

A. CALL TO ORDER

A meeting of the Palmer City Council and Planning and Zoning Commission was held on February 16, 2010, at 6 p.m. in the council chambers, Palmer, Alaska.

Mayor Combs called the meeting to order at 6:04 p.m.

B. ROLL CALL

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

Michael Chmielewski	Kevin Brown
Ken Erbey	Brad Hanson
John Combs	Richard Best

The following member was absent and excused by the council:

Kathrine Vanover

Comprising a quorum of the Planning and Zoning Commission, the following were present:

Dusty Silva	Michael Madar
Darrin Hamming	Michael Kircher
David Bower	William Kerslake, Sr.

Also in attendance were the following:

Bill Allen, City Manager
Michael Gatti, City Attorney
Janette Bower, City Clerk

C. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Commission Member Madar.

Mayor Combs:

- thanked the Planning and Zoning Commission for their hard work; and
- described the meeting as a procedural meeting regarding annexation as opposed to a meeting regarding annexation.

D. AUDIENCE PARTICIPATION

Dave Jenkins:

- commented on the agenda item regarding annexation strategy;
- stated the residents outside the city limits do not desire annexation;
- opined his desire to not pay for Palmer infrastructure and questioned adherence to City rules and regulations;
- requested the council use due deliberation regarding annexation; and
- announced residents would fight the annexation just as hard as it was fought in 2007.

Noel Woods:

- stated the main problem with annexation was the affect on property values associated with rezoning;
- expanded on the vacant lots outside the City limits;
- spoke of the fight against Wal-Mart; and
- stated due to stringent requirements, opportunities for development were not available in the City limits.

Marie Dahlmer:

- voiced the need to address farming and agricultural land outside the City limits;
- commented on the negative impact of annexation;
- begged the council to consider what would happen to Palmer and the Springer System if annexation were to occur; and
- stated once the farmland was gone, it's gone.

Emily Lumbrick:

- asked the council to consider the agricultural community;
- spoke of the pressure to develop land; and
- requested the council consider the future.

E. NEW BUSINESS

Item 1 - Central Paving Presentation Concerning Future Development Plan Including Proposed Fire Station (Action may be taken following the committee of the whole)

a. Committee of the Whole

MOVED BY:	Chmielewski	To move into the committee of the whole to receive a presentation from Central Paving
SECONDED BY:	Erbey	

VOTE ON MAIN MOTION: Carried by unanimous voice vote		
Yes:		No:
Erbey	Chmielewski	Erbey
Hamming	Bower	Best
Madar	Kircher	Brown
Silva	Hanson	

The body entered into the committee of the whole at 6:15 p.m. and exited at 6:44 p.m.

MOVED BY:	Erbey	To direct the City administration to develop a new legal description with the original contract to bring forth the final product at a later date for final approval
SECONDED BY:	Best	

Council Member Best:

- expressed concern regarding the lack of a public process.

Council Member Hanson:

- stated the final documents would be back before the council for final approval.

Mayor Combs:

- explained the public process.

VOTE ON MAIN MOTION: Carried by unanimous voice vote			
Yes:			No:
Erbey	Chmielewski	Erbey	
Hamming	Bower	Best	
Madar	Kircher	Brown	
Silva	Hanson		

Item 2 - Annexation Strategy Update (Action may be taken following the committee of the whole)

- a. Committee of the Whole

MOVED BY:	Erbey	To enter into the committee of the whole to receive annexation strategy update
SECONDED BY:	Best	

VOTE ON MAIN MOTION: Carried by unanimous voice vote			
Yes:			No:
Erbey	Chmielewski	Erbey	
Hamming	Bower	Best	
Madar	Kircher	Brown	
Silva	Hanson		

The body entered into the committee of the whole at 6:46 p.m. and exited at 7:37 p.m.

Item 3 - Planning and Zoning Commission Resolution Concerning Planning and Zoning Commission Vacancies (Action may be taken following the committee of the whole)

- a. Committee of the Whole

MOVED BY:	Best	To enter into the committee of the whole to discuss the Planning and Zoning Commission regarding commission vacancies
SECONDED BY:	Brown	

VOTE ON MAIN MOTION: Carried by unanimous voice vote			
Yes:			No:
Erbey	Chmielewski	Erbey	
Hamming	Bower	Best	
Madar	Kircher	Brown	
Silva	Hanson		

The body entered into the committee of the whole at 7:55 p.m. and exited at 8:30 p.m.

MOVED BY:	Brown	To instruct the staff to draft an ordinance to state that two members of the Planning and Zoning Commission may reside outside of the City limits and to state that the members must reside within the City water and sewer boundaries
SECONDED BY:	Chmielewski	

VOTE ON MAIN MOTION: Carried by unanimous voice vote			
Yes:			No:
Erbey	Chmielewski	Erbey	
Hamming	Bower	Best	
Madar	Kircher	Brown	
Silva	Hanson		

Item 4 - Highway Corridor Landscape Ordinance (Action may be taken following the committee of the whole)

- a. Committee of the Whole

MOVED BY:	Chmielewski	To enter into the committee of the whole to discuss the Highway Corridor Landscape ordinance
SECONDED BY:	Hanson	

VOTE ON MAIN MOTION: Carried by unanimous voice vote			
Yes:			No:
Erbey	Chmielewski	Erbey	
Hamming	Bower	Best	
Madar	Kircher	Brown	
Silva	Hanson		

The body entered into the committee of the whole at 8:32 p.m. and exited at 8:40 p.m.

F. ADJOURNMENT

With no further business before the council, the meeting adjourned at 8:40 p.m.

Approved this ninth day of March, 2010.

John C. Combs, Mayor

Janette M. Bower, CMC, City Clerk