

**A. CALL TO ORDER**

A regular meeting of the Palmer City Council was held on August 24, 2010 at 7 pm in the council chambers, Palmer, Alaska.

Mayor Pro Tempore Richard Best 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	Mike Chmielewski
Kevin Brown	Ken Erbey	Katherine Vanover

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

John Combs

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 Council Member Chmielewski.

**D. APPROVAL OF AGENDA**

1. Approval of Consent Agenda
  - a. Resolution No. 10-041: Re-Appropriating Public Works Golf Tournament Proceeds in the Amount of \$2,822 from the General Fund Miscellaneous Revenue Account to the Capital Project Fund (08) (IM 10-056)
2. Minutes of Previous Meetings
  - a. August 3, 2010, Special Meeting
  - b. August 10, 2010, Special Meeting
  - c. August 10, 2010, Regular Meeting

**E. COMMUNICATION AND APPEARANCE REQUESTS**

John Lee, Airport Advisory Commission member:

- commented on the cancellation of the August 17 Joint Meeting featuring the Council and the Board of Economic Development;

- provided an update concerning the Knik Glacier rescue operation;
- commented on pending airport compliance issues;
- updated Council regarding increased airport traffic; and
- responded to council questions.

Council Member Hanson:

- requested clarification concerning capital projects identified by the Airport Advisory Commission.

Council Member Brown:

- inquired of thefts at the Palmer Airport.

## **F. REPORTS**

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

City Manager Bill Allen reported on the following items:

- Fly-in golf participants;
- Black hawk helicopter rescue effort on Knik Glacier;
- Mr. John Lee’s provision of food for the rescuers;
- Alaska Association of Municipal Managers Summer Conference in Kodiak;
- New Public Employees Retirement System regulations;
- Palmer Airport issues with Federal Aviation Administration (FAA); and
- Community Services Director’s resignation.

### **Item 2 – City Clerk’s Report**

City Clerk Janette Bower reported on the following items:

- Upcoming Council meetings: Special Meeting August 30, Special Meeting Aug 31, Special Meeting September 7, and Regular Meeting September 14; and
- Alaska Municipal League (AML) Meeting in Kodiak.

### **Item 3 – Mayor’s Report**

## **G. AUDIENCE PARTICIPATION**

## **H. PUBLIC HEARINGS**

### **Item 1 – Public Hearing Concerning the “Soccer Ball” Project at the Palmer Soccer Fields**

A staff report was provided by Parks and Recreation Director Beth Skow.

Mayor Pro Tempore Best opened the public hearing concerning the “Soccer Ball” Project at the Palmer Soccer Fields. There were no public comments.

John Lee, “soccer ball” donor:

- responded to Council inquiries.

Council Member Chmielewski:

- commented on the monument-like quality of the "soccer ball"; and
- recommended reviewing the soccer field master plan.

Council Member Erbey:

- commented on the resonance quality of the "soccer ball".

Council Member Hanson:

- questioned the cost to paint the dome like a soccer ball;
- brought forth a previously discussed idea of a pavilion;
- voiced concern with project placement;
- advocated for soccer master plan review; and
- conveyed apprehension concerning the cost to move and renovate the "soccer ball".

**Item 2 - Ordinance No. 10-015:** Amending Palmer Municipal Code Chapter 17.08 Definitions, to Include Section 17.08.363, Power Plant, and Section 17.08.463, Utility Substation; and Amending Section 17.36.030 Conditional Uses, in the I-Industrial District to Include Subsection 17.36.030 A.11., Power Plants (IM 10-067)

A staff report was provided by Department of Community Development Director Sandra Garley.

Mayor Pro Tempore Best opened the public hearing for Ordinance No. 10-015. There were no public comments.

MOVED BY:	Hanson	To adopt Ordinance No. 10-015
SECONDED BY:	Chmielewski	

Council Member Hanson:

- requested clarification concerning the current amendments proposed in the legislation;
- questioned allowable uses on land designated "P", Public Use District;
- commented on legislating power plants; and
- recommended the Planning and Zoning Commission review the "P" District zoning definition.

Director Garley:

- received and responded to Council questions and concerns; and
- explained the current application process for a power plant.

Council Member Chmielewski:

- questioned the legislation time-frame; and
- spoke in favor of a clear and concise application process.

Mayor Pro Tempore Best:

- requested details of the rezone process.

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

**I. ACTION MEMORANDA**

**Item 1 –Action Memorandum 10-054:** Authorize the City Manager to Execute Amendment 1 to Ecological Engineering Group, Inc. (EEG) for the Palmer Waste Water Treatment Improvements, Phase I in the amount of \$357,011

MOVED BY:	Chmielewski	To adopt authorize Action Memorandum 10-054
SECONDED BY:	Vanover	

A staff report was provided by Public Works Director Carter Cole.

