understand that
24 money is compartmentalized, and you are only limited to
25 doing certain things with the money that you are given,

1 way I wanted, signage and so on, and just less
2 overreach, so that's part of the reason I bought that
3 business.
4 And like I just said, my business is
5 really growing. I want to expand. My wife and I, we
6 are at the point now where we've got to make some
7 decisions. I compete -- there's about eight granite
8 shops up in Anchorage, and they do come down here, so
9 that's my competition.
10 So I'm at the point now where we have to
11 decide, do we make some pretty big investments in
12 machinery to where I've got the same equipment that
13 those shops up there have. They can crank out their
14 stone cheaper than what I can crank out, the granite
15 countertop that we make, because of the machinery that
16 they have.
17 But geographically I'm in a bit of a
18 favor because I am here right on the Kenai, so -- but
19 anyway, long story short, we want to expand. We want
20 to hire probably a couple more people in the next year
21 or two, but we don't want to do it in the city. I just
22 don't want the burden of so many of the steps that I
23 have taken to, say, build a new building or rent a
24 newer property somewhere and install my machinery. I
25 don't want the oversight.

1 There is enough oversight on the borough
2 side on things -- the buildings that Sean Cude talked
3 about that he's put up on K-Beach, they are beautiful,
4 he's doing it right. If I were to build a building, I
5 would do it exactly the same way. I don't need
6 somebody, you know, from the city looking over my
7 shoulder for everything that I do.
8 So I'm a little cynical on this whole
9 thing because I've been to so many of these meetings
10 the last couple of years, and for whatever reason you
11 all don't seem to really hear what we are saying.
12 We all know that this is a money grab,
13 that's all it is. You can tell me otherwise, but I'm
14 sorry, at this point, I don't -- I don't believe you.
15 Soldotna is doing good with the tax
16 revenue you are getting now. Live within your means,
17 and let us do our thing out there, and just leave us
18 alone, that's all I'm asking.
19 Oh, one other thing. You all done a real
20 good job of energizing us lately, so we are happy to
21 follow this whole process to Juneau. Whatever we've
22 got to do, we'll follow what you all -- decisions you
23 all make. We are going to follow it to the ballot box,
24 and we'll be there. We are all pretty fired up now,
25 and it's beautiful to see this many people. So that's

1 **VICE MAYOR WHITNEY:** Thank you. That is
2 the last name on our list that signed in to -- okay, we
3 have two more. Margaret Moran and Edward Lee.
4 **MARGARET MORAN:** I'm Margaret Moran.
5 We've lived here in excess of 40 years. We've paid
6 taxes in Soldotna all of that time shopping in Soldotna
7 city limits. We don't live in Soldotna city limits.
8 And if you look at your map there, how
9 many voters are there in that southern district, in the
10 Tsalteshi Trail area? None.
11 Did you calculate how many voters are in
12 that business district along K-Beach? Did you
13 understand that those people who own those businesses
14 will not have a vote? They don't live in Soldotna.
15 But you will impact their business, you will impact all
16 of us, and you are just grabbing money up there in a
17 resident -- in a business district, not residential.
18 You are not going to provide services.
19 Did you calculate that? Did you figure out, "Oh, we
20 could get this much money in taxes, and we won't have
21 to provide anything? It's a win-win. It won't cost us
22 a thing. We'll grab the money off of that business
23 area, we are not going to provide anything to any
24 residential area, any people who actually need some
25 services"? No, you are not going to do that.

1 it.
2 **VICE MAYOR WHITNEY:** Thank you, Mr.
3 Standerfer.
4 I'm sorry, Ms. Heeren, I skipped over
5 you. It's your turn now.
6 **RENEE HEEREN:** Renee Heeren, I live off
7 of K-Beach and Gaswell. And no, our property is not
8 threatened at this time, but we have no doubt that it
9 would be if this annexation does pass.
10 So I have a rhetorical question or two,
11 to be honest. That one, if it does pass, and let's
12 pretend that half of the businesses on K-Beach fold up,
13 default, shut their doors, whatever, how much money are
14 you really making off of them? Because every one of
15 those may be difficult to move, but they can or will or
16 should, and I think that's really -- it's not right.
17 My second rhetorical question is who on
18 this council is taking the responsibility of
19 introducing this again? You know, I'd like to know if
20 your property, your business is being impacted.
21 Someone is responsible, and why don't we know?
22 You want to hear from us, I'd like to
23 hear from you. Forgive me for my ignorance, I just
24 don't know who is the responsible person.
25 That's all I have.

1 And up there on K-Beach, do you really
2 think we expect Soldotna Police to come up there and
3 help us? They've got to go, what, at least three extra
4 miles from the trooper station. Not only that, they
5 have to go through the busy district of Soldotna at
6 least two red lights and make a right turn onto K-Beach
7 to get up to that district that you want to annex.
8 Nobody wants your services, but you
9 aren't going to provide any. You are just going to
10 take some money and hurt us.
11 You've got big ideas. You want to live
12 too high. You wanted to build a visitor center. You
13 put in the turnarounds. You've got ideas that are way
14 beyond your means, and you need to stick within your
15 means.
16 Why do you have four city planners when
17 you have seven square miles? Seriously? You are
18 spending a lot of money that you don't have, and now
19 you want more money so you can grow. You've got ideas
20 of grandeur.
21 You are Soldotna. You are a small city,
22 you are a small area, and you aren't going to pay
23 anything or do anything for this.
24 Look at Little Street. Isn't it Little,
25 the one that's right behind Trumpeter? It's, what, I

Page 98

Page 100

1 don't even know if it's s a quarter-mile from the city
2 council, probably not. It's not even paved.
3 I would hope that the border commission
4 would think if you cannot provide services to a quarter
5 of your people -- if what the person said earlier that
6 you are not providing services to a 23 percent -- you
7 shouldn't be even considering expanding and you
8 shouldn't be allowed to.

9 **VICE MAYOR WHITNEY:** Thank you. Please.
10 Mr. Lee.

11 **EDWARD LEE:** Hi. My name is Edward Lee,
12 and I live on 36185 Kenai Spur Highway.

13 First things first. I would like to
14 commend you for volunteering to just basically be
15 roasted in front a whole bunch of people, so I commend
16 you for that.

17 Secondly though, I will have to say that
18 I am opposed to the annexation of the surrounding
19 areas, of the targeted areas, just mainly because, even
20 though I'm an advocate for change, I feel like this
21 change is very drastic, to the point that, like, it
22 might be maybe detrimental.

23 I mean, like, for one reason, like, the
24 increase in tax, the 3 percent tax. I know that as a
25 small business owner I have to be competitive with,

1 council members have a closing comment they would like,
2 starting with Mr. Chilson.

3 **COUNCIL MEMBER CHILSON:** Well, first of
4 all, I would like to thank all of you for coming out
5 this afternoon. I know this has been a highly divisive
6 issue through the years leading up to this point. And
7 I just, you know, one of the things we keep hearing is
8 that we don't listen, your voices carry no weight, they
9 fall on deaf ears. I don't believe that's the case.

10 I believe that there is a middle ground
11 that we can come together and find. And so far I feel
12 like we are already progressing to that point. You
13 know, we've heard from numerous people over our
14 meetings leading to the point that they do not want to
15 live in the city, and we have listened to that to a
16 certain extent, and we have dropped several areas from
17 annexation. We've also made modifications to a number
18 of our areas to leave out the residential districts
19 where people don't want to be part of our city.

20 The other thing is that we have the
21 ability to do mixed-use zoning. Just because you are
22 part of the city does not necessarily mean that you
23 have to live a lifestyle that's consistent with those
24 that live in the center of our urban area downtown in
25 Soldotna.

Page 99

Page 101

1 like, stores like Fred Meyer's and Safeway and, you
2 know, they have, like, you know, raging deals all the
3 time. To increase sales tax 3 percent more, I would
4 have to charge my customers 3 percent more, which
5 would -- which I'd have to be -- which would make it
6 even harder to be competitive with big markets like
7 that.

8 Sorry, I'm not really good at public
9 speaking.

10 And, you know, just -- my family has
11 owned a business out in Ridgeway for almost 40 years,
12 and, I guess, like, we've always done things one way
13 and it's always worked, little changes here and there
14 have always worked.

15 But, you know, a big change such as the
16 annexation, who knows, there might be a chance that it
17 might be better, but there's also chance that it might
18 be detrimental, and, you know, that's just a risk that
19 I'm really hesitant to take.

20 So thank you for your time.

21 **VICE MAYOR WHITNEY:** Thank you, Mr. Lee.

22 That was the last name we have on our
23 sign-up list to testify. So we thank everyone who came
24 to this meeting and provided their comments.

25 And now I'm going to ask if any of the

1 I am very much an advocate of protecting
2 a way of life. You know, you people have made it very
3 clear that you have chosen to live outside the city for
4 a reason, and I believe that we can find a middle
5 ground where we can allow preservation of that
6 lifestyle.

7 The last thing I will leave this with is
8 our choice to pursue the legislative option does
9 empower businesses to have a voice. The local option
10 does not give businesses an ability to vote in this
11 process. And due to the fact that the majority of this
12 area is business-centric, I want businesses to have a
13 voice in this process, and by going down the route that
14 brings in the Local Boundary Commission, which was
15 established by the framers of our constitution to act
16 as a neutral third party, to take the facts and
17 objectively recommend a path forward that's in the best
18 interest of all parties.

19 So I highly encourage you to use your
20 voice, reach out to the Local Boundary Commission.
21 Please continue to reach out to us. I'm always
22 available. I want to hear your feedback, and I'm
23 interested in finding that middle ground.

24 So thank you for coming out, and please
25 know that your voices are not falling on deaf ears.

1 Thank you.
2 **VICE MAYOR WHITNEY:** Mr. Cashman.
3 **COUNCIL MEMBER CASHMAN:** I'd just like to
4 thank you all for coming out. I know it's tough to sit
5 up here and give your testimony. It's certainly very
6 valued, and thank you guys very much for coming out
7 here.
8 **VICE MAYOR WHITNEY:** Ms. Parker.
9 **COUNCIL MEMBER PARKER:** I would just
10 reiterate with what both Mr. Cashman and Jordan have
11 said. It is a difficult process. We have the areas
12 where people have asked for the city water and sewer,
13 and they said, "Yes, we'll become part of the city when
14 you extend this to us."
15 So it will be interesting discussion next
16 week. I regret that I will not be at the meeting on
17 Thursday night, but the voices of the 30-plus, 35
18 people who testified, with only one testifying in favor
19 and the 34 against, were definitely heard.
20 So thank you for coming out, and we will
21 see you at our next meeting.
22 **VICE MAYOR WHITNEY:** Mr. Ruffridge.
23 **COUNCIL MEMBER RUFFRIDGE:** I would also
24 just like to say thank you to everyone who came out,
25 took time to let your voices be heard.

1 I was remarking earlier that I had not
2 taken this many notes since college, but I do have
3 plenty to go over and to kind of bring out some of the
4 highlights that each of you -- each of you brought out.
5 I do take these things very seriously,
6 otherwise I don't think any sane person would choose to
7 do what we're trying to do up here. We do listen and
8 really appreciate taking effort, and I know I do. And
9 I will be looking these over and hope to see you guys
10 next week as well. Thank you.
11 **VICE MAYOR WHITNEY:** Again, I would like
12 to thank everyone for taking their time out on a
13 Saturday afternoon to come down here and voice your
14 opinions, we appreciate that, we listen, and there are
15 still more hearings to come.
16 Our next regular city council meeting is
17 Thursday, September 12th at 6:00 p.m. at the city
18 council chambers on Birch Street.
19 And with that, seeing no other business
20 in front of us, we are adjourned.
21 (Meeting adjourned)
22
23
24
25

1 **CERTIFICATE**
2 I, Sheila Garrant, transcriber, do hereby certify
3 that the foregoing pages numbered 1 through page 103
4 are a true, accurate, and complete transcript of
5 proceedings transcribed by me from a copy of the
6 electronic sound recording to the best of my knowledge
7 and ability.
8
9
10 September 22, 2019
11 Date Sheila Garrant, Transcriber
12
13
14
15
16
17
18
19
20
21
22
23
24
25

| | | | | |
|--|---|--|--|---|
| | activity (2) 14:8;38:20 | affects (2) 66:15;72:23 | allowed (3) 43:25;68:4;98:8 | annexation (105) 2:23;3:6,12,16,24, 25;4:15,21;5:5,8,10, 12,13;7:1,1,10;9:14, 16;10:11,13,14;11:12; 12:6;13:2,14,22;14:6, 12;15:16;16:1,7,22,25; 17:7,23,25;18:3,14; 19:10,15;21:4,15; 22:24;23:6,8;24:3,9; 25:10;26:21,24;30:23; 33:18;35:19;37:10; 39:17,19;42:5,12,24; 45:8,24;58:2,16;59:24; 61:8;62:6,10,17,19; 63:11,15;65:23;66:1,4, 5,6,9,15,17,25;67:5,10, 13;68:2;69:5,19;70:6; 73:8;74:8;78:9,16; 80:7;83:7,8;85:12; 86:20;87:6;89:2,25; 91:3,18;95:9;98:18; 99:16;100:17 |
| \$ | actually (14) 20:3;25:17;37:19; 38:11;39:18;57:4,9; 58:18;68:23;69:5,18; 88:20;92:19;96:24 | affinity (1) 37:20 | allowing (4) 19:17,23;59:21; 66:19 | annexation's (1) 9:12 |
| \$288 (1) 4:24 | adamantly (1) 62:6 | afford (3) 47:8;64:4;75:19 | allows (3) 27:5;29:3;43:1 | annexed (19) 4:8;11:16;18:5; 33:10;34:3,12;39:14; 51:8,10;59:13;62:14; 65:1;68:24;80:14,22; 81:13;84:18;91:6,20 |
| \$3,000 (1) 37:25 | add (4) 45:5;48:16;68:7; 72:2 | aforementioned (1) 77:14 | almost (8) 18:1;37:25;39:5,17; 42:25;48:4;67:12; 99:11 | annexing (4) 11:19;18:3;32:15; 44:10 |
| \$4 (1) 48:15 | added (2) 15:10,17 | afraid (1) 54:13 | alone (3) 32:24;43:17;94:18 | announced (2) 7:20;42:21 |
| \$4- (1) 48:16 | addition (1) 25:5 | afternoon (7) 6:10,22;74:3;77:1,2; 100:5;103:13 | along (4) 7:7;17:1;91:2;96:12 | announcements (1) 7:21 |
| \$5 (1) 48:15 | additional (11) 5:17;10:15;14:16; 15:1;17:16;18:22; 22:11;25:4;30:8;46:6; 48:10 | afterwards (1) 80:20 | although (1) 54:13 | annual (1) 4:24 |
| \$50,000 (1) 62:17 | Additionally (1) 5:7 | again (14) 9:5;22:1;28:1;30:4; 38:3;52:24;53:2; 55:16;56:20;59:12; 74:15;81:19;95:19; 103:11 | always (5) 52:4;99:12,13,14; 101:21 | annually (1) 4:20 |
| \$500 (1) 4:25 | address (3) 29:3;30:21;53:7 | against (10) 51:12;52:9,9;59:24; 62:18;63:5;68:1; 85:12;89:2;102:19 | amend (2) 6:25;22:6 | anticipated (4) 9:16;16:18;23:5; 27:24 |
| \$500,000 (1) 48:17 | addressed (1) 10:24 | age (1) 61:10 | America (2) 61:25;83:5 | anymore (2) 60:13;67:6 |
| \$600 (2) 38:2,5 | adds (1) 72:3 | Americans (1) 36:9 | among (1) 54:20 | apartments (1) 64:2 |
| A | adjacent (3) 7:6;16:22;62:23 | agenda (2) 10:7;20:17 | amount (2) 25:15;80:21 | apologize (1) 32:4 |
| AAC (3) 11:12,13;18:24 | adjoined (2) 103:20,21 | agendas (1) 8:5 | amounts (1) 75:1 | appals (1) 61:9 |
| abandon (1) 26:25 | adjust (1) 35:1 | ago (8) 37:16;38:16;49:17; 53:11,15;72:14;74:10; 85:15 | analysis (1) 14:19 | apparently (1) 66:1 |
| Abbott (1) 90:13 | adjusted (1) 35:4 | agree (2) 77:16;88:24 | analyze (1) 21:8 | appear (1) 32:17 |
| ability (4) 5:11;22:6;100:21; 101:10 | administration (1) 8:8 | agreement (1) 82:6 | anathema (1) 61:8 | appearance (1) 6:5 |
| able (19) 12:24;22:19;26:7; 33:19;34:12,14;37:18; 40:16;43:15;44:18; 53:7;54:15;55:13; 71:16,18;73:3;80:10; 81:7;88:3 | Administrative (1) 10:22 | agricultural (1) 78:17 | Anchor (1) 52:13 | appears (1) 62:7 |
| above (3) 51:22;74:6;75:9 | adopted (1) 28:25 | ahead (3) 76:25;80:19;88:17 | Anchorage (5) 14:2;17:20;47:21; 88:21;93:8 | applause (2) 31:16;85:6 |
| access (1) 73:13 | adopts (1) 22:22 | airplane (1) 76:12 | Anchorage's (1) 47:23 | |
| according (2) 25:25;26:3 | advance (3) 7:24;19:15;32:4 | airport (2) 13:5;76:14 | Andy (2) 67:19;74:3 | |
| account (1) 91:9 | advanced (1) 19:23 | Alaska (26) 5:7;8:1;9:11;10:20, 22;11:12,13;12:7; 13:22;17:21,22;20:4, 24;21:2;26:15;61:7; 67:22,24,25;68:2,4,9; 72:15;75:14;77:8; 79:20 | anger (1) 62:4 | |
| acres (2) 46:22,24 | advantage (2) 69:8,13 | Alaska's (1) 9:14 | Animal (6) 12:22,24;26:9,16,17; 83:15 | |
| acres-plus (1) 49:14 | advocate (2) 98:20;101:1 | alcohol (1) 43:12 | animals (1) 78:25 | |
| across (4) 36:13;55:24,25; 71:13 | affairs (1) 46:4 | Allegiance (1) 2:2 | annex (22) 2:20;6:13;8:2;18:18; 32:23;46:13;49:16; 50:15;59:4,25;60:11; 61:11,18,21;62:22; 64:4;65:1;68:1;79:11; 85:11;90:24;97:7 | |
| Act (3) 17:22;22:21;101:15 | affect (3) 23:2;46:5,10 | allow (4) 10:8;67:7,9;101:5 | | |
| action (1) 23:1 | affected (10) 46:25;59:5;62:9,16; 65:19;66:3;69:18; 73:18;88:21;91:4 | | | |
| actions (3) 6:5;43:2;78:5 | affecting (1) 66:21 | | | |
| actively (1) 83:13 | | | | |

