



# City of Palmer

231 W. Evergreen Avenue

Palmer, Alaska 99645

Phone 907-745-3271

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**SPECIAL CITY COUNCIL MEETING**  
**6 P.M. TUESDAY, DECEMBER 11, 2012**  
**PALMER CITY COUNCIL CHAMBERS**  
**231 W. EVERGREEN AVENUE, PALMER**



**Special City Council Meeting**  
**6 pm, December 11, 2012**  
**City Council Chambers**  
**231 W. Evergreen Avenue, Palmer**  
[www.cityofpalmer.org](http://www.cityofpalmer.org)



Mayor DeLena Johnson  
Deputy Mayor Brad Hanson  
Council Member Best  
Council Member Linda Combs  
Council Member Edna DeVries  
Council Member Ken Erbey  
Council Member Kathrine Vanover

City Attorney Michael Gatti  
City Clerk Janette Bower  
City Manager Doug Griffin

- A. Call to Order
- B. Roll Call
- C. Pledge of Allegiance
- D. Audience Participation
- E. New Business
  - 1. [Resolution No. 12-048](#): Requesting the Alaska State Legislature Include the City's Adopted Revised Capital Projects in the 2013 (SFY 2014) State Capital Budget (IM 12-061) .....Page 5
  - 2. [Resolution No. 12-050](#): Requesting the Alaska State Legislature Include Funding in the 2013 (SFY 2014) State Capital Budget for Purchase and Development of Property from the State of Alaska Agricultural Revolving Loan Fund (IM 12-046).....Page 9
- F. Council Member Comments
- G. Adjournment



**CITY OF PALMER**  
**INFORMATION MEMORANDUM NO. 12-061**  
**RESOLUTION NO. 12-048**

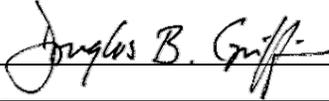
**Subject:** Resolution No. 12-048: Requesting the Alaska State Legislature Include the City's Adopted Revised Capital Projects in the 2013 (SFY 2014) State Capital Budget

**Agenda of: December 11, 2012**

**Council Action:** \_\_\_\_\_

**Approved for presentation by:**

**City Manager**  
**City Attorney**  
**City Clerk**

  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Certification of Funds:**

Total amount of funds listed in legislation:	\$ _____
This legislation (✓):	
____ Has no fiscal impact	
Creates:	
____ A negative fiscal impact in the amount of:	\$ _____
____ A positive fiscal impact in the amount of:	\$ _____
____ Funds are budgeted from this (these) line item(s):	
➤	\$ _____
____ Funds are not budgeted. Budget modification is required. Affected line item(s):	
➤	\$ _____
Unrestricted/undesignated fund balance (after budget modification)	\$ _____
Director of Finance signature certifying funds:	 _____

**Attachment(s):**

- Resolution No. 12-048

**Summary statement:** Resolution No. 12-048 updates and replaces Resolution No. 12-046 that was approved by the Palmer City Council on October 23, 2012. Three projects, an aerial ladder fire truck, restoration of Alaska Railroad tracks, and Wayfinding Phase II, are added and prioritized. The Priority 4 fence project is renamed and combined with the Airport resurfacing project. The Mat-Maid Block Property Acquisition and Development Phase 1 project is removed and is presented as Resolution 12-050 as a separate capital project request.

**Administration recommendation:** Adopt resolution no. 12-048.



Introduced by: City Manager Griffin  
Introduced: December 11, 2012  
Action:  
Vote:

Yes:	No:

CITY OF PALMER, ALASKA

**Resolution No. 12-048**

**A Resolution of the Palmer City Council Requesting the Alaska State Legislature Include the City's Adopted Revised Capital Projects in the 2013 (SFY 2014) State Capital Budget**

WHEREAS, it is the City of Palmer's desire to provide the State with a comprehensive and complete list of the City's capital project needs to ensure efficient expenditure of public funds; and

WHEREAS, the City conducted a substantial public process in 2012, including a project fair held on May 17, 2012, to allow public review and input on proposed capital projects; and

WHEREAS, the City has conducted a thorough analysis of its capital needs to better serve the citizens of Palmer and has determined that projects listed as priority 1, 2, 3, 6, 8, and 9 are critical infrastructure projects or equipment necessary to improve public health and safety; and

WHEREAS, the City has identified the projects listed as priority 4, 5, 7, 10, 11, 12, 14, 16 and 17 as critical infrastructure necessary to improve the quality of life, health, and economic development prospects for the citizens of Palmer.

NOW, THEREFORE BE IT RESOLVED that the Palmer City Council respectfully requests the Alaska State Legislature include the following Palmer projects in the following priority in the 2013 State Capital Budget.

