

**A. CALL TO ORDER**

A regular meeting of the Palmer City Council was held on July 27, 2010 at 7 pm in the council chambers, Palmer, Alaska.

Mayor Combs called the meeting to order at 7 pm.

**B. ROLL CALL**

Comprising a quorum of the Council, the following were present:

Brad Hanson	Richard Best	John Combs
Kevin Brown	Ken Erbey	Katherine Vanover

The following council member was absent and excused by the council:

Mike Chmielewski

Also in attendance were the following:

Bill Allen, City Manager  
Michael Gatti, City Attorney  
Janette Bower, City Clerk  
Shelly Acteson, Deputy City Clerk

**C. PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by First Lady Mrs. Combs.

**D. APPROVAL OF AGENDA**

1. Introduction – Ordinance 10-014: Amending Palmer Municipal Code Section 17.08.175 Definition of Fence, to Eliminate Conflicting Code Language (IM 10-066)
2. Minutes of Previous Meetings
  - a. July 6, 2010, Special Meeting
  - b. July 13, 2010, Regular Meeting

Council Member Best requested verbiage changes. There were no objections.

**E. COMMUNICATION AND APPEARANCE REQUESTS**

Sandra Garley, Director – Department of Community Development:

- provided Council with an overview of the Mid-Year Activity Report; and
- responded to Council inquiries.

Council Member Brown:

- mentioned a Special City Council meeting had been scheduled on the same day as the Mat-Su Borough's tentative public hearing date to discuss earth materials extraction.

Mayor Combs:

- questioned the timeframe for an activity to commence on lots leased in the Business District.

Council Member Vanover:

- commented favorably on the report; and
- questioned if a relationship exists between the Farm Bureau and Alaska Rural Rehabilitation Corporation (ARRC).

Council Member Hanson:

- inquired of the total number of Code Compliance cases.

Council Member Best:

- brought forth concerns with illegally parked vehicles.

## **F. REPORTS**

### **Item 1 – City Manager's Report**

City Manager Bill Allen reported on the following items:

- Palmer Airport Advisory Commission meeting;
- Restructure of the Palmer Airport management;
- Airport Security Plan to address the several issues at the Airport;
- Palmer Airport security assessment;
- Economic Development update;
- Meeting with Mat-Su Borough School District Superintendent Ken Burnley;
- Palmer Airport issues;
- Land swap with the Borough;
- Recent thefts at the Airport;
- Palmer security assessment grant application sent to Homeland Security;
- Bonanza Project update;
- Gulkana Street Project update;
- Southwest Extension Project update;
- Wastewater Treatment Plant lagoon update;
- Electrical accident at the Wastewater Treatment Plant;
- Free Appliance Removal Program; and
- Publically thanked Palmer Police Department Dispatcher Hilary Schwaderer for her assistance during a recent emergency.

### **Item 2 – City Clerk's Report**

City Clerk Janette Bower reported on the following items:

- Upcoming meetings: Special Meeting August 3, Special and Regular Meeting August 10, Meet and Greet Event August 12, Special Meeting August 12, 7 pm;
- Nominating period for the October 5, 2010, election closes Friday at 5 pm;
- Appeal filed concerning a dog bite incident;

- Hearing Officer Jack Snodgrass would hear the appeal on August 11, 2 pm; and
- Joint meeting date with the City of Wasilla date remains tentative.

**Item 3 – Mayor’s Report**

Mayor Combs reported on the following items:

- Recent trip to Saroma, Japan.

**G. AUDIENCE PARTICIPATION**

First Lady Mrs. Combs:

- provided Council with a brief description of the Palmer Delegation’s recent trip to Sister City, Saroma, Japan.

Mark Lee, Alaska Avalanche Hockey Team Representative:

- spoke favorably of Palmer becoming the “hometown” for the Avalanche Hockey Club; and
- commented on the increased revenue stream produced by hockey game patrons.

Dave Boitz, General Manager, Alaska Avalanche Hockey Team

- expressed willingness to be an active participant in the community; and
- proudly spoke in favor of the North American Hockey League.

Jesse Jones, Greater Palmer Chamber of Commerce Board Member:

- provided positive details of the Chamber Board vote concerning Palmer as the Alaska Avalanche home ice; and
- stated the Board was excited about the endeavor.

**H. PUBLIC HEARINGS**

**Item 1 - Resolution No. 10-042:** Approving a Supplemental Appropriation of \$885,385 from the General Fund (Fund 01) Undesignated Fund Balance to the Capital Project Fund (08) and Approving a Scope of Work and Budget for Expansion of the Palmer Ice Arena (IM 10-058)

A staff report was provided by City Manager Bill Allen.

Mayor Combs opened the public hearing for Resolution No. 10-042.

*A motion to adopt was brought forth from the July 13, 2010 Regular Meeting.*

Primary Amendment #1 to Main Motion		
Moved by:	Vanover	To amend Resolution No. 10-042 by changing the amount from \$885,385 to \$885,885 in the title and the NOW, THEREFORE, BE IT RESOLVED, and change the Phase One total to \$330,500
Seconded by:	Brown	

Vote on primary amendment #1: Motion carried by unanimous roll call vote			
	Yes:		No:
Erbey	Brown	Best	
Hanson	Combs	Vanover	

Mayor Combs:

- requested the information concerning the gaming revenue line item;
- questioned the type of physical barrier used to divide the wet and dry side of the arena;
- expressed concern with the fiscal ramifications of the legislation;
- inquired of the reason Alaska Avalanche left the Curt Menard Ice Arena; and
- asked the Attorney to clarify terminable issues within the contract.