| | | | | |
|--|--|--|--|---|
| applies (2) 28:22;29:20 | 35:25;40:25;53:16; 54:14;62:3;64:21; 73:12;79:14 | 75:19 | benefit (9) 13:2,10;15:12;42:5; 56:9;63:11;68:12; 91:5,6 | 98:3 |
| apply (5) 4:15;18:17,25;19:1; 36:22 | aside (2) 56:12;79:2 | backwards (1) 65:13 | benefits (4) 19:9;56:8;67:10; 72:19 | Borough (45) 4:5,18;7:15;16:14, 24;17:3;18:4,6;19:20; 24:13,16,21,24;25:1,6, 23;26:4;27:19;29:20; 39:9;40:1,2,5;45:15, 17;61:14,20;62:5,10, 12,21,25;69:15;70:3, 17;72:6,25;81:3; 83:17;84:4,4,4,9; 85:23;94:1 |
| applying (1) 4:3 | aspects (1) 72:21 | bad (1) 52:16 | Berger (5) 76:24;80:3,4,5; 82:17 | borough's (2) 13:19;24:25 |
| appointed (2) 18:8;79:6 | Assembly (7) 4:19;37:17;39:10, 13,16;54:24;62:21 | Bank (3) 74:7;75:9;91:9 | best (4) 12:7;17:8;89:21; 101:17 | Boston (5) 32:8;40:12,13,13; 41:9 |
| appreciate (7) 10:1;48:18;50:18; 72:18;73:20;103:8,14 | assessed (2) 4:16;24:11 | Bannock (6) 76:23,25;77:1,4; 78:11;84:23 | better (12) 35:2,5;39:23;45:19, 20;53:21;64:19,19; 68:13;69:22;81:19; 99:17 | both (5) 12:18;14:14;24:10; 80:9;102:10 |
| appropriate (6) 16:13;26:5;28:2,7, 11;29:2 | assessment (1) 27:18 | barely (1) 47:4 | betterment (1) 83:6 | bought (8) 33:12;34:3;82:5; 92:15,17,22,23;93:2 |
| approval (2) 23:1;62:23 | assumes (1) 4:7 | base (1) 43:16 | beyond (2) 66:16;97:14 | boundaries (20) 3:15;6:25;7:2,7; 10:16;11:21,25;12:2, 16,23;14:11,17;16:2, 22;19:4;26:2;36:23; 69:6;70:19;83:13 |
| approve (4) 5:5;22:6,15;23:8 | attempted (1) 61:18 | based (4) 42:5;56:5;59:24; 77:25 | Big (10) 34:11;38:14;47:3; 58:20;68:17;84:13; 93:11;97:11;99:6,15 | Boundary (21) 5:6;6:12;8:3,15;9:3; 18:18;20:22;21:2,3,16, 23;22:14;23:2,7; 36:13;64:8,9;66:10; 67:1;101:14,20 |
| approved (8) 3:25;9:12;10:13; 11:12;13:15,23;24:3; 26:24 | attend (3) 9:5;16:3;70:16 | bases (1) 76:7 | bigger (1) 43:15 | box (4) 41:2;55:22;63:14; 94:23 |
| approving (3) 5:8,25,25 | attendance (2) 14:10;16:1 | basic (1) 60:9 | biggie (1) 75:24 | boxes (1) 66:9 |
| approximately (5) 7:5;9:20;15:16;16:4, 10 | attending (1) 6:22 | basically (5) 80:24;83:16;89:8; 92:15;98:14 | bill (3) 4:2;84:13;85:2 | boys (1) 83:25 |
| area (74) 3:24;4:5;5:16,20; 10:16,19;13:13,19; 14:1,3,12;15:1,16; 17:4,16,19;18:2,6,10; 19:13,18,21,24;24:13; 27:3;32:11,12,12,15; 33:21;34:3;37:17,19; 38:10;41:20;42:18,24; 43:6;46:20,24;49:2; 51:3,6,8,11,12;58:7,8; 59:2;68:5,5,7,17;69:1, 4,5;70:7;71:6;74:8; 75:8;78:22;80:6,22; 82:8;85:9,11;91:4; 92:11;96:10,23,24; 97:22;100:24;101:12 | attorney (1) 3:7 | Birch (2) 9:8;103:18 | branch (1) 89:25 | |
| area-wide (2) 3:21;18:5 | ATV (2) 34:13;71:17 | Beach (1) 7:8 | bit (3) 35:5;60:6;93:17 | branches (1) 66:24 |
| around (14) 12:14;15:21,22; 32:23;33:7;34:17; | audience (1) 64:7 | beautification (1) 48:19 | bizarre (1) 37:15 | bread (1) 83:24 |
| | augment (1) 92:3 | beautiful (4) 77:7;86:5;94:3,25 | blah (3) 76:1,2,2 | break (4) 14:22;88:5,8,11 |
| | authority (6) 4:7;5:4,11;10:17,18; 36:2 | become (4) 25:21;44:4;63:5; 102:13 | Block (2) 69:3;70:11 | break-ins (1) 37:24 |
| | authorize (2) 5:9;20:21 | becoming (1) 78:20 | blow (1) 71:20 | Bremond (4) 50:24;55:20,21,22 |
| | authorizing (2) 3:11;20:15 | beeper (1) 31:7 | blue (1) 35:19 | Brenda (3) 85:7;86:9,9 |
| | avail (1) 62:17 | beg (1) 67:12 | blueprint (1) 43:6 | Brian (2) 59:17;61:6 |
| | available (13) 7:11,14,17;8:6,22; 11:3;21:13,18;27:4,11; 30:7;68:7;101:22 | begin (6) 24:22;25:6;26:9,17; 27:20;30:13 | boat (1) 13:4 | brick (4) 43:5,6,11,14 |
| | Avenue (5) 35:16;37:10;41:19; 60:19;86:11 | beginning (1) 63:25 | bodies (1) 5:11 | brief (2) 10:8;11:1 |
| | aware (1) 18:19 | behalf (1) 63:20 | body (1) 62:24 | bring (4) |
| | away (15) 29:7,7;38:4,25;52:2, 12,19;53:11;58:12; 59:11,11;70:11;71:20; 78:20;87:16 | behind (4) 47:22;49:1;79:10; 97:25 | bologna (2) 40:24;83:23 | |
| | B | believes (3) 12:11;17:11;19:1 | Bonebrake (1) 49:23 | |
| | back (12) 7:11;40:20;41:1,5; 56:1,7;61:18;72:11; 77:23;88:13;92:13,18 | belong (1) 41:22 | book (1) 35:19 | |
| | backs (1) | below (1) 4:25 | border (1) | |
| | | Ben (3) 88:15,18,18 | | |
| | | beneficial (1) 77:21 | | |

| | | | | |
|---|--|---|--|--|
| 16:9;71:5;81:18; 103:3 brings (1) 101:14 broad (4) 38:3,5;42:12;65:2 broader (1) 13:9 broken (3) 38:1,2;74:16 brought (1) 103:4 buddies (1) 73:17 budget (1) 52:5 build (13) 44:19;47:16;48:1,7, 8,9,20;73:10;85:24; 89:10;93:23;94:4; 97:12 Builder's (1) 89:16 building (14) 14:4,5;19:11;28:13; 29:19,24;44:18,21; 46:23;48:1;49:6;84:4; 93:23;94:4 buildings (7) 17:19;19:13;28:23; 44:17;47:16,16;94:2 built (5) 29:5;36:20;44:5; 73:5;86:15 bullet (1) 18:13 bullshit (1) 85:20 bully (1) 34:22 bunch (1) 98:15 burden (2) 29:6;93:22 burn (1) 75:5 business (44) 25:3,21;29:6,14,22; 30:23;32:12;33:8,17, 19;36:20;42:8;44:11, 16,23;45:14;46:11; 57:3,23;58:25;60:23; 68:14,18;69:11,13; 82:11;83:24;90:7,8,17; 92:16,21,22,23;93:3,4; 95:20;96:12,15,17,22; 98:25;99:11;103:19 business-centric (1) 101:12 businesses (38) 24:20;26:20;27:19; 28:23;29:21;32:24; 33:14;40:21,25;42:7; | 46:8;50:9;52:19; 58:13;59:11;60:23; 61:13;62:16;65:4; 68:4,5,17,25;69:8,22; 70:21;71:24,25;73:24; 77:11;84:25;85:25; 91:4;95:12;96:13; 101:9,10,12 busy (2) 76:15;97:5 buy (9) 34:20;44:19;47:14; 51:25;84:18,20,21; 85:17,22 buying (1) 76:11 C calculate (3) 4:13;96:11,19 calculating (1) 4:22 calendar (1) 24:18 call (9) 2:4;6:15;31:21,23; 38:25;56:8;60:3;89:9; 90:4 called (3) 17:2;23:14;37:10 calling (1) 30:13 calls (2) 26:11,13 came (6) 56:11;79:19;86:22, 24;99:23;102:24 camp (2) 38:16;89:9 campgrounds (1) 13:4 can (49) 5:6,21;8:2;10:8; 21:21,25;35:4,6,8; 36:14;38:25;41:16; 43:24;44:25;51:11,24, 25;52:10,11;53:4; 55:22;56:16;57:2,14; 60:6;61:11;63:4;64:3; 65:7;66:9;69:21; 71:25;74:14;75:5,8; 79:1,1;81:11;85:22; 88:25;92:1;93:13,14; 94:13;95:15;97:19; 100:11;101:4,5 candidate (1) 82:21 cannabis (1) 84:20 capacity (2) 14:16;15:7 capital (2) | 23:23,24 car (2) 49:21;50:2 care (11) 12:24;34:23;50:2; 56:16;62:7;64:22; 66:14,22;76:14;81:8,9 carefully (1) 22:3 Carey (3) 49:18;61:24,24 Carpenter (1) 63:19 carry (1) 100:8 carved (2) 42:16,19 case (5) 19:20;22:17;27:8; 54:15;100:9 cases (3) 17:1;19:7,18 Cashman (5) 2:11,12;102:2,3,10 cattle (1) 35:24 census (1) 15:21 center (4) 26:12;81:14;97:12; 100:24 central (1) 26:12 certain (5) 29:4;65:1;70:2; 91:25;100:16 certainly (2) 67:2;102:5 Chair (1) 20:6 chambers (1) 103:18 chance (3) 56:6;99:16,17 change (25) 4:1,6,20;5:15;21:2; 23:2;24:17;25:2,10; 26:22;27:22;29:12; 36:2,24;45:12;47:7; 52:6,17;60:25;66:18; 73:2;91:10;98:20,21; 99:15 changed (1) 61:16 changes (6) 5:14;27:17;29:7,7; 43:5;99:13 changing (2) 26:2;43:7 character (2) 11:19;14:9 charge (4) 51:24,24,24;99:4 | charging (1) 52:18 Charles (5) 59:16,19;76:23; 78:13,13 chase (1) 76:6 cheaper (1) 93:14 check (3) 48:21;63:14;66:9 chickens (1) 35:24 Chilson (4) 2:13,14;100:2,3 choice (3) 44:4;82:20;101:8 choose (2) 44:19;103:6 chose (4) 36:5;47:14;48:19; 63:8 chosen (3) 36:16;70:23;101:3 circumstances (1) 18:24 cities (2) 38:21;65:5 citizen (1) 62:1 citizens (1) 42:25 City (298) 2:20;3:7,8,15,17;4:3, 7,14,19;5:1,3,9,16,18, 19;6:5,12,24;7:3,4,6, 14,17;8:1,4,8,11,16,20; 9:1,2,4,7,9,11,14,17, 18;10:15,17,17;11:16, 19,21,22,24;12:1,11, 13,15,16,23;13:2,3,16, 20;14:3,5,7,13,15,18; 15:6,6,11,14,20,22; 16:3,12,13,22,23;17:2, 5,11,23;18:2,7,9,17,20, 25;19:4,8,10,24;20:12, 14,18,18;23:11,17,21; 24:7;25:3,5,22;26:7, 19;27:3,3,5,9,23;28:3, 8,12,25;29:3,10,23,25; 30:6,11;32:14,16;33:3, 13,21;34:2,4,18,21,23; 35:19,19,20;36:3,5,6, 17,24;38:18;39:3; 40:22,24;41:24;43:15, 18;44:10,15,17,20,23; 45:10,16,18,21,22; 46:1,4;47:13;48:2,4, 18;49:22,22,23;50:12, 15,16;51:5,23;52:2,3; 53:16,20;56:14,23,24; 57:3,5,9,13,14,14,16, 17;58:3;59:20,23; | 60:2;61:10,11,15,20, 22;62:4,7,12,14,22; 63:3,5,8,11,12;64:2,19, 19,22;65:18,19;66:9; 68:4,6,8,12,16,23;69:3, 8,10,12,21;70:1,5,8,9, 12,14,17,18,22,23; 71:1,2,5;73:1,6,22; 77:10,10,17,24;78:2,3, 6,20,24,25;79:22,24; 81:4,5,11,21;82:4,5,8, 11,19;83:9,12,12,18; 84:1;85:3,10,10,13,18, 24,24,25;86:4,5,11,15, 19,22,25;87:2,7,8; 89:5;90:12;91:6,15,16, 23;92:24;93:21;94:6; 96:7,7;97:16,21;98:1; 100:15,19,22;101:3; 102:12,13;103:16,17 city's (21) 7:2;13:9;14:23; 15:18;16:9,16;22:7; 24:11,22;25:1,13; 26:16,25;27:11,21,25; 28:6;33:22;45:10,23; 87:11 civil (2) 17:24;18:11 Cizek (4) 67:19;74:2,3;76:22 claim (1) 63:16 Clarion (1) 7:20 clause (1) 45:4 clear (2) 66:4;101:3 clearcut (1) 87:1 clear-cutting (1) 87:3 cleared (1) 78:18 clerk (9) 2:3,5,7,9,11,13,15, 17;59:20 Clerk's (1) 7:15 close (7) 35:10;37:14;38:6, 24;45:17;51:4;70:9 closer (2) 35:7;37:21 closing (1) 100:1 clutches (1) 54:4 COBRA (1) 87:8 Code (12) 3:2;6:1,2;10:22; |
|---|--|---|--|--|