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

**Item 2 - Action Memorandum 10-060:** Authorize the City Manager to Negotiate and Execute a Professional Services Agreement to Wolf Architecture for the Palmer Ice Arena Improvements, Phase I and Phase II Design in the Amount of \$88,105

MOVED BY:	Chmielewski	To adopt authorize Action Memorandum 10-060
SECONDED BY:	Erbey	

A staff report was provided by Director Cole.

City Manager Bill Allen:

- expounded on Mr. Wolf’s commitment to the community and the project.

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

**Item 3 -Action Memorandum 10-062:** Forward 31 Nominated Capital Improvement Projects to the Staff Assessment Phase of the Project Development Process

MOVED BY:	Chmielewski	To adopt authorize Action Memorandum 10-062
SECONDED BY:	Vanover	

Deputy City Manager Sara Jansen provided a staff report and responded to Council questions.

Council Member Chmielewski:

- commented favorably on the number of projects nominated;
- remarked in favor of a defined selection criteria;

- spoke in favor of designating projects either “must have” or “nice to have”; and
- questioned the fiscal note of individual projects.

City Manager Bill Allen responded to Council questions and explained the “must have and nice to have” analogy in relation to rating capital project applications.

Council Member Brown:

- articulated the need for a balanced and fair method of rating capital project applications; and
- spoke in favor of the City Manager’s analogy.

Council Member Hanson:

- requested an explanation of the definition of “life, health, and safety”; and
- stressed the importance of the Capital Project Development Process.

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

**Item 4 - Action Memorandum 10-063:** Authorize the City Manager to Award and Execute a Contract with Granite Construction Company for the Bonanza Street Road Improvements Project in the Amount of \$2,879,080.66

MOVED BY:	Chmielewski	To adopt authorize Action Memorandum 10-063
SECONDED BY:	Erbey	

Council Member Brown noted he resides in the project area but was not a property owner.

Director Cole provided a staff report.

Council Member Vanover:

- requested clarification concerning the project site.

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

**J. UNFINISHED BUSINESS**

**K. NEW BUSINESS**

**Item 1 - Mat-Su Youth Court**

MOVED BY:	Vanover	To postpone action on the agenda item until the September 14, 2010 Regular Council Meeting
SECONDED BY:	Best	

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

**Item 2 - City Manager Transition Plan**

Council Member Chmielewski:

- briefly annotated the discussion request;
- questioned if a “transitional plan” existed;
- explained transitions have occurred in the past;
- requested City Manager Allen provide commentary; and
- expressed support for the Deputy City Manager handling a short transition.

Council Member Brown:

- expressed concern with the timing of the City Manager position transition; and
- reminded Council the new City Manager would start work in the midst of the City’s budget process.

City Manager Bill Allen:

- remarked favorably on the City’s capable staff;
- voiced concern with adequate lobbying assistance for the City;
- stated the Deputy Director of Administration and the Director of Community Services had both resigned;
- commented favorably on the City’s Budget Review Committee (BRC); and
- unhesitatingly stated the Deputy City Manager could handle the transition.

Council Member Hanson:

- requested clarification concerning the contract with Lobbyist Al Adams.

**Item 3 - Deferral of Hiring of Senior Level Management Until the City Manager has been Appointed and has Begun Serving as the New City Manager**

Council Members Chmielewski, Vanover and Hanson voiced preference for moving forward without action. There were no objections.

**Item 4 - City Manager’s Monthly Report Concerning Public Construction Projects**

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

Letter from City Attorney Gatti  
Report on “soccer ball” project

**M. AUDIENCE PARTICIPATION**

**N. COUNCIL COMMENTS**

Council Member Vanover:

- expressed appreciation for the recent bout of sunny days; and
- commented favorably on the City’s refuse collection personnel.

Council Member Erbey:

- informed Council of his absence during the August 30 and August 31 special meetings; and
- shared a flattering story regarding the City's refuse collection employees.

Council Member Chmielewski:

- commented on road construction near his residence;
- discussed the AML summer meeting in Kodiak; and
- remarked on the powerful experience of attending former City Manager Mr. Soulak's funeral.

Council Member Brown:

- expounded on the AML Summer Meeting in Kodiak;
- noted the Palmer Community Newsletter was ready; and
- remarked favorably on the Greater Palmer Chamber of Commerce sponsoring local produce markets through mid-September.

Council Member Hanson:

- commented on the upcoming State Fair; and
- remarked favorably concerning City employee Dave Sutton.

Mayor Pro Tempore Member Best:

- wished everyone Happy Wickersham day.

## **O. ADJOURNMENT**

With no further business before the Council, the meeting adjourned at 9:26 pm.

**Approved this fourteenth day of September, 2010.**

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John C. Combs, Mayor

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Janette M. Bower, MMC, City Clerk