

**I. CALL TO ORDER**

The special meeting of the Matanuska-Susitna Borough Assembly was held on October 27, 2015, at the Borough Assembly Chambers, 350 E. Dahlia Avenue, Palmer, Alaska. The meeting was called to order at 6 p.m. by Mayor Vern Halter for the purpose of discussing the investigation report from the election contest and conducting a joint Assembly/Planning Commission meeting.

**II. ROLL CALL**

Assembly members present and establishing a quorum were:

- Mr. Jim Sykes, Assembly District No. 1
- Mr. Matthew Beck, Assembly District No. 2
- Mr. George McKee, Assembly District No. 3
- Mr. Steve Colligan, Assembly District No. 4
- Mr. Dan Mayfield, Assembly District No. 5
- Ms. Barbara J. Doty, Assembly District No. 6 (*arrived at 6:03 p.m.*)
- Vacant, Assembly District No. 7

Planning Commission members present and establishing a quorum were:

- Mr. Brian Endle, Seat 1
- Mr. John Klapperich, Seat 3 (*Planning Commission Chair*)
- Mr. Bruce Walden, Seat 4
- Mr. Bill Kendig, Seat 5
- Mr. Vern Rauchenstein, Seat 7

Planning Commissioners absent and excused were:

- Mr. Thomas Healy, Seat 2
- Mr. Tom Adams, Seat 6

Staff in attendance were:

- Ms. Lonnie R. McKechnie, Borough Clerk
- Ms. Jamie Newman, Deputy Borough Clerk
- Mr. John Moosey, Borough Manager
- Mr. Nicholas Spiropoulos, Borough Attorney
- Ms. Eileen Probasco, Planning and Land Use Director
- Mr. Brad Sworts, Acting Capital Projects Director
- Mr. Alex Strawn, Development Services Manager
- Ms. Lauren Driscoll, Chief of Planning
- Mr. Paul Hulbert, Planning Officer
- Ms. Jessica Smith, Planner II

**III. APPROVAL OF AGENDA**

Mayor Halter inquired if there were any changes to the agenda.

GENERAL CONSENT: The agenda was approved as presented without objection.

#### **IV. PLEDGE OF ALLEGIANCE**

The pledge of allegiance was led by Mr. Randall Kowalke, a member of the audience.

Mr. Moosey introduced the newly hired capital projects director, Mr. Jude Bilafer.

#### **V. AUDIENCE PARTICIPATION**

The following persons spoke to road drainage issues on Bailey Hill related to the Bogard Road Extension East project: Mr. John Nystrom.

The following person spoke to concerns with election process: Mr. Eugene Carl Haberman.

#### **VI. ASSEMBLY ITEMS OF BUSINESS**

##### **A. Investigation Report – Assembly District 7**

Mr. Spiropoulos reported on the investigation regarding the election contest for the Assembly District 7 seat.

Mr. Kowalke spoke regarding the investigation report and that he was sorry to see three clerk's reputations impugned.

MOTION: Assemblymember Beck moved to adopt the entire 53 page Report of Election Contest and Recommended Findings of Facts and Conclusions as recommended by the report.

VOTE: The motion passed without objection.

MOTION: Assemblymember Beck moved to deny the election contest based upon the contest filed, the additional emails and oral statements at the hearing, in light of all other information, investigation, findings, analysis and conclusions as outlined in the Report of Election Contest and Recommended Findings of Fact and Conclusions.

VOTE: The motion passed without objection.

##### **B. Potential Certification of the October 6, 2015, Regular Borough Election – Assembly District 7**

MOTION: Assemblymember Beck moved to certify the election results for the October 6, 2015, regular Borough election, for Assembly District 7, as presented by the Canvass Board on October 20, 2015.

VOTE: The motion passed without objection.

C. Potential Oath of Office for Newly Elected Official – Assembly District 7

Ms. McKechnie administered the oath of office to newly elected Assembly Member Randall Kowalke, representing Assembly District 7, with the term beginning November 2, 2015.

*(The meeting recessed at 6:35 p.m. and reconvened at 6:39 p.m.)*

**VII. JOINT ITEMS OF BUSINESS**

A. Platting Board Update *(Requested By Assembly)*

Ms. Probasco provided an update regarding the activities of the Platting Board.

B. Metropolitan Planning Organization Self-Assessment *(Requested By Administration)*

Ms. Driscoll introduced Ms. Jessica Smith, newly hired Planner II for the Borough.

Ms. Smith summarized her planning experience and invited the body to contact her should they have any questions.

Mr. Don Kostelec, of Kostelec Planning, LLC. reported on the Metropolitan Planning Organization Self-Assessment.

C. Flood Map Update Project *(Requested By Administration)*

Mr. Strawn reported on the flood map update project.

D. Report On Title 43: Subdivisions *(Requested By Planning Commissioner Kendig)*

Planning Commissioner Kendig spoke to his concerns with the history of Title 43.

Discussion ensued regarding changes that need to be made to Title 43.

Ms. Probasco reported on changes to Title 43 that have been recommended by the Platting Board and the Planning Commission.

E. Update On Housing Issues And Work Groups *(Requested By Administration)*

Ms. Driscoll provided an update on housing issues and work groups.