| | | | | |
|---|--|--|--|---|
| 11:14;17:22;26:25; 27:5;28:6,13;29:19; 73:4 codes (5) 35:20;36:3;44:21; 47:17;48:11 Coffee (2) 47:2;75:11 coffers (1) 45:25 coffin (1) 55:13 cohesive (1) 14:14 collect (1) 24:21 collected (1) 25:6 collecting (2) 24:22;27:20 collection (1) 27:18 Collectively (1) 77:6 collects (1) 24:24 College (2) 80:7;103:2 colonization (1) 60:13 comfortable (1) 31:24 coming (13) 10:1;38:15;52:10; 54:5,12,12,22;81:7; 100:4;101:24;102:4,6, 20 commend (2) 98:14,15 comment (8) 8:19;9:22,23;22:12; 31:4;41:13;88:7;100:1 commented (1) 88:6 comments (15) 8:11,13;10:9;11:9; 20:7;21:9;22:4;30:1, 19;31:2,12,14,16;77:3; 99:24 Commerce (2) 20:24;71:13 commercial (10) 4:9;13:25;14:1,8; 17:19;28:13;29:20; 41:19;42:25;77:19 Commission (22) 5:6;6:13;8:4,15;9:3; 18:18;20:22;21:3,16, 23;22:2,13,14,24;23:7; 64:8,9;66:11;67:1; 98:3;101:14,20 communities (1) 69:24 | Community (28) 7:16;10:12;14:14; 20:24;24:4;27:15; 35:25;41:21,22,22; 42:3,6,10,15,20,23; 43:3;47:5;57:4,10; 58:9,11,13,14;67:25; 68:3;80:7;82:9 community's (1) 42:14 companies (4) 68:7;77:5,11,14 company (1) 69:16 compartmentalized (1) 91:24 compatible (1) 11:18 compete (1) 93:7 competing (1) 69:9 competition (2) 46:8;93:9 competitive (2) 98:25;99:6 competitors (2) 89:22,24 complete (4) 21:6;23:13;62:9; 66:8 completely (1) 66:2 completeness (1) 21:6 compliment (2) 53:22;58:21 components (1) 21:7 comprehensive (2) 24:1;27:25 concerned (3) 53:15;86:18,19 concerns (4) 42:1;58:20;65:25; 67:3 concludes (1) 30:1 conclusion (1) 15:9 conclusions (1) 3:9 Concrete (2) 69:2;89:21 concurrent (1) 22:22 conduct (4) 6:23;8:4;21:5;57:3 confidence (1) 4:13 conflict (4) 2:19,25;5:21;6:5 conflicts (1) | 5:2 conformity (2) 28:19;29:11 connect (1) 45:9 consent (2) 61:12;72:20 consequences (2) 3:23;4:11 consider (6) 9:2;20:19;22:3; 57:17;66:13;67:24 considerate (1) 31:10 consideration (3) 3:3,11;42:8 considered (6) 3:13;5:21;23:1; 28:17;43:4;80:6 considering (4) 18:2;82:25;83:1; 98:7 consistent (3) 16:12;24:18;100:23 constituents (2) 63:21;79:8 Constitution (2) 20:4;101:15 constitutional (1) 19:16 constructed (1) 28:16 construction (4) 27:10,12;28:16; 46:19 consultant (2) 14:20;62:18 consultants (2) 83:4;90:11 consulted (1) 25:16 consulting (1) 3:7 contact (1) 72:18 contained (1) 8:9 contentious (1) 61:17 continue (7) 8:21;15:24;29:8; 57:1,2;78:19;101:21 contractor (1) 72:6 contractors (1) 26:6 contracts (5) 26:1,2,6;69:15,18 contractual (1) 5:2 contributing (1) 57:7 control (8) | 12:22;26:9,16,17; 52:5;65:7;81:9;83:15 conversation (1) 31:11 cooking (1) 38:11 cop (1) 81:7 copies (2) 7:10,13 cops (5) 71:22;75:11,12,13, 15 correcting (1) 17:2 corridor (1) 47:12 cost (8) 17:15,17;38:1; 45:10;48:8;84:19,20; 96:21 cost-effective (3) 11:23;12:5;19:18 costly (1) 29:7 costs (3) 14:21,23;48:9 Council (55) 2:5,6,7,8,9,10,11,12, 13,14,18,25;3:2,4,5,10; 4:19;5:1,3,9,18,19;6:8, 19;8:12,17,20;9:1,2,4; 20:14,18,21;24:5; 30:12;33:22;54:24; 59:19;61:10,15;65:22; 66:5;67:8;78:6;79:5; 80:19;95:18;98:2; 100:1,3;102:3,9,23; 103:16,18 council's (1) 6:5 count (1) 52:8 countertop (1) 93:15 country (6) 36:6,16;63:1;67:6; 78:23;79:17 couple (4) 49:17;56:5;93:20; 94:10 course (4) 50:7;55:5,7;72:3 Court (1) 58:7 cover (1) 30:2 covering (1) 39:4 Cox (11) 2:9,10,18;3:1,5,10; 5:19,23;6:6;37:18; 82:21 | Cox's (1) 4:23 crank (2) 93:13,14 crap (1) 73:9 crazy (1) 75:11 created (1) 20:3 crime (2) 38:6,20 critical (1) 6:4 Cude (5) 41:11;46:17,18,18; 94:2 curious (1) 77:24 current (7) 15:2,14;26:25;27:5; 28:20;34:5;63:12 currently (30) 4:4;12:15,17;13:13, 18,21;14:1,24;15:8; 16:2;17:16;19:5,19,25; 23:19;24:11,13,24; 25:24;26:7,14;27:4; 28:12,15,24;32:14; 34:5;45:14;70:13;92:2 Custom (1) 34:11 customer (1) 55:7 customers (3) 46:7,10;99:4 cut (1) 86:23 cynical (1) 94:8 |
| D | | | | |
| D&M (1) 77:6 Daddy's (1) 47:3 damn (1) 38:24 Dan (3) 59:17;65:17,17 dandy (1) 45:4 Daniel (6) 76:24;82:19,19; 88:15;89:15,15 date (1) 24:19 daughter (3) 34:13;55:25;71:17 Dave (5) 49:18;61:23;88:16; 92:9,9 | | | | |

| | | | | |
|---|--|--|---|---|
| Davis (1) 69:3 | 23:10;90:5 | 44:24;45:1 | domain (1) 83:6 | 101:11 |
| day (7) 16:6;41:3;56:1;61:9; 67:21;81:17;85:14 | democracy (1) 87:21 | difference (2) 83:5;90:7 | Don (3) 32:8;40:12,13 | dump (2) 75:1,3 |
| daylight (2) 38:3,5 | democratic (2) 61:9;63:1 | different (9) 4:17;12:17;13:14; 24:9;25:17;62:3;77:5, 15;79:11 | Donald (1) 40:13 | during (4) 31:8,12;38:2;69:18 |
| days (3) 7:24;22:16,23 | demonstrate (2) 17:23;18:21 | difficult (5) 44:22,24;46:9; 95:15;102:11 | done (16) 9:4;14:1;25:25;26:3; 39:12,13;54:8,19; 56:20;67:6;71:7; 80:18;87:17;90:13; 94:19;99:12 | dust (1) 81:9 |
| DCCED (3) 20:25;21:12,22 | denied (2) 22:25;42:7 | digital (1) 7:17 | door (2) 38:5;88:10 | dwellers (1) 36:6 |
| deaf (2) 100:9;101:25 | deny (3) 18:10;22:6,22 | dip (1) 91:9 | doors (3) 8:6;68:15;95:13 | Dwight (3) 85:7,8,8 |
| deal (4) 46:9;48:11;68:14; 85:23 | department (9) 13:20,24;14:4; 20:24;21:1;26:14; 29:24;30:6;45:22 | dipnet (1) 83:19 | doorway (1) 82:25 | E |
| dealing (1) 44:15 | department-by-department (1) 14:22 | direction (5) 50:8;53:13;55:8; 57:18,19 | doubt (2) 78:4;95:8 | earlier (3) 78:15;98:5;103:1 |
| deals (2) 38:10;99:2 | departments (1) 14:23 | directly (7) 8:11;19:7;33:23; 55:25;56:4;69:9,23 | down (34) 14:22;32:1,2,15; 34:13;36:4;39:5,21; 40:19;41:4,5;51:25; 52:10,13;53:10;54:5, 12,12;64:5,17;67:13; 70:5;74:11;76:4,5; 81:15;86:17,21,23,25; 89:25;93:8;101:13; 103:13 | earliest (3) 4:14;22:18;24:19 |
| dealt (2) 45:21;49:5 | dependent (1) 5:17 | disagree (1) 89:1 | download (1) 11:4 | Earll (5) 67:19;71:11,12,12; 74:1 |
| dear (1) 75:7 | describe (5) 9:17;17:8;20:1,9; 23:17 | disappointing (1) 67:7 | downtown (2) 77:8;100:24 | early (1) 54:17 |
| decades (1) 12:15 | describes (1) 25:13 | discuss (3) 8:23;9:13,15 | draft (1) 20:8 | ears (2) 100:9;101:25 |
| decide (2) 65:12;93:11 | deserve (3) 50:9,12;80:10 | discusses (2) 70:5,8 | drafted (1) 20:16 | earthquake (1) 38:2 |
| decided (3) 39:10,13;87:9 | design (4) 13:8,8;14:1;71:14 | discussing (1) 70:15 | dramatically (1) 66:18 | East (1) 34:11 |
| decides (1) 39:16 | Designs (1) 44:13 | discussion (2) 3:3;102:15 | drastic (1) 98:21 | easy (1) 53:24 |
| deciding (1) 66:1 | desire (1) 42:14 | discussions (3) 3:10;27:15;54:20 | draw (1) 83:17 | eat (2) 76:17;90:18 |
| decision (6) 3:19;5:6,8;6:7; 20:20;21:19 | destiny (1) 65:8 | disgusting (1) 52:14 | dreams (2) 46:12,14 | Echo (6) 35:16;36:13;64:2,5; 71:15;72:5 |
| decision-maker (1) 5:4 | detail (2) 10:24;25:9 | dispatch (1) 26:12 | Drive (11) 42:17;49:14,24; 55:13;74:21;75:10; 76:3;77:7;80:7;82:1; 84:14 | Economic (4) 20:24;43:5,16;83:15 |
| decision-making (1) 5:11 | determine (1) 5:12 | disregard (1) 62:10 | drives (1) 74:22 | economically (3) 14:14;48:21;63:11 |
| decisions (5) 8:17;24:5,5;93:7; 94:22 | determined (1) 5:21 | disrespect (1) 40:24 | driving (1) 17:4 | economy (2) 11:20;75:20 |
| deck (1) 73:5 | determining (1) 22:4 | disrespectfully (1) 86:23 | dropped (5) 32:24;33:6,18; 78:16;100:16 | Ed (5) 50:22;52:23;53:3,4, 6 |
| declare (1) 2:19 | detrimental (2) 98:22;99:18 | district (12) 14:10;16:1,4,5; 37:17;47:19;48:22; 96:9,12,17;97:5,7 | drug (1) 38:10 | edge (1) 68:16 |
| decrease (1) 90:4 | develop (2) 16:18;68:10 | districts (3) 15:22;77:19;100:18 | Duane (3) 76:23;77:1,4 | edges (1) 38:22 |
| deemed (1) 21:6 | developed (3) 12:14;16:17;72:12 | divisive (1) 100:5 | due (1) | Edward (3) 96:3;98:11,11 |
| default (1) 95:13 | developers (3) 47:9,10;48:13 | document (4) 11:5,5;23:16;25:13 | | effect (6) 4:21;23:9;24:10,15; 72:1;90:2 |
| defined (2) 6:2;12:8 | development (9) 12:3;14:8;19:12,13, 14;20:25;27:10;46:19; 83:16 | documents (2) 23:22;27:14 | | effective (1) 53:20 |
| definitely (2) 45:19;102:19 | developments (1) 48:16 | Dog (3) 34:11;51:19;86:14 | | effectively (1) 70:3 |
| degree (1) 4:13 | devoted (1) 21:16 | dollars (7) 40:23;69:16;73:23; 81:14;83:3,17,22 | | effects (2) 9:16;23:5 |
| deliver (2) 83:10,11 | dictate (2) | | | efficiency (2) 16:25;81:23 |
| delivered (2) | | | | efficient (1) |

| | | | | |
|--|---|--|---|--|
| 12:4 effort (5) 28:9;59:10;66:17; 67:3;103:8 efforts (1) 70:9 eight (1) 93:7 either (3) 12:18;65:12;73:9 elect (1) 62:1 elected (7) 18:8;63:16;79:6,7, 14:87;22,23 election (1) 41:3 elections (3) 18:5,8;19:24 elective (1) 79:13 Elementary (1) 55:25 eligible (2) 6:6;18:4 else (13) 30:18;33:5;37:7; 39:22,24;40:4;76:15; 79:3;81:9;82:6;85:22; 87:17;91:2 else's (2) 91:9;92:3 Emergency (1) 26:10 eminent (1) 83:6 employee (2) 87:7;90:3 employees (2) 87:18;90:10 employees' (1) 87:13 employment (1) 68:6 empower (1) 101:9 enable (1) 19:10 enclaves (1) 17:2 encourage (4) 11:2;63:17;65:11; 101:19 end (3) 31:6;57:1;59:7 ends (1) 69:5 energizing (1) 94:20 enfranchise (1) 18:10 engagement (1) 28:5 | engaging (1) 8:20 enlarge (1) 14:17 enough (2) 11:25;94:1 enrollment (1) 15:25 Enstar (1) 85:2 entered (1) 8:7 entire (3) 16:4,5;36:24 entirely (2) 5:17;42:5 entities (1) 9:19 entity (4) 13:14,15;16:24; 23:19 environment (1) 29:5 equestrian (1) 35:23 equipment (2) 69:17;93:12 especially (3) 66:6;74:21;77:2 espoused (1) 61:24 essential (4) 11:22;12:4;17:12; 83:10 established (1) 101:15 establishes (1) 5:1 estate (1) 46:25 estimate (2) 15:14,17 estimated (1) 14:25 even (29) 4:22;6:4;21:13;27:2; 29:12;39:2;42:8;43:7; 44:24;45:1,16;47:25; 48:6;49:5,5,23;54:11; 62:17;67:7;73:6; 79:19;84:5;86:20; 91:16;98:1,2,7,19;99:6 evening (1) 91:1 eventually (3) 45:9;56:6;91:19 everybody (13) 36:22;37:7;39:22; 41:5;51:22;60:20; 73:16;80:14;81:1; 82:6;85:22;88:25;91:2 everyone (7) 6:11;10:1;31:13; | 71:15;99:23;102:24; 103:12 everywhere (1) 39:5 evidently (1) 80:11 exactly (6) 53:13;69:10,21; 81:20;92:25;94:5 examine (1) 39:25 example (6) 4:2,8;12:17;16:14; 17:1;23:23 examples (1) 13:17 excellent (1) 45:16 except (1) 88:24 excess (1) 96:5 exchange (1) 18:5 excluding (1) 58:10 excuse (6) 3:22;16:8;32:2; 34:25;37:2;43:22 Exhibit (2) 10:25;11:16 exist (3) 10:11,20;29:8 existed (1) 28:25 existing (8) 3:17;7:6;14:13; 16:22;23:19;26:6; 28:20;84:16 expand (6) 15:1;36:15;43:9; 64:16;93:5,19 expanded (1) 11:24 expanding (5) 7:2;43:8;51:5;91:14; 98:7 expansion (1) 50:8 expansions (1) 46:13 expect (2) 53:21;97:2 expected (1) 4:24 expecting (1) 71:6 expenditures (1) 14:25 expense (1) 15:11 expensive (2) 44:23;72:25 | experience (2) 44:14;70:25 explaining (1) 62:13 explicit (1) 61:12 express (2) 41:25;74:4 extend (1) 102:14 extended (4) 27:4,24;28:14;50:4 extension (3) 10:17;12:1;83:13 extent (1) 100:16 extra (8) 32:25;33:4;48:23; 72:2,2;75:1;87:12; 97:3 eye (1) 72:18 | farming (1) 82:10 fashion (1) 3:21 fast (3) 40:9;43:7;75:5 favor (3) 66:5;93:18;102:18 fear (1) 46:13 feasible (2) 27:12;50:10 federal (3) 17:22;18:4;48:11 feds (2) 40:6;85:23 fee (1) 83:18 feedback (5) 8:11,24;28:4;42:1; 101:22 feel (10) 21:18;35:7;40:6; 61:3;88:1;89:18; 90:13;91:22;98:20; 100:11 feelings (1) 61:20 fellow (2) 39:9;53:14 felt (1) 87:15 fence (1) 47:22 fences (1) 86:25 Ferguson (1) 47:25 few (7) 25:9;32:21;48:23; 74:10,18;75:23;76:19 few-mile (1) 75:10 fight (5) 40:20;41:1;51:19; 57:2;63:19 figure (1) 96:19 figuring (1) 52:7 filing (1) 3:11 fill (1) 45:25 final (6) 5:3;21:10,22;25:11; 29:16;66:10 finally (4) 12:6;19:22;46:12; 78:4 financial (11) 3:4,23;4:11;5:1,24; 11:22;14:16;15:7; |
| F | | | | |
| face (1) 92:13 facilities (4) 13:3,6,8;84:3 facility (2) 49:1,4 fact (9) 28:23;43:10;55:11; 62:4;72:25;87:2,5; 89:21;101:11 facts (2) 3:12;101:16 fail (1) 60:3 failed (7) 42:2,6,10,15,19,23; 43:3 fair (1) 55:15 fairly (1) 74:18 fairness (1) 39:21 fall (1) 100:9 falling (1) 101:25 false (1) 91:19 family (9) 59:11;68:25;72:7; 78:14,17,19;90:25; 91:3;99:10 far (6) 28:5;70:25;74:20; 75:7,17;100:11 farm (3) 35:22,25;78:19 | | | | |