City Manager Allen:

- addressed Council questions and concerns;
- explained the process used to encumber City funds; and
- commented on the Palmer District Energy System opportunity.

Council Member Best:

- questioned the need for a gaming permit;
- inquired of ice time for opposing teams;
- questioned the items listed in Phase One; and
- requested more information concerning the barrier to differentiate between the wet and dry sides of the arena.

*The Council unanimously agreed to suspend the rules to allow for public interaction.*

Mark Lee:

- clarified public convenience liquor license requirements;
- responded to Council inquiries;
- highlighted the multi-use capability of the upgraded arena; and
- noted there were 15 Alaskan kids on the Avalanche Team.

Council Member Brown:

- requested clarification concerning the fiscal impact of the legislation;
- questioned securing future funding sources;
- suggested formulating a policy designating a minimum balance for the Undesignated Fund balance; and
- expressed concern with providing enough parking spaces.

City Attorney Michael Gatti:

- expounded on the terminable issues listed in the contract; and
- reminded Council the document was a lease contract, and did not form a partnership between the City and the Alaska Avalanche Hockey Club.

Council Member Hanson:

- noted other potential grant sources; and
- responded to Council questions.

Public Works Director Carter Cole:

- commented on "green" lighting option grants.

VOTE ON MAIN MOTION: Carried by unanimous voice vote			
	Yes:		No:
Combs	Erbey	Vanover	
Brown	Best	Hanson	

**I. ACTION MEMORANDA**

**Item 1** – Action Memorandum 10-043: Authorize the City Manager to Enter into a Sole Source Procurement and Execute a Contract with BadgerMeter, Inc. for the Badger Water Meters and Supplies in the Amount of \$39,702.39

MOVED BY:	Hanson	To authorize Action Memorandum 10-043
SECONDED BY:	Erbey	

VOTE ON MAIN MOTION: Carried by unanimous voice vote			
	Yes:		No:
Combs	Erbey	Vanover	
Brown	Best	Hanson	

**Item 2** – Action Memorandum 10-053: Authorize the City Manager to Execute Change Order No. 2 to Lemna Technologies, Inc. for the Wastewater Treatment Plant Improvements Phase I in the Amount of \$623,020

MOVED BY:	Erbey	To authorize Action Memorandum 10-053
SECONDED BY:	Vanover	

Public Works Director Carter Cole provided a staff report.

VOTE ON MAIN MOTION: Carried by unanimous voice vote			
	Yes:		No:
Combs	Erbey	Vanover	
Brown	Best	Hanson	

**Item 3** – Action Memorandum 10-055: Authorize the City Manager to Negotiate and Enter into a Professional Services Agreement with Mark A. Foster and Associates in the Amount of \$24,960 to Assess the Palmer District Energy System Opportunity

MOVED BY:	Erbey	To authorize Action Memorandum 10-055
SECONDED BY:	Brown	

Council Member Vanover:

- inquired of utilizing the City’s bid process.

City Manager Allen:

- responded to Council questions;
- stressed the importance of the project;
- advocated for an independent assessment of the opportunity;
- reminded Council opportunities were often coupled with risk; and

- strongly recommended Council consider a Recourse Agreement with Matanuska Electric Association (MEA) before proceeding with the project.

Council Member Brown:

- commented on a potential conflict of interest relating to previous work completed by the consultant.

Council Member Best:

- indicated preference for utilizing the City’s Request for Proposal (RFP) process.

City Attorney Gatti:

- addressed Council Member Brown’s conflict of interest concern.

VOTE ON MAIN MOTION: Carried by 5 to 1 voice vote				
	Yes:			No:
Combs	Erbey	Vanover	Best	
Brown	Hanson			

**J. UNFINISHED BUSINESS**

**K. NEW BUSINESS**

**L. RECORD OF ITEMS PLACED ON THE TABLE**

Community Development Mid-Year Report

**M. AUDIENCE PARTICIPATION**

**N. COUNCIL COMMENTS**

Council Member Vanover:

- commented favorably on Director Garley’s report; and
- spoke joyfully regarding audience member Edna DeVries.

Council Member Hanson:

- thanked fellow Council Members for their meticulous scrutiny of the Ice Arena Upgrade legislation and lease contract with the Alaska Avalanche Hockey Club.

Council Member Brown:

- commented on the third edition of the Palmer Community Newsletter;
- remarked on the Palmer Arts Council’s bandstand on the quad project;
- described the Garden and Art Faire;
- informed Council of communications with a student from Brazil who is studying Palmer;
- requested support to add a discussion item concerning providing a tax waiver or a special event business license for events lasting under three days to a future agenda. Council Member Vanover proffered support; and
- asked for support to add a discussion item regarding current fluoridation of the City’s water supply to a future agenda. Council Member Vanover offered support.

Mayor Combs:

- chronicled the beauty and hospitality of the Palmer Delegation's recent trip to Saroma, Japan; and
- recommended continued participation in the Sister City Program.

**O. ADJOURNMENT**

With no further business before the Council, the meeting adjourned at 9:36 pm.

**Approved this tenth day of August, 2010.**

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John C. Combs, Mayor

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Janette M. Bower, MMC, City Clerk