F. Update On Title 17: Zoning *(Requested By Administration)*

Ms. Probasco reported on the draft outline for the update to Title 17.

## VIII. MAYOR, ASSEMBLY, PLANNING COMMISSION, AND STAFF COMMENTS

Ms. McKechnie:

- welcomed Assemblymember McKee to the Assembly;
- congratulated Mr. Kowalke for being sworn in; and
- requested that Assembly sign the election certification for the Assembly District 7 seat.

Mr. Moosey:

- spoke to the proposed location change of the Alaska State Board of Fisheries meeting; and
- noted that he would monitor the situation and let the Assembly know if there are any changes.

Planning Commissioner Walden congratulated newly elected Mayor Halter and Assemblymembers McKee and Kowalke.

Planning Commissioner Kendig spoke to improvements that are currently being made to Knik Goose Bay Road.

Planning Commissioner Rauchenstein congratulated newly elected Mayor Halter and Assemblymembers McKee and Kowalke.

Planning Commission Chair Klapperich:

- spoke to growth and how it impacts planning; and
- congratulated newly elected Mayor Halter and Assemblymembers McKee and Kowalke.

Assemblymember McKee stated that it is a pleasure to be here

Assemblymember Mayfield:

- congratulated and welcomed Assemblymembers McKee and Kowalke;
- thanked the Attorney and the Clerk for their hard work on the election contest investigation;
- spoke to his pleasure with the presentations that were provided this evening; and
- noted that by early voting numbers, it appears that the incorporation of Big Lake was not approved by voters.

Assemblymember Sykes:

- thanked the Planning Commission for the joint meeting;
- thanked staff for presentations that were provided this evening;
- congratulated Assemblymembers Kowalke and McKee, and newly elected Mayor Halter;
- spoke to concerns with transportation issues; and
- requested that Mayor Halter consider him for the joint Municipality of Anchorage/Matanuska-Susitna Borough Transportation Committee.

Assemblymember Doty:

- congratulated newly elected Mayor Halter and Assemblymembers McKee and Kowalke;
- spoke to her appreciation that the election is certified;
- stated that she looks forward to further dialog on planning issues; and
- spoke to her appreciation of the presentations that were provided this evening.

Assemblymember Colligan:

- thanked the body for the joint meeting;
- congratulated newly elected Mayor Halter and Assemblymembers McKee and Kowalke;
- stated that he would like the Manager to write a letter in support of the aerial drones program;
- noted that there are many regulations and requirements for the public to adhere to; and
- spoke to the need for the body to support educating the public about the regulations.

Assemblymember Beck:

- thanked staff for their hard work and presentations that were provided this evening;
- thanked the Planning Commission for the opportunity to meet;
- congratulated newly elected Mayor Halter and Assemblymembers McKee and Kowalke;
- spoke to the ribbon cutting ceremony on Thursday for the completion of Bogard Road;
- spoke to his concerns with comments from Planning Commission Chair Klapperich regarding Title 43; and
- advised that he would like to participate in the Title 43 discussion.

Mayor Halter:

- thanked the body for the joint meeting;
- summarized a history of how Title 43 came to be;
- stated that he supports a review in order to facilitate changes that may need to be made;
- congratulated Assemblymembers McKee and Mr. Kowalke;
- thanked Ms. McKechnie and Ms. Newman for their hard work on the election; and
- noted that Ms. Newman will be leaving the Borough to be the City Clerk of the City of Wasilla.

**IX. ADJOURNMENT**

The meeting adjourned at 9:05 p.m.

  
VERN HALTER, Borough Mayor

ATTEST:

  
LONNIE R. McKECHNIE, CMC, Borough Clerk

Minutes Approved: 12/01/15

**MATANUSKA-SUSITNA BOROUGH  
ASSEMBLY CERTIFICATE OF ELECTION - ASSEMBLY DISTRICT 7 RACE  
OCTOBER 6, 2015, REGULAR ELECTION**

The results of the Matanuska-Susitna Borough Regular Election of October 6, 2015, Assembly District 7 race are as follows:

**ASSEMBLY DISTRICT 7**

HOLMES, Doyle E.	827	108	11	946
KOWALKE, Randall D.	775	187	17	979
Write-in	8	1	1	10

WE, the Matanuska-Susitna Borough Assembly, jointly certify that the information listed herein is a true and accurate statement.

DATED this 27 day of October, 2015

  
\_\_\_\_\_  
Vern Halter, Borough Mayor

  
\_\_\_\_\_  
Steve Colligan, Assemblymember

  
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Jim Sykes, Assemblymember

  
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Dan Mayfield, Assemblymember

  
\_\_\_\_\_  
Matthew Beck, Assemblymember

  
\_\_\_\_\_  
Barbara J. Doty, Assemblymember

  
\_\_\_\_\_  
George McKee, Assemblymember

**VACANT**  
\_\_\_\_\_  
Vacant Seat - District 7

ATTEST:

  
\_\_\_\_\_  
Lonnie R. McKechnie, CMC, Borough Clerk

*Clerk Note: See the October 20, 2015, Special Meeting Minutes for the Certification of all other results in the October 6, 2015, Regular Borough Election.*