| | | | | |
|--|--|---|---|--|
| 42:5;43:19;73:13 find (5) 5:23;55:22;77:24; 100:11;101:4 finding (1) 101:23 findings (1) 21:10 fine (2) 45:4;71:8 finished (1) 31:23 fire (10) 14:2;17:18;29:18, 23:33;5;47:17;84:6,6, 7,7 fired (1) 94:24 firemen (1) 84:10 first (23) 8:4,8;11:15;19:3; 22:16;23:21;27:25; 31:19;32:3,6,9;44:16; 64:6;71:16;74:9; 78:18;79:19;81:16; 82:9,20;98:13,13; 100:3 first-hand (1) 44:14 fiscal (1) 14:18 fish (1) 89:9 fishery (1) 83:19 fishing (1) 82:10 fit (2) 79:3,4 five (11) 19:1;31:19,23; 37:24;39:11;41:10; 47:12;50:21;62:13; 72:3;88:13 five-acre (1) 49:1 five-year (1) 23:23 fixed (1) 84:22 focus (1) 71:4 focused (1) 11:9 focuses (1) 11:8 fold (1) 95:12 folks (7) 38:19;52:15;59:23; 61:11;64:20;65:11; 72:17 | follow (5) 45:6;53:25;94:21, 22,23 followed (1) 58:21 following (6) 3:9;9:21;22:15; 23:10;25:10;54:10 food (5) 43:12;51:25;74:7; 75:9;76:11 foot (2) 46:23,25 footprint (3) 16:9;44:1,3 force (4) 36:3;41:5;63:4;66:1 forced (9) 42:11,24;45:13; 61:8;62:19;66:6,15; 67:5;86:20 forcing (4) 69:11,12,12;70:24 forefathers (1) 61:25 forever (1) 61:16 forget (2) 79:13,14 forgive (2) 77:12;95:23 form (1) 6:14 formal (1) 20:14 formally (1) 78:8 format (1) 7:17 formed (1) 82:7 former (1) 87:7 forward (9) 6:15;20:12;22:25; 47:9;48:7;51:5;65:12; 66:2;101:17 Foster (5) 41:14;49:11,12,12; 50:20 found (3) 11:12;38:8,16 founded (1) 63:2 four (8) 10:6;25:25;30:2; 39:1;43:9;47:12; 81:25;97:16 fourth (1) 23:4 framers (1) 101:15 Francisco (1) | 53:19 Fred (2) 73:23;99:1 free (4) 35:7;63:1,9;82:20 freedom (4) 63:10;73:3;87:20; 92:25 freedoms (1) 63:12 fresh (2) 43:12;72:13 friendly (2) 51:23;52:3 friends (3) 37:20;59:2;67:5 frivolous (1) 91:23 front (9) 27:5;28:10;32:1,1,2; 84:13;88:9;98:15; 103:20 Frontage (3) 44:12;45:15;46:22 Frontier (2) 37:10;79:21 fuel (1) 84:23 full (1) 91:16 full-time (1) 26:16 function (1) 14:13 functioning (2) 27:1;57:9 functions (1) 27:19 funding (2) 46:1;70:1 funds (2) 87:15;91:10 Funny (4) 7:8;12:20;17:1; 84:11 further (1) 12:8 future (3) 5:18;36:14;58:18 | 81:25 geez (1) 41:17 Gene (5) 59:17;63:24,24; 64:1,1 general (4) 24:23;25:4;27:21; 89:16 generally (2) 22:8;82:7 gentleman (3) 56:12;70:5,10 geographically (1) 93:17 George (4) 50:22;51:17,18,18 gerrymandering (1) 37:15 gets (1) 79:1 giant (1) 34:22 Girdwood (1) 39:5 given (3) 41:24;88:7;91:25 gives (1) 36:1 giving (1) 72:20 goal (1) 31:12 goals (1) 19:16 goats (1) 35:25 goes (10) 25:8;31:3;39:16; 45:8;46:13;47:9; 49:20;68:2;70:25; 75:17 golf (1) 50:7 Good (18) 6:10;16:5;34:19; 36:21;53:11;56:6; 64:14,18;67:21;68:14; 73:1,24;74:3;77:1; 83:25;94:15,20;99:8 Gosh (1) 92:19 governed (1) 62:1 government (22) 9:19;11:17;12:1; 16:13;17:10,13,15; 18:7;23:19;53:11,12, 12;54:4;62:24;63:3, 10;69:21;72:15;75:18, 19;84:1;86:13 governmental (2) 12:9;13:14 | grab (5) 45:25;91:8;92:2; 94:12;96:22 grabbing (1) 96:16 grade (1) 60:5 graded (1) 60:4 grandeur (1) 97:20 grandfather (1) 45:4 grandfathered (2) 28:18;36:21 grandkids (1) 54:16 Granger (6) 50:22;52:23;53:3,4, 6;55:19 granite (2) 93:7,14 granted (1) 76:16 graphs (1) 42:12 grateful (1) 87:14 gravel (3) 49:13,21;71:2 great (3) 25:8;35:13;37:23 greed (3) 44:1;83:7,8 Green (5) 59:17;65:16,17,17; 67:17 grew (1) 72:9 Griselda (3) 59:16;60:18,19 groceries (2) 83:22;85:17 grocery (1) 76:9 gross (1) 90:16 ground (3) 100:10;101:5,23 Group (7) 7:21;46:19;60:12; 66:15;88:20;89:11; 92:12 group's (1) 67:3 grow (4) 57:17;75:18,19; 97:19 growing (5) 15:19,22;57:18; 92:21;93:5 grown (1) 12:14 |
| | | G | | |
| | | gain (4) 18:7;68:18;90:15,15 gains (1) 43:13 Gama's (2) 44:13;71:13 gas (1) 85:17 Gaswell (1) 95:7 Gee (1) | | |

| | | | | |
|---|---|--|--|---|
| grows (1) 15:20 | happening (7) 32:18;43:5,16;54:9; 56:4;59:8;75:3 | 99:19 | horse (1) 35:22 | implementing (1) 23:18 |
| growth (3) 68:9,13;90:9 | happens (3) 29:13;32:13;81:16 | Hi (8) 32:10;34:10;58:6; 60:18;80:4;86:9;92:9; 98:11 | horses (2) 35:24;36:9 | imply (1) 85:15 |
| Guess (6) 64:16;65:3;80:22; 82:15;89:1;99:12 | happier (1) 64:23 | high (3) 72:13,14;97:12 | hospital (1) 84:4 | importance (1) 6:4 |
| guidance (1) 28:1 | happy (1) 94:20 | higher (5) 15:8,12,23;60:25; 89:23 | hours (1) 39:1 | important (3) 8:16;13:6;82:14 |
| guides (1) 23:24 | hard (1) 46:11 | higher-quality (1) 29:5 | house (6) 35:21;37:12;38:12, 12;39:1;86:14 | impose (1) 29:10 |
| guiding (1) 24:4 | harder (1) 99:6 | highlight (1) 25:9 | houses (1) 44:2 | improve (2) 16:25;73:22 |
| guise (1) 45:25 | harvests (1) 35:22 | highlights (1) 103:4 | huge (2) 45:10;72:21 | improvement (2) 23:23;83:21 |
| gun (2) 34:15;68:11 | haul (1) 75:2 | highly (2) 100:5;101:19 | human (1) 11:21 | improvements (2) 39:11;49:4 |
| guns (2) 34:14;56:16 | hay (1) 35:22 | Highway (5) 7:8;12:21;46:22; 75:14;98:12 | hundreds (1) 69:16 | improves (1) 67:10 |
| gunshot (1) 37:12 | HEA (1) 85:2 | hire (2) 81:24;93:20 | hunt (1) 34:17 | include (3) 11:21;12:2;13:17 |
| guttled (1) 38:12 | heading (1) 55:7 | hired (1) 14:20 | hurt (2) 76:7;97:10 | included (7) 8:13;36:15;42:4; 72:10;78:8,24;89:24 |
| guy (2) 40:16;55:2 | heads (1) 30:7 | hit (1) 54:14 | hurting (1) 75:20 | includes (7) 3:18;7:7,22;11:7; 15:16;16:16;25:18 |
| guys (32) 34:16,22;38:14; 40:19;47:15;49:5,16; 50:11;53:7;56:8; 57:20;60:3;65:4; 67:12;69:6;70:12,20; 71:6;73:20;74:12,17, 22;76:4,13;80:15,20; 81:21;87:22;91:7,16; 102:6;103:9 | health (3) 19:11;87:10,11 | hitch (1) 54:14 | husband (1) 34:11 | including (3) 8:12;58:10;89:25 |
| guy's (1) 45:6 | hear (15) 10:2,9;31:7;35:1,4; 37:13;41:13,17;53:5; 64:9;76:13;94:11; 95:22,23;101:22 | hitchhike (1) 84:9 | Hutchison (4) 50:21;51:1,2,3 | income (9) 32:24;33:2,4;42:18; 86:18;90:16;91:8,15, 15 |
| H | heard (13) 42:1;54:9,19;65:10, 25;72:16;74:5;88:20; 89:20;90:6;100:13; 102:19,25 | hogwash (1) 85:14 | I | incorporate (2) 7:2,5 |
| | hearing (30) 6:7,11,20,24;7:24, 25;8:5,5,12,18,23,25; 9:23;10:5;20:2,5,10, 13;21:25;22:2,10,15; 30:3,25;31:9;66:8,11; 77:3;88:6;100:7 | hold (3) 18:8;21:24;22:10 | | incorporated (5) 14:3;15:5;24:7; 25:21;27:2 |
| habits (1) 91:11 | hearings (3) 54:20;64:12;103:15 | home (4) 36:20;37:24;42:8,9 | idea (3) 37:23;52:16;59:24 | incorporating (1) 10:15 |
| half (3) 11:5;24:12;95:12 | heart (2) 79:25;87:25 | homeless (2) 38:15,16 | ideas (3) 97:11,13,19 | incorporation (1) 7:13 |
| Hall (5) 7:14;9:7;14:5;20:18; 62:13 | heck (1) 76:10 | Homer (3) 39:6;84:6;86:20 | identified (1) 6:1 | increase (7) 3:14;14:25;46:9; 64:4;85:1;98:24;99:3 |
| hand (3) 26:5;51:9,10 | Heeren (4) 88:16;95:4,6,6 | homes (1) 73:12 | identify (2) 5:14;58:8 | increases (2) 19:14,14 |
| handle (1) 29:24 | Helgeson (1) 35:16 | homestead (3) 56:1;78:14,18 | idiots (1) 38:24 | increasing (1) 17:13 |
| handled (1) 26:11 | Hello (7) 49:12;51:2;55:21; 68:22;78:13;85:8; 90:23 | homesteader (1) 56:1 | ignorance (1) 95:23 | indicated (1) 30:14 |
| handout (1) 82:25 | help (3) 48:23;68:6;97:3 | honest (1) 95:11 | ignore (2) 66:2;67:8 | indirectly (1) 19:8 |
| hands (1) 48:14 | Henry (4) 59:16,18,19;60:16 | honestly (1) 58:13 | illegal (1) 38:20 | individual (3) 3:18;9:10;12:9 |
| hanging (1) 47:3 | hesitant (1) | honor (3) 42:23;86:24;87:5 | immediate (2) 26:10,22 | individually (1) 40:1 |
| happen (2) 29:12;82:22 | | hope (12) 36:18,22;49:7; 51:14;52:8;66:24; 67:2;70:20;74:4; 89:11;98:3;103:9 | immediately (1) 23:12 | individuals (6) 3:20,21;30:14; 66:12,12;88:14 |
| happened (1) 64:16 | | Hopefully (1) 37:6 | impact (9) 4:9;5:15;14:18; 25:20;26:23;47:9; 62:10;96:15,15 | indoor (1) 68:11 |
| | | Hopkins (5) 88:15,17,18,18; 89:13 | impacted (7) 15:25;17:25;21:14, 19;26:1;86:22;95:20 | industrial (1) 47:19 |
| | | | impacts (2) 3:19,20 | |
| | | | implement (1) 19:11 | |

| | | | | |
|--|--|---|---|---|
| information (9) 3:8;8:9;9:10;10:4; 20:11;21:20;22:24; 30:8;36:19 | invest (2) 33:20;39:15 | 85:13 | known (2) 4:12;83:25 | 32:6;7,9,10,11;34:8, 9,10,10 |
| infrastructure (1) 23:25 | invested (5) 40:22;46:24;47:11, 14:69:16 | justified (1) 42:11 | knows (1) 99:16 | Lay's (1) 84:22 |
| initiate (2) 20:23;29:14 | investigating (1) 21:1 | justify (4) 12:11;43:2,2;63:14 | KSLD (1) 7:22 | LBC (3) 5:8;6:9;63:15 |
| initiative (1) 54:6 | investment (2) 23:24;24:5 | K | KSRM (2) 7:21,22 | leading (2) 100:6,14 |
| input (2) 24:4;27:16 | investments (1) 93:11 | K-12 (1) 14:10 | KWHQ (1) 7:22 | leased (1) 44:17 |
| insane (1) 74:22 | invite (3) 30:10,17;31:19 | Kalifornsky (1) 7:7 | L | least (5) 18:23,25;75:10; 97:3,6 |
| inside (15) 7:3;15:20;16:3,6; 25:3;27:9;33:21; 64:22;69:3,8;70:13,17, 17,18,22 | involve (1) 24:3 | Kasilof (2) 51:19;52:10 | LA (1) 53:19 | leave (4) 71:6;94:17;100:18; 101:7 |
| insignificant (1) 80:23 | involved (1) 55:5 | K-Beach (26) 12:20;44:12;46:2, 20:47;11,11;55:24; 58:7,8,9,10;65:4; 67:22,23;69:1;75:14; 78:15;84:11;92:11,17; 94:3;95:7,12;96:12; 97:1,6 | lack (2) 68:3;75:24 | leaving (1) 75:24 |
| inspections (1) 28:14 | involves (1) 27:14 | keep (8) 11:9;27:6;54:22; 65:24;86:5,16;90:10; 100:7 | lady (1) 71:16 | Lee (5) 96:3;98:10,11,11; 99:21 |
| install (1) 93:24 | Irini (1) 77:6 | KDLL (1) 7:21 | laid (1) 75:25 | left (1) 42:22 |
| instead (4) 29:23;52:19;65:2; 87:18 | Irons (1) 41:19 | keeping (1) 52:8 | Lake (5) 35:16;36:14;64:2,5; 65:20 | legally (2) 28:17,20 |
| insurance (3) 87:8,10,11 | irony (1) 78:1 | Kelley (1) 67:19 | land (16) 7:6,7;12:3;14:8; 30:22;44:2;57:19; 58:15;61:11;78:19; 79:1,2,2,3;85:21;86:6 | Legislative (12) 2:21;6:9,25;8:3; 9:15;18:14,18;20:2,3; 23:10;66:23;101:8 |
| integrated (1) 14:10 | irreversibly (1) 62:9 | Kenai (24) 4:4,18;7:8,15,16; 12:20;38:19,21;51:25; 55:23;62:20,25;65:6; 75:13;77:8;80:8,9,11; 83:19;84:6;90:1,4; 93:18;98:12 | landowners (1) 25:20 | legislature (7) 5:7;22:16,19,20,22; 23:9;67:2 |
| intended (3) 20:5,6;31:1 | issue (10) 6:3;21:10;29:3; 35:18;37:16;38:8,13; 39:7;48:25;100:6 | key (1) 65:13 | lands (1) 42:5 | less (8) 62:7;63:10;77:25; 86:12,13,13;87:19; 93:1 |
| intentions (1) 49:15 | issues (5) 18:6;21:16;37:14; 46:4;66:2 | KFSE (1) 7:22 | landscape (3) 45:1;47:19;48:22 | level (8) 11:23;14:22;15:2,8, 12:63;7;67:4;90:3 |
| intents (1) 33:24 | item (4) 10:10;23:3,4;29:16 | kids (2) 54:16;60:24 | landscaping (1) 47:23 | levied (1) 25:5 |
| interaction (1) 72:21 | items (3) 10:6;25:10;30:2 | killer (1) 48:12 | large (3) 3:20;11:25;88:24 | levies (1) 25:5 |
| interest (10) 2:19;3:5,5;2,21,24; 12:7;17:8;66:19; 68:24;101:18 | J | kind (5) 74:16;76:4,5;91:18; 103:3 | largely (1) 77:18 | Library (7) 7:15,16;13:4;80:10; 83:15,18;85:15 |
| interested (3) 31:13;56:22;101:23 | Jack (3) 41:14;49:12,12 | kindly (2) 78:16;87:24 | larger (1) 16:15 | life (6) 13:7;36:17,24;59:1; 67:11;101:2 |
| interesting (1) 102:15 | Jackson (5) 76:24;78:12,13,14; 80:2 | KKIS (1) 7:22 | largest (1) 47:10 | lifestyle (5) 36:2;73:2;78:21; 100:23;101:6 |
| internet (1) 46:8 | January (6) 22:18;24:8,15,19,20; 25:7 | KKNI (1) 7:22 | last (13) 32:5;47:12;56:5; 59:9;62:20;74:18; 75:22;79:21;80:17; 94:10;96:2;99:22; 101:7 | lifestyles (1) 72:23 |
| into (33) 14:3;24:6,7;25:8,22; 27:3,11,24;28:14,19; 29:10;30:20;38:3; 46:24;49:20;50:4; 52:2,20;55:13;69:4,12, 16;71:19;73:6;74:21; 75:4,10;76:8;79:12; 80:15;84:2;88:13;91:9 | job (5) 49:22;53:23;64:15; 72:8;94:20 | knew (1) 38:13 | later (1) 74:12 | lights (1) 33:11 |
| introducing (1) 95:19 | jobs (2) 70:1;75:24 | Knight (5) 42:17;49:14,24; 84:14,15 | launches (1) 13:4 | lighting (1) 47:6 |
| invalid (1) 55:9 | Jordan (1) 102:10 | Knopp (1) 63:18 | law (5) 7:23;8:1;10:3,11; 16:11 | likely (3) 4:16;23:9;77:21 |
| | journey (1) 83:4 | | Lay (9) | limit (1) |
| | July (1) 89:9 | | | |
| | Juneau (1) 94:21 | | | |
| | justification (1) | | | |