	<u>Item</u>	<u>Total Amount Requested</u>
Priority 1	Steel Water Main Replacement Project	\$7,500,000
Priority 2	Well #2 Improvements	\$2,000,000
Priority 3	Bogard Waterline Extension	\$5,000,000
Priority 4	Airport Fence Replacement and Resurfacing	\$ 700,000
Priority 5	City Buildings HVAC and Condition Assessment	\$ 290,000
Priority 6	Aerial Ladder Fire Truck and Add-on Equipment	\$1,850,000

	<u>Item</u>	<u>Total Amount Requested</u>
Priority 7	Park Project: Wilson Park/Pump Track	\$ 144,000
Priority 8	Wastewater Treatment Lab Replacement	\$ 228,000
Priority 9	Public Safety Building (Police) Repair	\$ 400,000
Priority 10	Wayfinding – Phase 2	\$ 90,000
Priority 11	Restore Alaska Railroad Tracks to Downtown Palmer	\$1,200,000
Priority 12	Depot Safety Upgrades (Sprinklers, Flooring, Alarm System)	\$ 350,000
Priority 13	Energy Conserving Systems at the MTA Events Center	\$ 126,000
Priority 14	Parks Project: Walk to the Fair/Urban Revitalization -Phase III	\$ 300,000
Priority 15	Public Works Storage Building Upgrades	\$ 150,000
Priority 16	Paving Projects	\$ 1,158,000
Priority 17	MTA Events Center Exhibition Infrastructure	\$ 750,000

Passed and approved by the City Council of the City of Palmer, Alaska this eleventh day of December, 2012.

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DeLena Goodwin Johnson, Mayor

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Janette M. Bower, MMC, City Clerk

**CITY OF PALMER**  
**INFORMATION MEMORANDUM NO. 12-046**  
**RESOLUTION NO. 12-050**

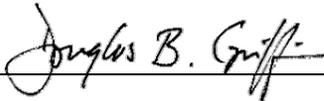
**Subject:** Resolution No. 12-050: Requesting the Alaska State Legislature Include Funding in the 2013 (SFY 2014) State Capital Budget for Purchase and Development of Property from the State of Alaska Agricultural Revolving Loan Fund

**Agenda of: December 11, 2012**

**Council Action:** \_\_\_\_\_

**Approved for presentation by:**

**City Manager**  
**City Attorney**  
**City Clerk**

  
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\_\_\_\_\_

**Certification of Funds:**

Total amount of funds listed in legislation:	\$ _____
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Unrestricted/undesignated fund balance (after budget modification)	\$ _____
Director of Finance signature certifying funds:	 _____

**Attachment(s):**

- Resolution No. 12-050

**Summary statement:** Resolution No. 12-050 removes and segregates the Mat Maid Block Property Acquisition and Development Phase 1 from the other capital projects requested by the City of Palmer for State funding consideration. This project is a high economic development project priority.

**Administration recommendation:** Adopt resolution no. 12-050.



Introduced by: City Manager Griffin  
Introduced: December 11, 2012  
Action:  
Vote:

Yes:	No:

CITY OF PALMER, ALASKA

**Resolution No. 12-050**

**A Resolution of the Palmer City Council Requesting the Alaska State Legislature Include Funding in the 2013 (SFY 2014) State Capital Budget for Purchase and Development of Property from the State of Alaska Agricultural Revolving Loan Fund**

WHEREAS, the City of Palmer is attempting to acquire seven separate parcels of property totaling 8.74 acres in the Historic District of Palmer commonly referred to as the "Mat Maid Block; and

WHEREAS, the voters of Palmer approved the sale of up to \$3,000,000 in general obligation bonds to fund the acquisition of this property; and

WHEREAS, the largest single parcel in the Mat Maid Block is a 3.025 acre parcel owned by the State of Alaska Agricultural Revolving Loan Fund (ARLF) a part of the Department of Natural Resources, Division of Agriculture; and

WHEREAS, the City of Palmer attempted unsuccessfully to negotiate a land trade or other arrangement to acquire the ARLF owned parcel for less than the \$975,000 over-the-counter asking price for the parcel; and

WHEREAS, the City of Palmer may lack the necessary funds to acquire all of the parcels in the Mat Maid Block if it must pay the over-the-counter price of \$975,000 for the ARLF parcel; and

WHEREAS, the City of Palmer has never received any state owned property through the municipal land entitlement program or other similar program; and

WHEREAS, ARLF has a fiduciary responsibility to prudently safeguard assets under its control and management and, therefore, cannot sell assets for less than established fair market value; and

WHEREAS, due to recognized financial conflict of interest concerns the Palmer City Council believes it is not in the public interest to include this request along with its other requests for State Capital funding consideration.

NOW, THEREFORE, BE IT RESOLVED that the Palmer City Council respectfully requests that a grant of \$975,000 for purchase of 3.025 acres of property owned by the Agricultural Revolving Loan Fund in the Mat-Maid Block be included as a supplemental capital funding request.

Passed and approved by the City Council of the City of Palmer, Alaska this eleventh day of December, 2012.

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DeLena Goodwin Johnson, Mayor

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Janette M. Bower, MMC, City Clerk