| | | | | |
|---|--|---|--|---|
| 31:2 limited (1) 91:24 limits (21) 3:17;7:3;15:20; 33:13,21;44:20,24; 61:11;68:6,8;69:3,8, 10:70:14,18,22,24; 83:12;86:11;96:7,7 line (2) 50:4;92:17 lines (1) 58:10 list (4) 25:18;30:16;96:2; 99:23 listed (4) 10:6;18:21,24;31:19 listen (18) 32:17;34:1,6;36:18; 49:7;51:14;52:16; 54:17;63:16;64:11; 73:21;79:16,24;81:22; 86:2;100:8;103:7,14 listened (3) 42:2;58:23;100:15 listening (6) 48:6;50:18;59:7; 65:23;66:25;89:11 little (14) 35:4;49:25;54:7; 60:6;64:19;71:21; 78:4;91:12;92:16,25; 94:8;97:24,24;99:13 live (48) 30:22;32:11;35:15; 36:5,6,12,17;37:8,11; 39:7;40:14;42:9;44:5; 46:3;51:19;53:9,10; 58:7;59:1;60:2;62:25; 63:8;64:1;65:20; 70:18;71:12;73:17,25; 74:6;75:9;78:2,3;80:7; 82:4;85:19,24;86:11; 88:20;94:16;95:6; 96:7,14;97:11;98:12; 100:15,23,24;101:3 lived (3) 72:8;85:9;96:5 lives (5) 61:16;66:21;70:10; 73:16,25 living (4) 10:19;53:16;61:11; 63:10 load (1) 73:7 Local (25) 5:5;6:12;8:3,15;9:3; 12:8;18:17;19:16,22; 20:22;21:3,16,23; 22:14;23:7;38:9;42:7; 43:1;47:17;48:11; | 70:21;78:7;101:9,14, 20 located (6) 9:7;12:19;44:11; 45:14;77:7,15 location (2) 35:17;68:10 locations (1) 11:4 lodge (1) 78:8 long (4) 11:4;68:3;91:21; 93:19 longer (2) 17:21;24:12 look (9) 20:11;50:6;53:24; 54:8,22;64:25;92:18; 96:8;97:24 looked (6) 14:21;15:3;73:6; 84:14,14;92:24 looking (6) 32:23;38:13;51:5; 85:11;94:6;103:9 Lord (1) 75:7 lose (8) 63:12;68:16,18; 90:7,8,8,9,16 losing (2) 69:25;70:1 loss (1) 43:11 lost (2) 33:17;90:15 lot (21) 2:22;3:5;24:2;27:15; 28:4;37:20;38:19,19, 20:45:11;49:8;50:9; 58:23;59:4;60:22; 73:6;87:3;90:18; 91:22;92:17;97:18 lots (2) 21:17;44:25 loud (2) 35:8;66:4 love (1) 60:24 low (2) 42:18;91:10 lower (2) 4:2,4 lowering (1) 17:17 Lynch (5) 76:24;82:18,19,19; 85:6 | 93:12,15,24 Mackey (1) 65:20 mad (1) 73:19 mainly (1) 98:19 maintain (3) 49:24,24;72:24 maintained (5) 39:8,9;45:15;70:2; 71:3 maintaining (2) 71:5;72:11 maintenance (6) 13:18;19:20;25:24; 26:1;69:14,17 major (1) 43:4 majority (3) 62:5;63:20;101:11 makes (1) 55:9 making (9) 8:17;20:19;21:2; 24:6;31:12;47:4; 57:20;69:25;95:14 manage (1) 90:3 manager (6) 9:9;59:20;67:22; 89:16;90:3,12 mangle (2) 32:4;63:25 many (28) 18:19;25:17;28:23; 33:22;34:19,21;41:24; 46:2,7;57:13;58:16; 59:8,9;61:19,22;67:6; 69:2,17;71:4;83:2,19; 86:4;93:22;94:9,25; 96:9,11;103:2 map (1) 96:8 maps (1) 7:12 Marcella (4) 50:24;55:20,21,22 March (1) 23:9 Margaret (3) 96:3,4,4 MarkAir (2) 64:14,16 markets (1) 99:6 marshal (4) 17:18;29:18,23; 47:17 marshal's (1) 14:2 Mary (3) 50:21;51:2,2 | Marydale (1) 60:19 master (2) 23:25;27:14 matching (1) 45:17 material (1) 22:3 materials (1) 7:16 Mathews (4) 50:25;58:5,6,6 matter (7) 3:3;6:19;34:21;56:3; 77:25;81:2;85:19 matters (1) 6:20 Matthew (4) 32:6,10,10;34:11 maximizing (1) 12:8 maximum (4) 10:8;17:9;19:16,22 may (7) 31:8,9;32:1;45:12; 46:14;54:13;95:15 maybe (10) 50:13,13;56:12; 57:17;64:23,25;74:12, 14;92:1;98:22 MAYOR (59) 2:3,15,16,18,24; 9:24;16:7;20:15;30:5, 10;34:8;37:1;40:10; 41:8;42:21,22;43:20, 23;44:7;46:16;49:10; 50:19;51:16;52:21,25; 53:3;55:18;58:4; 59:15,19;60:15;61:4, 24;63:22;65:15;67:16; 68:20;71:9;74:1; 76:21;78:10;80:1; 82:16,21;85:5;86:7; 88:4,12;89:13;90:20; 92:6;95:2;96:1;98:9; 99:21;102:2,8,22; 103:11 mean (7) 55:11;56:3;60:22; 74:17;75:15;98:23; 100:22 means (10) 7:1;18:15;28:18; 42:9;43:3,18;80:22; 94:16;97:14,15 medical (1) 87:13 meet (5) 10:12;28:24;42:13; 47:17,23 meeting (18) 6:17,21,22,23;7:19; 9:1,6;20:18;48:10; | 58:22;63:13;78:6; 80:17;99:24;102:16, 21;103:16,21 meetings (8) 56:5;59:6,9;80:13; 81:1,6;94:9;100:14 meets (2) 21:8;22:5 Megan (4) 67:18;68:21,22,22 Member (19) 2:5,6,7,8,9,10,11,12, 13,14,18;3:2,4,5,10; 100:3;102:3,9,23 members (16) 2:25;8:19;21:15,18; 27:15;30:11;33:22; 54:24;59:20;66:23; 67:8;78:19;79:5; 80:19;91:3;100:1 mention (2) 83:9,14 mentioned (13) 15:15;16:8;17:7,20; 18:1;20:6,16;26:19; 27:13,20;29:17;38:19; 89:21 mess (1) 51:20 message (2) 53:18;66:4 met (6) 9:11;11:11;12:12; 17:12;18:22;25:18 meth (1) 38:11 Method (7) 2:21;7:1;8:3;18:14, 19;20:2,3 Meyers (1) 73:24 Meyer's (1) 99:1 mic (3) 35:1,4,7 Micciche (1) 63:18 Michael (10) 32:7;37:2,3,4,8; 40:11;67:18,20,21,21 microphone (4) 30:21;32:2;35:11; 41:12 middle (4) 74:23;100:10;101:4, 23 might (8) 20:25;21:14;64:23; 81:6;98:22;99:16,17, 17 mile (1) 37:11 miles (8) |
| M | | | | |
| machinery (3) | | | | |

| | | | | |
|---|--|---|--|--|
| 3:16;7:6;16:9,10; 43:8,9;97:4,17 mill (10) 4:1,3,4,14,19,20,23; 24:11,12,13 million (1) 48:16 millions (4) 40:23;46:23;47:14; 81:14 mills (1) 24:14 mind (3) 57:7,8;78:5 minimum (3) 12:9;17:9;48:9 minute (2) 53:15;54:8 minutes (5) 9:20;30:12;31:2; 39:20;80:18 mismanagement (1) 87:15 missing (1) 90:14 Mitch (4) 32:7;37:3,4,8 mixed-use (1) 100:21 mob (1) 48:5 modifications (1) 100:17 Modreel (3) 67:18,21,22 mom (1) 42:7 moment (2) 33:25;56:5 money (36) 39:15;43:9;45:25; 50:14;52:18;54:1; 57:20,24,25;59:1;61:1, 2;64:21;69:23;72:24; 73:11;75:1,5;82:12; 85:19;87:9,12,16; 91:12,24,25;92:1,3; 94:12;95:13;96:16,20, 22;97:10,18,19 money-wise (1) 50:10 months (3) 74:12;87:10,11 month-to-month (1) 47:4 Moran (3) 96:3,4,4 more (40) 3:16;7:2;19:18; 20:10;21:20;39:2; 47:11;48:24;52:2; 57:20;59:3,4;63:10,13; 64:20;65:19;72:25; | 74:17;75:8,12;76:3,3, 6,7,17,18,20;77:25; 81:24;82:14;87:18,20; 88:13;92:25;93:20; 96:3;97:19;99:3,4; 103:15 mortar (4) 43:6,6,11,14 most (4) 42:17;56:15;70:17; 89:8 mostly (1) 42:25 motivated (1) 55:1 motivation (1) 53:24 move (10) 20:12;22:25;29:4; 41:14;47:6;48:15; 57:14;66:2;69:25; 95:15 moved (8) 53:10;54:2;69:4; 75:22;78:14,22,23; 86:16 moving (1) 84:2 Moyer (5) 59:17;63:24,24; 64:1,1 much (17) 24:3;43:14;45:21; 51:15,25;52:5,18; 57:23;59:10;83:18; 87:9,16;88:10;95:13; 96:20;101:1;102:6 multiple (4) 32:16;33:9,12,14 Municipal (9) 3:2;6:1,2;10:16; 11:13;12:4;15:12; 17:12;26:21 must (10) 8:4;9:11;11:11,16, 18,21,25;12:2,6;17:7 Mustard (4) 59:17;60:17,18,19 myself (5) 30:7;58:8;67:24; 68:1;73:10 | 89:15;90:23;92:9; 96:2;98:11;99:22 namely (1) 68:17 names (2) 31:22;32:4 narcotics (1) 38:10 narrative (1) 11:8 navigate (1) 44:22 nearest (1) 89:24 nearing (1) 86:17 necessarily (4) 71:20;72:24;73:13; 100:22 necessary (3) 11:22;12:3;67:4 necessity (1) 83:22 need (27) 11:16;16:18;24:18; 29:10;33:1;36:1; 42:14,17,18;43:19; 47:18;56:14;57:7,8; 60:10,20;64:20;73:12; 81:3,4;89:7,9,10; 91:14;94:5;96:24; 97:14 needed (1) 58:22 needs (4) 42:13;57:17;68:9; 91:15 neighbor (6) 35:24;36:8;38:11; 41:23;91:11,12 neighborhood (1) 34:15 neighborhoods (2) 34:18;42:17 neighbors (4) 36:3;63:4;83:23; 84:18 neighbor's (1) 38:16 neither (1) 58:3 Nelson (5) 88:15;89:14,15,15; 90:21 nervous (2) 60:6;91:12 net (1) 90:2 neutral (1) 101:16 new (13) 5:16;11:8;14:1;27:9, 10;28:2;29:21;48:1,4; | 68:4,5,7;93:23 newer (1) 93:24 newly (1) 24:6 news (1) 72:17 Next (20) 9:15;16:20;20:17; 31:23;32:6;35:1; 41:10;43:24;50:21; 52:12;59:16;64:23; 76:23;78:5;81:17; 93:20;102:15,21; 103:10,16 next-door (1) 38:11 nice (3) 39:9;47:16;80:9 nickel (1) 47:8 night (1) 102:17 nine (1) 14:24 nobody (4) 56:9,11;64:13;97:8 non-conforming (1) 28:17 none (2) 56:23;96:10 non-resident (1) 26:20 nor (1) 16:1 normal (1) 49:6 North (2) 9:8;35:16 northern (1) 37:9 Northstar (1) 49:2 no's (1) 49:8 no-support (1) 39:17 note (1) 8:16 noted (1) 38:10 notes (1) 103:2 Notice (3) 7:19,24;21:24 noticed (2) 54:18;82:20 Nowhere (1) 61:25 number (10) 3:19,20;12:9;17:10, 13;35:18;57:22;80:13; 85:11;100:17 | numbers (2) 42:12;48:20 Numerous (4) 66:3;75:1;80:25; 100:13 |
| O | | | | |
| object (1) 78:7 objected (1) 54:16 objection (1) 78:8 objectively (1) 101:17 objectors (1) 54:3 obvious (1) 51:20 Obviously (1) 92:13 occasionally (1) 12:23 occasions (2) 33:9;50:3 occupancy (1) 19:12 occur (3) 5:12;20:10;38:20 occurring (1) 38:7 occurs (1) 38:21 off (15) 26:5;31:3;32:24; 33:6;46:20;64:1; 72:10;73:18;75:2; 76:1;84:9,12;95:6,14; 96:22 offering (4) 56:13,17;57:6;70:8 Office (8) 7:16;14:2;17:20; 18:8;50:4;79:13;84:5; 85:18 officer (3) 26:17;38:9,19 officers (2) 39:3;70:13 official (1) 14:5 officials (2) 63:16;87:22 Oftentimes (1) 60:4 oil (1) 82:10 ole (1) 83:25 Olson (5) 59:17;61:5,6,6; 63:23 | | | | |

| | | | | |
|--|--|--|---|---|
| <p>once (5) 4:7;31:8;43:4;59:12; 78:24</p> <p>one (52) 2:22;3:5,20;11:3; 14:15;18:23,25;23:21; 30:23;32:6,6;35:1,14, 18;37:11,14,25;43:24; 45:21;47:10;48:23,25; 49:8;51:11;53:21,24; 54:18;55:6;58:15; 65:4,10,20;71:2;74:12; 80:20;81:20;82:1; 86:3;88:19,21,24;89:1, 20;92:23;94:19;95:11, 14;97:25;98:23;99:12; 100:7;102:18</p> <p>ones (2) 51:8;64:3</p> <p>online (2) 11:4;46:8</p> <p>only (13) 5:5;6:17;16:16;31:8; 39:18,22;61:22;65:10; 71:2;74:10;91:24; 97:4;102:18</p> <p>onsite (2) 27:1,6</p> <p>onto (3) 46:7;69:13;97:6</p> <p>open (3) 9:21,22;34:17</p> <p>operate (2) 30:22;46:11</p> <p>operated (2) 44:13;46:20</p> <p>operates (1) 68:25</p> <p>Operating (1) 68:8</p> <p>operational (1) 14:21</p> <p>operations (1) 13:7</p> <p>opinion (1) 45:24</p> <p>opinions (2) 74:4;103:14</p> <p>opportunities (3) 22:11;41:25;90:10</p> <p>opportunity (17) 5:7;8:10,18;20:7,19; 22:1,21;30:18;31:14; 46:3;59:21;74:4;82:8, 11;88:7;90:9,9</p> <p>oppose (1) 56:21</p> <p>opposed (7) 16:14;44:10;50:17; 62:6,16;91:2;98:18</p> <p>opposing (1) 62:22</p> <p>opposite (2)</p> | <p>53:13;69:11</p> <p>opposition (2) 62:18;64:10</p> <p>option (3) 42:11;101:8,9</p> <p>order (5) 9:11;10:12;18:17; 31:22;87:3</p> <p>orderly (1) 19:12</p> <p>ordinances (1) 44:22</p> <p>organize (2) 40:25;41:1</p> <p>other's (1) 31:15</p> <p>otherwise (4) 50:10;68:10;94:13; 103:6</p> <p>ought (2) 53:18;55:14</p> <p>ourselves (3) 50:3;56:16;72:11</p> <p>out (58) 32:3;37:16;38:8; 39:16;41:22;42:16,19, 25;48:17,21,21;49:19; 50:6,8,9,11,14;52:7; 54:4;55:7,14;57:23; 58:24;60:5;65:7;68:6; 72:13,14;73:9;75:22, 23;76:4,6;78:14,16; 79:9;85:4,22;88:9; 91:20;92:17;93:13,14; 94:17;96:19;99:11; 100:4,18;101:20,21, 24;102:4,6,20,24; 103:3,4,12</p> <p>outbursts (1) 31:17</p> <p>outcome (1) 78:5</p> <p>outdoors (1) 37:13</p> <p>outlining (1) 70:9</p> <p>outlying (1) 84:10</p> <p>outside (25) 8:22;12:16,23; 33:13;34:3,18;38:25; 44:20;57:2;61:11; 63:8;64:2;65:5,19; 69:4,5,9;70:23;74:6; 83:20;85:24,25;86:10; 92:24;101:3</p> <p>over (20) 4:8;11:7;29:13;31:5; 32:16;39:2;62:15,24; 66:3;68:17;70:2,16; 72:3;75:16;89:22; 94:6;95:4;100:13; 103:3,9</p> | <p>overall (2) 14:9;15:13</p> <p>overkill (1) 71:21</p> <p>overlap (1) 16:23</p> <p>overpriced (1) 52:1</p> <p>overreach (1) 93:2</p> <p>oversight (2) 93:25;94:1</p> <p>overview (1) 8:9</p> <p>overwhelming (3) 62:5,18;63:20</p> <p>overwhelmingly (1) 78:2</p> <p>own (30) 14:21;20:23;21:24; 30:22;32:12;34:11; 41:18;44:2,18;46:12, 12,18,22;47:21;60:5; 62:17;63:9,9;65:17,18; 71:24;79:1;84:5; 85:10;88:21;89:25; 90:24;91:4;92:10; 96:13</p> <p>owned (2) 44:13;99:11</p> <p>owner (7) 2:21;12:25;25:3; 29:22;67:25;68:23; 98:25</p> <p>owners (19) 3:24;12:19;15:11; 19:7;24:10;25:21; 27:8;29:6,6,13,14; 45:9,11;46:2;57:23; 66:16;78:7;83:25;86:4</p> <p>owning (1) 44:23</p> <p>owns (4) 3:5;5:20;36:22; 68:25</p> | <p>Park (1) 44:11</p> <p>Parker (4) 2:5,6;102:8,9</p> <p>parking (3) 44:25;45:11;76:12</p> <p>parks (4) 13:3;83:14,17;85:16</p> <p>part (37) 10:4,25;22:10; 23:15;28:3,8,9;29:25; 41:20;42:20;44:4; 47:13;49:2;56:22; 57:3,4,8,12,16;58:2,2; 67:24;68:3;78:20; 79:21,22,24;80:11; 81:21;82:2;88:24; 89:5;92:12;93:2; 100:19,22;102:13</p> <p>participate (5) 3:2,10;6:6;9:5;19:24</p> <p>participating (1) 31:13</p> <p>particular (1) 19:2</p> <p>particularly (2) 19:13;37:5</p> <p>Parties (2) 21:25;101:18</p> <p>partner (1) 44:1</p> <p>partners (1) 89:3</p> <p>parts (4) 17:5;19:3;28:6; 50:16</p> <p>party (1) 101:16</p> <p>pass (5) 46:6;74:15;75:10; 95:9,11</p> <p>passed (1) 62:21</p> <p>passes (2) 68:16,19</p> <p>past (6) 12:15;37:24;39:5; 44:14;62:13;83:1</p> <p>path (1) 101:17</p> <p>patience (1) 25:12</p> <p>Patricia (5) 41:10,16,18;43:22, 25</p> <p>patrol (1) 75:15</p> <p>Patterson (7) 41:11,15,16,18; 43:22,25;84:19</p> <p>pave (1) 45:11</p> <p>paved (2)</p> | <p>45:1;98:2</p> <p>pay (7) 39:24;40:7;85:16; 87:9,12;90:5;97:22</p> <p>paying (11) 24:12;39:12,22,23; 40:4,6;54:23;55:3; 74:25;76:9;82:2</p> <p>pencil (1) 48:17</p> <p>Peninsula (8) 4:5,18;7:15,20; 43:18;46:19;62:20,25</p> <p>penny (1) 48:24</p> <p>people (105) 13:10;15:15;18:20; 21:14;25:17,18;28:11, 17;30:17;33:15,20; 34:6,20,22;35:10;42:2, 6,10,18,20;44:2;48:15; 49:18;50:14;51:11,20; 52:2,9,17;54:2;55:2; 56:4,10,19;57:10,13, 22,24;58:3,17;59:2,3, 4,10,25;60:12;61:19; 62:1;63:8,17;64:22,23; 66:3,14;67:8;68:6; 69:23,25;71:4;73:12; 74:13;75:2,22;76:6; 78:2,22;79:12,13,14, 16,17,17,18,23;81:17, 19,22,24,25;82:23; 83:12,19;84:2;86:2,21, 25;87:6,23;88:1;89:8, 12;90:6;91:5,18; 93:20;94:25;96:13,24; 98:5,15;100:13,19; 101:2;102:12,18</p> <p>people's (4) 66:11,18,21;86:24</p> <p>per (3) 4:24;9:11;15:21</p> <p>percent (29) 3:17;15:21;16:4; 24:22;25:4,5;46:7,10; 48:9;60:8;62:15;72:2, 2;75:22;84:19,20,21, 22,23;85:1,1;89:23,23; 90:5,6;98:6,24;99:3,4</p> <p>performed (2) 14:18;27:19</p> <p>period (1) 34:24</p> <p>periodically (1) 75:4</p> <p>permit (5) 47:6;48:8;49:3; 86:15;89:10</p> <p>permitted (1) 31:17</p> <p>permitting (1) 48:10</p> |
|--|--|--|---|---|

| | | | | |
|---|--|--|---|--|
| person (11) 41:21;50:23;58:7,8; 15:65:10;88:24;89:1; 95:24;98:5;103:6 | 2:4;6:14;30:20;31:1, 3,10,20;36:24;41:11; 43:20,23;59:12;67:12; 79:16,24;85:6;98:9; 101:21,24 | 2:19;4:11,14;26:10; 57:6 | 41:3;50:11;54:11; 56:15;58:17;65:3; 92:14;93:20;98:2 | 90:24 |
| personal (1) 66:18 | Pledge (1) 2:2 | possibly (1) 70:21 | problem (1) 52:6 | proposing (3) 3:14;14:17;16:12 |
| personally (4) 33:16;59:22;71:1,24 | plenty (4) 34:17;57:18;80:15; 103:3 | post (2) 84:5;85:18 | procedure (1) 9:14 | prorate (1) 24:16 |
| person's (2) 17:24;82:1 | plow (2) 50:1;74:22 | potential (2) 3:23;4:22 | process (19) 5:18;10:5;18:15; 20:1,11,23;22:8;27:21; 58:21;61:9,18;66:9; 78:9;89:19;90:14; 94:21;101:11,13; 102:11 | protecting (1) 101:1 |
| pest (1) 71:23 | plowed (1) 81:8 | power (1) 43:1 | proceeding (1) 5:18;10:5;18:15; 20:1,11,23;22:8;27:21; 58:21;61:9,18;66:9; 78:9;89:19;90:14; 94:21;101:11,13; 102:11 | Protection (3) 37:23,23;56:14 |
| petition (46) 2:20;3:12,14;5:10, 13;6:8,12,25;7:4,10, 12,13,23;8:2,10,14,19; 9:3;10:12,25;11:1,3; 12:11;16:16;17:25; 18:9;19:2;20:8,14,21; 21:4,8;22:4,7,8,15,18; 23:14;25:17;45:24; 63:14;66:10,25;69:7; 70:4,8 | plowing (1) 74:22 | practicable (2) 25:14;26:18 | profitable (2) 84:15,17 | proud (1) 62:25 |
| petitions (1) 62:14 | Plumbing (1) 47:25 | practically (1) 27:12 | program (1) 58:16 | provide (35) 6:13;8:10,18;9:10; 10:4;11:22;12:3; 17:18;19:12,17;20:6,7; 21:13,24;26:8;28:1; 30:11,13,19;31:13; 33:1,4;34:4;45:18,19; 60:1,10;69:21;73:23; 83:14;96:18,21,23; 97:9;98:4 |
| pets (1) 78:25 | plus (2) 46:24;73:8 | Prairie (1) 86:11 | progressing (1) 100:12 | provided (12) 6:14;7:24;13:12,13, 18,21;23:17;31:2; 74:20;77:17,21;99:24 |
| phone (1) 85:2 | pm (2) 9:7;103:17 | precisely (1) 4:12 | projected (1) 15:4 | provides (3) 12:15,23;81:4 |
| piece (3) 25:11;49:17;65:20 | PO (1) 55:22 | predict (1) 43:11 | projects (3) 29:14;48:17;92:3 | providing (10) 17:6,12;19:19; 23:19;26:7,17;31:14; 32:20,25;98:6 |
| pieces (1) 56:7 | point (12) 4:16;18:13;22:9; 23:12;52:13;93:6,10; 94:14;98:21;100:6,12, 14 | presentation (2) 9:21;25:11 | promise (1) 91:19 | public (33) 5:17;6:4,11,20,24; 7:15,20;8:4,5,19;9:5, 22,22;11:3,7;13:21; 16:19;21:9,18,24,25; 22:12;28:5;30:11,25; 31:8;37:5;54:21; 55:11,12;64:11;88:6; 99:8 |
| Pierce (5) 50:22;51:17,18,18; 52:22 | Police (18) 13:23;26:9,13; 37:23;38:9,12,18,25; 39:2;45:20;56:14,15; 70:9,12,13;75:7,8;97:2 | presented (2) 22:19;62:14 | promised (1) 82:22 | publically (1) 42:21 |
| pissed (1) 73:18 | policed (1) 17:17 | presently (1) 29:23 | promising (1) 91:17 | published (1) 7:19 |
| pit (2) 49:13,21 | policing (1) 17:16 | preservation (1) 101:5 | promoting (1) 17:9 | Pumping (1) 46:20 |
| Pizza (1) 47:3 | policy (1) 24:4 | pre-submission (1) 6:24 | properties (6) 12:18;26:20,23; 40:15;74:8;77:20 | purchase (1) 44:18 |
| place (6) 28:12;33:15;37:21; 74:19;75:16;88:7 | political (2) 17:24;18:11 | pretend (1) 95:12 | property (75) 2:22;3:6,23;4:1,2,8, 9,23,24;5:15,16,20; 12:19;15:4,11,13;19:6; 24:10;27:5,8,18;29:6, 13;32:12;33:5,12,18; 36:15,23;38:17;40:14; 41:19;44:11,19;45:2,8, 11;46:5,12;47:14; 48:2;51:3;52:12; 55:24;57:12;61:16,21; 62:23;65:18,18;66:15, 18,21;68:23;69:6;71:1, 25;72:25;77:6;78:7; 80:6;82:5;83:24; 85:10,13,23;86:3,10, 24;87:4;89:2;90:24; 93:24;95:7,20 | purchased (2) 86:10;89:3 |
| places (3) 32:21;53:20;74:14 | polls (1) 62:15 | pretty (4) 38:24;45:21;93:11; 94:24 | proposals (4) 8:23;53:12;54:5; 78:15 | purpose (4) 6:21,23;8:18;30:24 |
| plan (18) 9:17;13:7;23:15,23, 25;24:1;25:8,13,16; 28:1;29:16,21;47:19, 20,23;48:23;62:22; 83:13 | poor (1) 83:23 | prevent (2) 6:4;68:8 | proposed (25) 2:23;3:6,15,24;5:14; 7:13;9:16;11:20;12:2; 13:1;14:6,12;16:21; 21:14;23:5;27:17; 30:23;35:18;42:4; 51:4,8,9;68:11;74:8; | purposely (6) 32:23;33:6,12;34:3; 44:19;92:22 |
| planners (1) 97:16 | pop (1) 42:7 | previously (3) 11:6;26:19;30:24 | proposed (25) 2:23;3:6,15,24;5:14; 7:13;9:16;11:20;12:2; 13:1;14:6,12;16:21; 21:14;23:5;27:17; 30:23;35:18;42:4; 51:4,8,9;68:11;74:8; | purposes (1) 33:24 |
| planning (7) 4:7;5:18;13:25; 23:22;27:14,23;89:9 | Poppy (2) 34:11;72:10 | prices (1) 86:18 | | pursue (1) 101:8 |
| plans (1) 29:22 | population (7) 11:24;13:9,10; 15:15,18,19,23 | principles (1) 63:2 | | push (2) 57:1,1 |
| plant (1) 47:22 | portion (6) 9:23;11:1,8;16:5; 23:14;37:9 | prior (1) 17:23 | | pushing (2) 91:7;92:13 |
| please (19) | portions (1) 12:10 | privacy (1) 47:22 | | |
| | Portland (1) 53:19 | private (2) 75:2;83:24 | | |
| | position (3) 67:11;79:7;83:10 | privilege (1) 55:16 | | |
| | possible (5) | privileged (1) 53:7 | | |
| | | privileges (1) 10:19 | | |
| | | probably (9) | | |

| | | | | |
|---|---|---|--|--|
| put (14) 29:5;34:6;45:5; 49:20,21;50:14;73:6; 21;74:23;79:2;86:14; 87:4;94:3;97:13 | 81:19;101:20,21 | reduced (1) 15:13 | 45:5 | 58:18;77:20;96:17,24; 100:18 |
| puts (1) 22:13 | reached (1) 91:16 | re-evaluate (1) 34:6 | Renee (3) 88:15;95:6,6 | residents (20) 10:19;13:1;15:17; 18:2,10;19:6;32:22; 36:16;44:2;60:9; 61:12,14,23;62:5,8,11, 12,24;69:22;86:21 |
| putting (2) 25:16;53:23 | read (5) 11:2,14;12:10; 45:23;85:14 | refer (2) 20:25;28:18 | rent (3) 47:8;48:24;93:23 | resolution (7) 3:11;5:25;9:4;20:16; 22:22;62:21,22 |
| Q | re-address (1) 92:1 | references (1) 10:23 | rental (3) 2:22;3:5;74:7 | resource (2) 21:13,21 |
| quality (1) 13:7 | ready (2) 22:10;33:16 | referred (1) 84:3 | rentals (2) 75:21;77:6 | resources (3) 11:22;21:17;73:14 |
| quarter (1) 98:4 | Ready-Mix (1) 69:2 | refraining (1) 31:11 | renting (1) 74:13 | respect (1) 87:5 |
| quarter-mile (1) 98:1 | real (3) 46:25;81:5;94:19 | regard (1) 42:13 | repeatedly (1) 60:3 | respectful (1) 31:15 |
| Queen (9) 9:9,13,15,23,24; 35:3,9;45:3;77:16 | realized (1) 46:14 | regarding (2) 2:20;77:17 | report (1) 21:10 | response (1) 3:1 |
| question-and-answer (1) 31:1 | really (23) 29:2;37:15;39:9; 47:8;48:23;49:2; 52:14;57:23;61:1; 64:12;65:11;70:20; 80:23;81:9,22;93:5; 94:11;95:14,16;97:1; 99:8,19;103:8 | regional (1) 13:10 | reported (1) 62:18 | responses (1) 58:23 |
| quickly (1) 31:4 | reason (12) 34:21;37:11;38:15; 53:9;54:3;61:22; 85:25;86:1;93:2; 94:10;98:23;101:4 | register (1) 80:16 | reports (2) 11:5;22:12 | responsibility (3) 17:14;40:7;95:18 |
| quit (3) 52:18;73:22;86:5 | reasonable (1) 11:16 | registered (1) 24:21 | represent (5) 33:23,25;61:10; 63:4;88:19 | responsible (4) 78:6;87:25;95:21,24 |
| quite (2) 50:23;74:24 | reasonably (2) 16:17;23:5 | regret (1) 102:16 | representation (3) 55:15;61:15;62:2 | responsibly (1) 87:18 |
| quorum (1) 2:17 | reasons (4) 5:23;63:9;81:20; 92:23 | regular (3) 20:18;22:17;103:16 | Representative (4) 63:18,18,19;73:16 | rest (2) 71:7;74:5 |
| R | receive (1) 60:9 | regularly (1) 8:25 | representatives (1) 67:2 | restricted (1) 64:11 |
| Radio (1) 7:21 | received (1) 8:13 | regulation (1) 10:18 | representing (2) 77:5,11 | restrictions (1) 78:25 |
| raging (1) 99:2 | receiving (6) 8:24;19:8;21:4,22; 22:23;92:2 | regulations (8) 4:6;5:16;35:20;36:3; 47:15;63:10;86:13; 87:20 | represents (1) 62:24 | result (2) 4:3;39:10 |
| raise (2) 36:8;51:9 | recent (1) 74:18 | regulatory (1) 10:18 | request (4) 9:12;12:19;27:8; 32:21 | resulted (1) 61:19 |
| raised (1) 60:24 | recipient (1) 87:14 | reinforce (1) 60:21 | requests (1) 66:13 | results (1) 10:16 |
| ram (1) 67:13 | recognize (1) 28:8 | reiterate (2) 30:5;102:10 | require (3) 16:18;18:20;26:25 | retain (1) 43:1 |
| ran (1) 79:7 | recommend (1) 101:17 | related (1) 23:4 | required (15) 6:23;7:23;10:4,12; 21:7,9;22:5;27:9,10; 28:19;29:21;30:2; 44:25;45:9;66:8 | retire (2) 33:16,19 |
| ranch (1) 35:22 | recommendation (5) 21:3,11,23;22:21,23 | relationships (1) 5:2 | requirement (1) 29:9 | retirement (2) 86:17;92:16 |
| range (2) 34:15;68:11 | recommendations (1) 73:7 | relatively (1) 72:13 | requirements (1) 14:15 | return (2) 12:24;88:8 |
| rarely (1) 67:6 | record (3) 8:12;74:16;77:19 | relevant (1) 3:8 | requires (5) 8:1;16:11;17:23; 18:23;25:15 | revenue (3) 15:3,10;94:16 |
| rate (7) 4:2,3,14,23;15:13, 23;24:11 | recreation (3) 13:3;83:15,16 | relocate (1) 69:25 | research (1) 73:6 | Review (17) 2:21;6:9;7:1,11; 8:15;9:15;13:25; 17:18;18:14,19;20:2,3, 23;21:5;22:8;29:18,21 |
| rates (3) 4:19,20;24:9 | red (1) 97:6 | remain (1) 57:2 | reside (2) 65:21;85:10 | reviewing (2) 3:8;9:12 |
| rather (2) 37:6;92:2 | reduce (1) 17:14 | remind (1) 35:10 | residency (1) 77:23 | rhetorical (2) 95:10,17 |
| Ravin (6) 41:11;44:8,9,9;47:5; 71:13 | | reminder (1) 6:17 | resident (8) 35:17;46:21;59:23; 63:5;77:10;80:5; 82:20;96:17 | richest (1) 43:17 |
| reach (3) | | remitting (1) 27:20 | residential (8) 28:13;29:19;33:7; | Rick (1) |
| | | remodel (1) | | |

| | | | | |
|--|--|--|--|--|
| 90:12 rid (1) 71:22 ride (2) 34:13;71:17 Ridgeway (4) 37:9;40:14,21;99:11 ridiculous (1) 91:18 riding (1) 59:1 right (27) 18:6,7;29:7,7;36:9; 10,12;37:4;39:6;40:8; 49:13,21;67:9;68:14; 73:8,17;75:18;79:2,10; 86:12;89:22;92:10; 93:18;94:4;95:16; 97:6,25 Rights (6) 17:22,24;18:11; 61:16;66:18,22 risen (1) 62:4 rising (1) 86:18 risk (1) 99:18 River (4) 7:8;12:20;17:1; 84:11 Road (38) 4:5;7:8,9;12:20; 13:17,19,20;17:1;18:6; 19:20;24:13;25:24; 26:1,8;33:4;35:16; 36:14;38:10;39:7,8,11; 12:44;12:45;15:54;12; 13:60;4:64;2,5;65:20; 67:23;69:14,17;72:5; 74:23,23;76:5,6 roads (3) 45:19;71:2;81:8 roasted (1) 98:15 Roasters (1) 47:2 role (1) 84:1 roll (1) 2:4 rolling (1) 26:3 Ron's (1) 50:2 room (2) 7:11;56:12 Ross (4) 85:7,8,9;86:7 Roughly (1) 76:8 route (1) 101:13 | routed (1) 26:14 routing (1) 26:13 rubber-stamp (1) 89:19 Ruffridge (4) 2:7,8;102:22,23 rule (1) 6:6 rules (2) 40:24;44:21 run (2) 32:11;47:16 running (2) 52:1,19 Rusty (2) 35:3;41:11 S safe (1) 19:12 safely (2) 34:14,17 safety (2) 13:21;16:19 Safeway (2) 73:23;99:1 sales (18) 15:5;24:21,22,23,25; 25:4;27:21;33:17; 43:17,19;46:7;73:22; 85:16;89:23;90:3,4,16; 99:3 same (12) 14:11;15:8;26:11; 28:22;54:2;61:24; 71:18;74:11;79:23; 90:13;93:12;94:5 San (1) 53:19 sand (1) 50:1 sane (1) 103:6 Sather (1) 58:7 satisfy (1) 50:14 Saturday (2) 77:2;103:13 save (1) 75:4 Save-U-More (1) 72:1 Save-You-More (1) 84:21 savings (2) 4:23,24 saying (4) 80:21;81:12,18; 94:11 | SBC (1) 46:19 scheduled (2) 9:1,6 school (6) 14:10;15:25;16:3,4; 72:13,14 schools (6) 16:6;70:15,17,19; 83:17;84:5 science (1) 44:25 scoot (1) 35:7 scrapyard (1) 47:21 Sean (6) 41:11;46:17,18,18; 49:13;94:2 season (1) 35:23 seat (1) 31:21 second (4) 18:12;19:6;83:9; 95:17 Secondly (1) 98:17 Section (2) 6:2;91:4 seeing (2) 92:14;103:19 seek (1) 7:5 seeking (1) 62:23 seem (5) 66:19,22;79:13; 80:16;94:11 seemed (1) 87:9 seems (4) 34:22;64:13;71:7; 79:12 sees (1) 79:4 selected (1) 62:11 self-determination (1) 42:14 self-government (4) 12:8;17:9;19:17,23 sell (2) 33:19;67:9 Senator (1) 63:17 send (2) 29:22;53:19 sending (1) 70:12 sent (1) 66:4 separate (2) | 5:10;25:25 September (4) 9:1,6;62:20;103:17 septic (3) 27:1,6;49:1 seriously (4) 66:13;67:3;97:17; 103:5 servants (1) 87:23 servant's (1) 87:24 serve (3) 14:16;15:1,7 Service (15) 4:5;7:20;12:22; 13:17,19;15:2;18:6; 19:21;24:13;25:24; 26:7,8;39:7;45:20; 72:5 served (2) 82:12,13 services (55) 9:18;10:17;11:23; 12:4,16;13:2,11,12; 15:12;16:19,19;17:6, 13;19:8,17;23:11,16, 18,20;25:14;28:14; 32:19,25;33:4,5;34:4; 39:24;45:15;46:1; 56:8,10,13;60:1,9,10; 64:21;68:13;69:22; 70:9;72:19;74:20; 77:17,21;81:3,5;83:10, 14;89:6,7;91:17;96:18, 25;97:8;98:4,6 serving (5) 12:17;17:3,4;26:20; 56:10 session (4) 22:17;23:11;31:1; 88:13 set (2) 4:19;29:4 seven (3) 72:14;77:15;97:17 several (9) 23:22;28:6;40:15; 54:19;68:25;69:14; 74:7;90:6;100:16 sewage (1) 49:4 Seward (1) 84:7 sewer (12) 12:18;26:22,23; 32:19,21;45:10;49:22; 50:5,8;83:11;87:3; 102:12 shake (1) 75:8 Shame (2) 42:19;57:25 | Shane (3) 88:15;90:23,23 shared (1) 11:6 shed (2) 73:3;89:10 sheet (3) 6:15;30:14;31:20 sheets (1) 88:9 shift (1) 90:17 Shilling (1) 77:5 shipped (1) 85:18 shoot (1) 34:14 shop (3) 75:11;80:8,8 shopping (3) 73:23;76:12;96:6 shops (2) 93:8,13 short (3) 50:1;65:24;93:19 shortage (1) 84:10 shortest (1) 25:14 shotgun (1) 71:20 shoulder (1) 94:7 shove (1) 40:19 shoved (1) 87:21 Show (1) 67:10 showing (4) 7:12;59:21;62:15; 71:22 shown (1) 62:9 shows (1) 38:6 shut (1) 95:13 sick (1) 65:22 side (3) 31:25;84:16;94:2 sides (1) 19:4 sign (3) 6:14;45:6;88:8 signage (3) 45:12;47:20;93:1 signed (3) 30:17;88:6;96:2 significant (1) 80:21 |
|--|--|--|--|--|

| | | | | |
|--|--|---|--|---|
| significantly (1) 12:14 | 44:10,15,17,45:18; 46:3,4,48:19,20;51:23; 55:12;56:15,24;59:23; 60:2,8,11,19;61:6,10, 18;62:22;64:3,18;65:6, 18,19;67:25;68:24; 74:6,21;75:15;76:8; 77:10,18;80:5,8,11,15, 17;83:10;84:7;85:18; 87:8;89:17;94:15; 96:6,6,7,14;97:2,5,21; 100:25 | 18:13;43:9;52:6; 64:21;91:11,23;97:18 | Starting (3) 24:8;25:6;100:2 | stores (1) 99:1 |
| signs (1) 47:7 | Soldotna's (5) 4:3;6:24;7:18;13:20; 73:7 | spent (1) 83:3 | state (35) 7:23;8:3;9:13;10:3, 11,20;12:7;13:22; 14:2;16:11;17:3,8,15, 18,18;18:4,23;19:19; 20:1;21:2;22:5;25:15; 26:15;29:18,23;30:21; 39:1,4;40:5;47:17; 48:11;66:23;75:15,23; 79:20 | story (1) 93:19 |
| sign-up (4) 6:15;30:14;88:9; 99:23 | solely (1) 68:15 | spill (1) 39:10 | stranger (1) 54:10 | strategically (2) 42:4,16 |
| Silverweed (2) 72:8,9 | solicit (1) 21:9 | spoke (2) 49:17;71:16 | stated (3) 30:24;69:7;70:6 | Street (10) 9:8;49:20,24;50:1; 71:13;72:9,9;84:16; 97:24;103:18 |
| similar (2) 3:21;14:7 | somebody (5) 39:23;40:4;91:9; 92:3;94:6 | spoken (4) 30:18;65:9;90:11,12 | statements (1) 42:13 | strenuously (1) 78:7 |
| simply (2) 66:8;70:1 | someone (4) 30:7;59:7;79:3; 95:21 | sports (1) 81:14 | states (2) 67:6;69:7 | strict (1) 48:2 |
| sincerely (1) 59:6 | somewhats (2) 54:9;89:19 | Sportsman's (1) 68:17 | state's (1) 19:16 | strong (1) 61:20 |
| single (1) 86:17 | somewhere (1) 93:24 | spring (1) 81:13 | station (5) 84:6,6,7,8;97:4 | structures (2) 28:15;29:15 |
| sister (1) 89:25 | soon (2) 26:10,18 | Spur (4) 7:8;12:20;77:7; 98:12 | statute (1) 9:11 | students (2) 16:2;70:16 |
| sit (2) 51:21;102:4 | sorry (7) 41:13,17;52:25; 91:13;94:14;95:4;99:8 | square (7) 3:16;7:5;16:8,10; 46:23,25;97:17 | Statutes (3) 10:21;20:1;22:5 | studies (5) 11:6;54:20,21,24; 55:5 |
| situation (1) 43:13 | southern (1) 96:9 | squatters (2) 53:15,17 | stay (1) 54:4 | study (4) 15:3,9;55:3;60:10 |
| six (7) 11:11,14;66:12,12; 67:7;72:14;74:11 | speak (10) 22:1;23:3;30:20; 31:8;36:16;79:9; 80:18,19;88:19;89:18 | Squirrels (1) 71:19 | steal (1) 86:6 | subcontractors (1) 70:3 |
| sixth (1) 54:13 | speaker (7) 31:10;32:1;34:25; 35:6,12;52:24;53:1 | stable (2) 11:25;15:19 | step (1) 58:22 | subject (3) 17:21;40:23;55:15 |
| size (4) 3:17;16:11,13,13 | Speakers (2) 30:12;31:19 | staff (12) 3:8;8:20;17:3,3; 20:22;21:13,15;22:13; 24:24;30:6,6;83:4 | Stephanie (3) 9:9;35:3,9 | submit (5) 6:8;8:2;9:2;20:15; 66:10 |
| skipped (1) 95:4 | speaking (5) 30:20;31:3,11;37:5; 99:9 | staff's (1) 21:22 | steps (5) 18:15;20:9;23:21; 25:19;93:22 | submitted (4) 8:14;20:22;22:4; 67:1 |
| slated (1) 76:17 | specific (2) 10:3,23 | stairs (2) 31:25,25 | Sterling (7) 37:19,20;53:9,10; 54:11,14;84:11 | submitting (2) 5:10;20:13 |
| slaughtered (1) 86:23 | specifically (2) 5:14;28:6 | stage (1) 31:21 | Steve (4) 32:7;35:14,15;49:22 | substantial (3) 3:4;5:24;22:11 |
| slightly (1) 15:23 | spectrum (1) 65:2 | stake (1) 58:25 | stick (2) 75:8;97:14 | sudden (1) 64:15 |
| Slope (2) 73:17;76:1 | speculative (1) 4:12 | stand (4) 35:7;56:19;63:19; 89:18 | still (6) 25:2;26:11;49:19; 54:14;88:9;103:15 | sufficient (1) 15:10 |
| small (10) 3:19;44:23;46:7; 53:12;57:22;69:22; 71:6;97:21,22;98:25 | Spenard (1) 89:16 | standard (1) 17:11 | stolen (1) 38:1 | sufficiently (1) 21:6 |
| snow (5) 50:1;60:5;73:7; 74:21,23 | spend (2) 81:14;92:1 | standards (23) 9:10,13;10:11,20,24; 11:9,11,14;12:12; 18:21,22,25;19:1,11; 21:9;22:5;28:2,20,24; 29:4;45:6;47:18;71:5 | stone (1) 93:14 | suggest (2) 85:21;86:2 |
| social (1) 72:21 | spending (7) | Standarfer (6) 88:16;92:8,9,10,10; 95:3 | stone's (2) 35:21;36:13 | sum (1) 72:4 |
| socially (1) 14:14 | | standing (2) 79:10;81:25 | Stoneworks (1) 92:10 | summaries (1) 7:12 |
| society (2) 63:1;83:6 | | stands (1) 68:14 | stood (1) 49:18 | summary (1) 7:23 |
| Soldotna (93) 2:20;3:1,4;19,25; 6:1,2,12;7:4,14,14;9:2, 7,8;13:4,16,23;14:7; 15:20;16:3,6;18:9; 23:12;25:3;26:13; 28:24;29:13,25;32:14, 17;33:13,21;35:19; 36:5,24;37:21;38:18, 21;39:3;40:14;41:24; | | start (5) 6:20;10:10;20:23; 23:12;32:3 | stop (4) 34:5;65:13,13;74:24 | summer (1) 73:5 |
| | | started (1) 82:12 | store (2) 67:22;76:10 | Supply (1) 89:16 |
| | | | storefront (1) 83:21 | support (9) 11:25;15:10;37:10; 58:11,14;64:24;65:3; 69:17,24 |

| | | | | |
|---|--|---|---|--|
| supported (1) 39:18 | taxation (4) 39:24;62:2;75:17; 76:3 | 74:1,3;82:15;89:12,13 | 84:19 | 13:19,23 |
| supporting (3) 11:1;57:9;65:10 | taxed (3) 76:11,11,12 | then-Mayor (1) 61:23 | today (26) 4:12,17;6:7,19;7:25; 8:17,21,24;10:1,9; 20:5;25:12;30:2;53:7; 54:9,19;59:21;61:23; 63:13;66:7,14,24;77:4; 88:19;89:4,18 | transitioning (1) 23:18 |
| supposed (1) 64:11 | taxes (14) 24:17;33:6;39:12, 22,23;68:9,16;72:25; 73:1;76:9;86:13,17; 96:6,20 | therefore (3) 31:15;65:23;69:4 | today's (2) 4:23;8:25 | transportation (1) 14:9 |
| sure (8) 21:20;25:19;35:9; 48:20;50:22,24;56:25; 65:22 | taxing (1) 10:17 | thieves (1) 38:23 | together (5) 22:13;25:16;28:10; 58:14;100:11 | treatment (2) 49:1,4 |
| surrounded (1) 19:4 | taxpayer (1) 63:5 | thinking (2) 81:25;92:20 | told (4) 33:23;63:25;81:6; 83:1 | trees (4) 47:22;48:23;86:23; 87:1 |
| surrounding (2) 70:10;98:18 | taxpayers (1) 84:9 | third (3) 23:3;65:3;101:16 | took (3) 37:16;72:15;102:25 | trend (1) 15:24 |
| survey (1) 86:3 | tax-paying (1) 78:6 | thoroughly (1) 14:20 | tools (1) 37:25 | Trevor (4) 67:18;71:11,12,12 |
| surviving (2) 43:10;92:20 | teach (2) 34:12;71:16 | though (6) 8:21;39:2;42:9; 86:20;98:17,20 | top (1) 41:20 | tried (2) 50:3;74:12 |
| Susan (4) 50:25;58:5,6,6 | tear (1) 86:25 | thought (2) 40:17;90:14 | total (1) 16:9 | tries (1) 41:5 |
| Swan (6) 41:11,11;44:8,9,9; 46:16 | technical (1) 21:5 | thousands (2) 69:16;83:3 | totaled (1) 37:25 | triggers (1) 29:10 |
| Swanson (5) 67:18;68:21,22,23; 71:10 | telling (3) 30:22;80:9;82:13 | thread (1) 47:4 | totally (1) 44:10 | trooper (1) 97:4 |
| Swanson's (1) 72:7 | ten (4) 16:20;22:16;39:20; 51:4 | threat (1) 54:11 | touched (1) 87:5 | Troopers (8) 13:22;17:17;26:15; 39:1,4;70:7;75:14,15 |
| switch (1) 47:6 | tenants (2) 47:2;64:3 | threatened (1) 95:8 | tough (1) 102:4 | truck (1) 60:5 |
| system (1) 27:11 | tens (1) 83:3 | three (15) 19:4;30:12;31:2; 32:11;35:14;37:24; 43:8;59:9;77:5,7,9; 80:18;87:10,11;97:3 | toward (1) 50:7 | trucks (2) 75:1,3 |
| systems (2) 14:9;32:21 | terms (6) 14:7;15:4;23:24; 24:4;26:23;28:1 | threshold (1) 4:25 | towards (5) 18:12;29:4;61:20; 62:4;77:22 | truly (1) 42:18 |
| T | Territories (1) 3:15 | throat (2) 36:4;67:13 | town (2) 75:4,10 | Trumpeter (1) 97:25 |
| table (2) 8:6;31:6 | territory (20) 2:22;3:6,18;4:15; 5:5;7:3;8:2;11:15,18; 13:1;14:6;16:7,21; 19:3,7;26:21;27:24; 28:15;79:20,20 | throats (3) 40:19;41:4,6 | towns (2) 80:9;82:7 | Trustworthy (1) 76:10 |
| tacit (1) 23:1 | Terry (3) 76:24;80:4,4 | throw (4) 35:21;36:13;48:14; 73:3 | Tracy (4) 32:6;34:9,10,10 | try (9) 10:8;14:19;35:10; 52:17;56:18;60:11; 75:4;76:17,18 |
| talk (5) 10:14;18:12;41:25; 53:4;59:22 | testified (1) 102:18 | throwing (1) 42:12 | traffic (1) 74:24 | trying (10) 56:20;58:12;59:4; 61:21;69:24;71:22; 74:24;86:6;92:2;103:7 |
| talked (4) 40:8;45:3;80:15; 94:2 | testify (6) 30:15,17;31:22; 50:23;88:14;99:23 | Thursday (4) 9:6;20:17;102:17; 103:17 | Trail (1) 96:10 | Tsaltieshi (1) 96:10 |
| talking (3) 10:15;18:13;75:13 | testifying (3) 31:23;66:14;102:18 | tie (1) 27:11 | trails (1) 34:14 | turn (2) 95:5;97:6 |
| target (2) 56:2,20 | testimony (13) 6:11,14,16,18;22:3; 30:11,13,25;31:12; 65:23,24;88:3;102:5 | tie-ins (1) 27:7 | training (1) 35:23 | turnarounds (1) 97:13 |
| targeted (1) 98:19 | Testing (1) 35:14 | tight (1) 58:10 | trains (1) 36:8 | turned (1) 35:8 |
| tasked (1) 21:1 | thankfully (1) 49:18 | timeline (1) 23:17 | transcript (1) 8:13 | Twenty-three (1) 60:8 |
| tax (29) 4:1,2,14,24;15:5,5, 13;24:9,21,22,25;25:4; 27:18,21;43:17,19; 46:7;60:11;68:4; 73:23;74:13;76:7; 83:17,22;85:16;94:15; 98:24,24;99:3 | Thanks (8) 41:7;46:15;73:25; | timer (2) 31:3,5 | transfer (3) 13:15;25:24;31:9 | twice (2) 29:17;51:25 |
| | | times (5) 32:16;33:12;34:21; 66:3;80:16 | transferred (1) 9:18 | two (19) 3:22,23;5:10;7:10; 21:15;33:16;35:14; 38:1,16;50:3;75:11; 85:14;88:21;89:3,4; 93:21;95:10;96:3;97:6 |
| | | timing (1) 26:5 | transition (7) 9:17;23:11,15;25:8, 14,16;29:16 | two-town (1) 82:21 |
| | | tired (3) 40:5;65:22;92:14 | transitioned (2) | |
| | | tobacco (1) | | |

| | | | | |
|---|---|---|--|--|
| typically (1) 82:9 | upwards (1) 15:24 | viewpoints (1) 31:16 | 12:3,18;23:25; 26:21,23;27:4,7,7; 32:19,20;45:10;49:21; 50:5,8;56:14;83:11; 87:2;102:12 | wholeheartedly (1) 77:16 |
| U | urban (1) 100:24 | views (1) 61:25 | water/waste (1) 23:25 | wife (2) 92:15;93:5 |
| Uchtman (4) 85:7;86:8,9,10 | use (10) 4:9;6:15;13:11; 21:21;32:1;41:12; 60:4;80:10;89:9; 101:19 | visible (1) 31:6 | way (23) 18:10;19:19;26:11; 28:21;29:3;31:18; 36:17;39:5;52:5,6; 58:20;60:5;68:13; 72:18;73:10;84:25; 86:5;88:1;93:1;94:5; 97:13;99:12;101:2 | Wildlife (1) 75:14 |
| ugly (1) 61:17 | used (4) 37:9;44:25;68:10; 69:3 | visitor (1) 97:12 | website (2) 7:18;21:17 | windows (1) 38:1 |
| unable (1) 19:25 | user (1) 83:18 | visualize (1) 43:14 | Webster (5) 88:15;90:22,23,24; 92:7 | win-win (1) 96:21 |
| unacceptable (1) 67:14 | uses (1) 14:8 | voice (9) 51:21;67:9;72:16; 77:25;81:11;101:9,13, 20;103:13 | week (2) 102:16;103:10 | wish (4) 49:19;59:6;78:7; 87:5 |
| undecided (2) 88:19;89:17 | using (2) 4:23;83:20 | voices (4) 100:8;101:25; 102:17,25 | weeks (1) 38:16 | wishes (2) 50:23;62:8 |
| under (6) 6:2;7:4;15:17;28:16; 45:25;52:5 | utility (1) 27:11 | voicing (1) 79:23 | weight (1) 100:8 | within (21) 2:22;3:6;10:16; 11:20,24;16:19;19:7; 21:2;22:23;25:1,14; 35:21;36:12,13,23; 58:16;68:8;77:15,24; 94:16;97:14 |
| undercover (1) 38:9 | V | volunteering (1) 98:14 | whereas (1) 26:14 | without (11) 17:13;42:13;43:1; 48:5;57:4;61:12,21; 62:2,6,23;82:22 |
| unfair (3) 66:20;69:7,12 | Valley (1) 48:1 | vote (28) 6:18;18:4,6,7,20; 20:15;34:7;37:18; 39:17,18;40:16;42:22; 46:4;48:6;51:7;55:11; 61:21;62:6;63:6; 66:19;67:9;73:21,22; 74:14;81:18;82:23; 96:14;101:10 | welcome (2) 6:10;9:5 | witnesses (1) 21:25 |
| UNIDENTIFIED (5) 34:25;35:6,12; 52:24;53:1 | value (1) 4:10 | voted (6) 40:17;74:11;79:8,9; 81:15;86:21 | weren't (3) 39:14;79:6,19 | wonderful (1) 72:8 |
| unincorporated (1) 24:25 | valued (1) 102:6 | voter (1) 62:23 | west (2) 49:25;72:10 | wondering (1) 51:7 |
| units (3) 12:9;17:10,14 | values (3) 4:16;5:15;33:18 | voters (4) 19:23;81:13;96:9,11 | what's (2) 54:8;68:7 | woods (1) 34:17 |
| unjustified (2) 66:20;67:14 | Vance (1) 63:19 | votes (3) 5:9,18;65:12 | whereas (1) 26:14 | words (1) 79:25 |
| unless (1) 76:6 | vast (1) 16:14 | voting (5) 10:18;17:22;32:15; 37:17;42:25 | wherever (1) 34:16 | work (8) 24:2;25:23;27:14; 28:9;48:21;58:13; 60:4;82:1 |
| unnecessary (2) 66:20;67:15 | vehicle (1) 84:22 | W | Whispered (1) 41:13 | worked (3) 46:11;99:13,14 |
| up (73) 6:14;9:22,22;23:13; 29:22;30:17;31:4,20, 24;32:9;34:6,13;35:8; 37:9;41:12;43:21,24; 44:1;45:6;48:9,14; 49:18;51:21;52:15; 53:14,23;54:22;55:4; 59:7,16,21;60:6,23,25; 63:19;71:5,22;72:3,4, 9;73:3,6,21;74:6,10; 75:5;76:19;81:18; 84:19,20,21,22,23; 85:1;86:14;88:6,8,23; 89:18,23;90:18;93:8, 13;94:3,24;95:12; 96:16;97:1,2,7;100:6; 102:5;103:7 | verbal (1) 31:16 | Whitey's (1) 47:3 | working (7) 26:4;28:10;32:14; 38:9;39:3,11;55:2 | |
| upcoming (1) 6:7 | veto (3) 5:8;61:23;67:3 | wages (1) 82:3 | WHITNEY (53) 2:3,15,16,24;9:25; 16:8;20:6,16;30:10; 34:8;37:1;40:10;41:8; 43:20,23;44:7;46:16; 49:10;50:19;51:16; 52:21,25;53:3;55:18; 58:4;59:15;60:15; 61:4;63:22;65:15; 67:16;68:20;71:9; 74:1;76:21;78:10; 80:1;82:16;85:5;86:7; 88:4,12;89:13;90:20; 92:6;95:2;96:1;98:9; 99:21;102:2,8,22; 103:11 | works (1) 66:25 |
| update (2) 27:13,25 | vetoed (1) 23:8 | walking (1) 31:24 | Whittier (1) 75:13 | worldwide (1) 43:12 |
| updates (1) 29:15 | via (1) 18:18 | wants (6) 30:7;36:8;56:9,12; 71:16;97:8 | whole (7) 47:11;49:8;55:10; 72:15;94:8,21;98:15 | worry (1) 73:4 |
| updating (1) 23:22 | VICE (56) 2:3,15,16,18,24; 9:24;16:7;20:6,15; 30:5,10;34:8;37:1; 40:10;41:8;43:20,23; 44:7;46:16;49:10; 50:19;51:16;52:21,25; 53:3;55:18;58:4; 59:15,19;60:15;61:4; 63:22;65:15;67:16; 68:20;71:9;74:1; 76:21;78:10;80:1; 82:16;85:5;86:7;88:4, 12;89:13;90:20;92:6; 95:2;96:1;98:9;99:21; 102:2,8,22;103:11 | warehouse (2) 47:19;48:22 | | worth (2) 24:16;37:25 |
| Upon (3) 21:4;70:24;73:10 | View (1) 77:7 | wash (2) 49:21;50:2 | | wrap (3) 31:4;43:21,24 |
| | | waste (3) 27:7;52:15;66:11 | | Wright (4) 32:7;35:14,15;37:2 |
| | | watch (1) 48:13 | | written (1) 22:12 |
| | | watching (1) 86:19 | | wrong (7) 51:22;60:12;63:6; 67:5,13;76:5,5 |
| | | water (18) | | wwwsoldotnaorg (1) |

| | | | | |
|---|---------------------------------------|---|---|---------------------------|
| 7:18 | 11:13 | 46:21 | 88:12 | 9-1-1 (1) 26:11 |
| Y | 110.135 (1) 11:13 | 21 (2) 44:16;45:21 | 40 (6) 33:15;46:22;60:24; 70:23;96:5;99:11 | |
| yard (2) 34:13;71:19 | 110.140 (1) 18:24 | 23 (2) 12:17;98:6 | 400 (2) 15:17;18:1 | |
| year (12) 4:14;21;25;15:21; 22:9;23:13;24:8,16,18; 48:16;72:3;93:20 | 12 (2) 37:16;53:10 | 24-year (1) 82:19 | 400-some (2) 57:22;59:3 | |
| year-round (1) 83:23 | 12th (4) 9:1,6;20:17;103:17 | 25 (2) 9:20;44:14 | 43687 (1) 67:22 | |
| years (32) 11:7;16:20;32:16; 33:15;37:16,24;39:11; 44:14,16;45:21;46:21; 47:12;49:17;51:4; 53:11;59:8,9;60:24; 62:13;66:3;70:23; 72:3,14;74:10,18; 75:23;78:21;85:9; 94:10;96:5;99:11; 100:6 | 150 (1) 47:22 | 26 (1) 16:4 | 44484 (1) 49:14 | |
| York (1) 48:4 | 150,000 (1) 46:23 | 29.06.040 (1) 10:21 | 45 (1) 22:23 | |
| | 1588 (1) 55:22 | | 46150 (1) 58:7 | |
| | 15-minute (1) 88:5 | 3 | 47 (1) 77:7 | |
| | 177 (1) 9:8 | 3 (26) 4:22;11:12,13; 18:24;19:10;24:22; 25:4,5;32:7;46:6,9; 72:2,2;77:13;84:19,21, 22,23;85:1;89:22,23; 90:5,6;98:24;99:3,4 | 48030 (1) 35:15 | |
| | 1983 (1) 69:1 | 3.7 (1) 3:16 | 486 (1) 3:18 | |
| | 1984 (1) 35:17 | 3.78 (1) 16:8 | 48625 (1) 86:11 | |
| | 1985 (2) 28:25;36:21 | 3.8 (1) 7:5 | 4-and-a-half (1) 84:20 | |
| | 1988 (1) 46:21 | 3.87 (1) 16:8 | | |
| Z | 1st (2) 24:8,15 | 30 (4) 7:24;33:15;46:24; 70:23 | 5 | |
| zero (2) 61:14;77:20 | | 30-plus (1) 102:17 | 5 (5) 5:13;32:8;77:12,16, 18 | |
| Zone (5) 32:13;49:3;77:11, 15,18 | 2 | 312 (1) 45:23 | 50 (1) 3:16 | |
| zoned (1) 4:9 | 2 (2) 4:6,18 | 34 (1) 102:19 | 50,000 (1) 62:24 | |
| zones (2) 33:8;73:18 | 2,000 (1) 70:16 | 34276 (1) 44:11 | 56 (1) 85:9 | |
| zoning (14) 4:6,7;5:14,15,20; 19:11;27:23;28:6,22, 24;29:1;48:3;89:10; 100:21 | 2,132 (1) 16:2 | 35 (1) 102:17 | 57 (2) 78:14,19 | |
| | 2.24.015 (1) 6:1 | 36185 (1) 98:12 | | |
| | 2.24.030 (1) 6:2 | 36312 (1) 41:19 | 6 | |
| 0 | 20 (1) 70:23 | 37464 (1) 65:20 | 6:00 (2) 9:7;103:17 | |
| 0.9 (1) 4:4 | 20,000 (1) 13:10 | 3-year-old (1) 71:17 | 60 (1) 49:13 | |
| 060 (1) 10:21 | 2005 (1) 61:19 | | 60-plus (1) 78:21 | |
| | 2008 (1) 61:19 | 4 | 7 | |
| 1 | 2015 (2) 14:19;44:18 | 4 (8) 5:3;32:7,13;77:12, 15,18;80:6;92:11 | 7 (1) 41:20 | |
| 1 (5) 4:1,14;15:20;91:4,4 | 2016 (1) 14:19 | | 75 (1) 75:21 | |
| 1.4 (1) 24:13 | 2018-036 (1) 62:21 | | 9 | |
| 10 (1) 48:9 | 2019-041 (1) 5:25 | 4,300 (1) 13:9 | 9 (1) 85:1 | |
| 100,000 (1) 46:25 | 2021 (1) 22:18 | 4,317 (1) 15:15 | 90 (2) 62:15;75:21 | |
| 11.15 (1) 16:10 | 2022 (3) 4:15;24:19;25:7 | 4:15 (1) | | |
| 110.090 (1) | 20-plus (1) | | | |

Exhibit H

Attachment 3- Written Comments from the Pre-Submission Public Hearing

Brekke Hewitt

From: Dan Nelson (AK) <dan.nelson@sbsalaska.com>
Sent: Friday, September 06, 2019 10:02 AM
To: City Clerk
Subject: Annexation Public Comment

To whom it may concern,

The City of Soldotna draft proposal for annexation of the property from which Spenard Builders Supply operates will as stated in numerous past conversations with Rick Abbott and myself hurt the day to day business that we conduct.

It appears that your one of the central arguments for annexation include to provide better equity among businesses. In the case of Spenard Builders Supply this annexation does exactly the opposite. The current map/proposal clearly shows our nearest competition (Builder's Choice) has been left out of the annexation while the property around that business appears to be in the area. This means our total sales price is automatically 3% more on a sale up to \$500 than Builder's Choice who are only 5 miles down the road. These economic times require us to be very cognizant of the market and costs in order to keep the business in our branch. This annexation will also create a disparity between our own two branches. The shift of business from this branch location to our Kenai location will be real and result in a loss of income. That loss in income will result in less employment opportunities in the Soldotna area with our company.

The City refers to greater demands placed upon city services and resources. I would argue that annexation will create greater demands. The city police will have to respond versus State troopers to crime related problems that exist within the boundaries of Spenard Builder's Supply Soldotna. Currently that is not the case. The costs will far outweigh the tax advantage.

The need to plan for growth as it relates to the properties adjacent to our business is not an argument as we have not changed our footprint in over 30 years and this property backs to the moose range. The City has always been a good neighbor for our business and we would advocate for keeping things as they are.

It is clear the proposed annexation of the property located at 48855 Funny River Road, operating as Spenard Builders Supply, is a clear attempt to increase the taxes collected without looking at the expenses associated with this "land grab". The ability to participate in local government decisions is a mute point as we have expressed several times over a many years the desire to be left out of this annexation process.

Sincerely

Dan Nelson

Spenard Builders Supply


Dan Nelson

General Manager

48855 Funny River Road

Soldotna AK 99669

Phone 907-262-9143

Fax 907 262-1338

Cell 907 632-2052

Email address: dan.nelson@sbsalaska.com

I have been told that the Soldotna City Council plans to annex my neighborhood into the city without taking it to a citizens' vote. There have been previous votes where this plan was soundly rejected, and so this seems like an underhanded attempt to ignore the voters' voices.

As the original resident on Oehler Road, I have lived on my small farm for forty years. I see no need for annexation. This is a rural area and we should not have to comply to rules and regulations that apply to city dwellers. It would be a waste of time, money, and resources for Animal Control to patrol my road, waiting for my rooster to crow so they could write a violation.

I also object to being annexed just so the city can tax me for services I do not use and do not need

Renske Vinke
43628 Oehler Rd.
Soldotna - AK
262-2969

Handed in personally at the Public Hearing 9-7-2019