

A. CALL TO ORDER

A regular meeting of the Palmer City Council was held on July 11, 2006, at 7 p.m. in the council chambers, Palmer, Alaska.

Mayor Pro-Tempore Pippel called the meeting to order at 7 p.m.

B. ROLL CALL

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

Brad Hanson	Jim Wood
Tony Pippel	Ken Erbey
Katherine Vanover	

Also in attendance were the following:

Tom Healy, City Manager
Jack Snodgrass, City Attorney
Dawn Webster, Interim Recording Clerk

C. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Council Member Wood.

D. APPROVAL OF AGENDA

Council Member Pippel asked for the following modifications to the agenda:

1. Delete Public Hearing Item G.2, Resolution No. 06-019 as this issue has been resolved.
2. Move Action Memorandum 06-074 down to item I.5 under the Consent Agenda.
3. Add Action Memorandum 06-079 as item I.4 under Action Memorandums.

The agenda was approved as amended:

1. Approval of Consent Agenda
 - a. Introduction – Ordinance No. 06-016: Amending Palmer Municipal Code Chapter 8.38 (Nuisance – Junk, Litter and Unsightly premises); Specifically to Repeal References to the Clean City Hearing Board and Enacting Language Authorizing Code Violation Citations (IM 06-034)
 - b. Action Memorandum 06-073: Authorize Extension of Academy Charter Schools Use of Temporary Structures for the Science Lab and Eight Portable Classrooms for an Additional Three Years
2. Minutes of Previous Meetings – the minutes were approved.
 - a. June 27, 2006, Special Meeting
 - b. June 27, 2006, Regular Meeting

E. COMMUNICATIONS AND APPEARANCE REQUESTS

1. Sara Jansen – City of Palmer Community Development Coordinator

Ms. Jansen reported on the following items:

- Staff continues to provide zoning and code information to Palmer residents at the counter;
- Several meetings have been held with the City Manager and ADOT/PF regarding the Palmer/Wasilla Highway improvements;
- The revised Traffic Impact Analysis (TIA), by Lounsbury & Associates for Wal-Mart, has not been submitted to the ADOT/PF for review. Once it is reviewed and approved, David Evans & Associates, traffic engineers, will review it for the city. Following acceptance of the TIA, the city will begin its review of the Large Retail Establishment permit;
- Work continues on the unsightly premises cases, approximately 40 letters have been issued this spring. Tonight's packet contains legislation to revise the Unsightly Premises ordinance;
- Staff continues to work with the Cultural Resources Division at the Borough on design guidelines. Discussion continues with MSB and Eric Knoll regarding application to Congress for a National Heritage area designation;
- The Borough recently began a Regional Airport System Plan; and
- Invited everyone to the unveiling of the Giant Cabbages on Parade this Friday at 12:30 at Friday Fling; and
- Revised parking ordinance will be introduced at the July 25, 2006 meeting.

2. Jeff Barnhart – Palmer Municipal Golf Course

Mr. Barnhart reported on the following items:

- Golf course opened early this year;
- Course is in great shape and business is up, as of yesterday \$23,700 for the year;
- Insurance costs have gone down, fuel costs have not;
- Asked for financial help from the city since they can no longer be self-supporting, equipment repair costs exceed funds available.

F. AUDIENCE PARTICIPATION

John Leiner spoke to Action Memorandum 06-071 authorizing the City Manager to enter into a real estate exchange and development agreement with Wilder Construction. He requested that the city not enter into an agreement with Wilder Construction Company until Wilder fixes the water problem that is impacting his land.

Donna Button, of Travel Services, spoke to the issue of sales tax collection by travel agencies. She explained that collection of the tax would be nearly impossible for the travel agencies. She requested that the ordinance be revised to read as the City of Wasilla's reads (ref: WMC 5.15.050 Exemptions #17).

Jill Reese, Palmer Downtown Association (PDA), spoke to Action Memorandum 06-074 regarding street lighting fixtures for downtown. PDA would like to see an overall plan for the lighting before the units are ordered; also would like the city council to see what Bonnie Allen has suggested for the 1930's style of lighting. Would like to have the safety lighting and the decorative lighting all flow together.

David Lundin, HDL Engineering, advised the council of an accidental death today on the Southwest Utility Extension project.

G. PUBLIC HEARINGS

Item 1 – Public Hearing – Resolution No. 06-001: Establishing Adequate Insurance Requirements for Palmer Municipal Airport Leases (IM 06-003)

MOVED BY:	Erby	To adopt Resolution No. 06-001
SECONDED BY:	Vanover	

Mayor Pro-Tempore Pippel opened the public hearing for ordinance no. 06-001. Bob Lutz, D. J. Custom Aircraft, stated he opposes the proposed insurance coverage requirements and the fact that the city wants to open the leases for review when there is no provision to do so.

The City Attorney asked that the motion be postponed until he has had a chance to review each individual lease for appropriate insurance coverage. He will report back to the council in two weeks.

There being no other persons who wished to testify, the public hearing was closed and the matter was brought back before the council.

MOVED BY:	Erby	To postpone discussion until July 25, 2006 when the city attorney will have reviewed the leases.
SECONDED BY:	Vanover	

VOTE ON MOTION: To postpone discussion until July 25, 2006 after the city attorney had reviewed the leases.

Yes:	No:
Erby Hanson	Vanover Pippel
Wood	

Item 2 – Public Hearing – Resolution No. 06-019: Authorizing the Vacation of a Portion of the Public Right of Way on S. Diomedes Street (06-035) Withdrawn from Agenda

Item 3 – Public Hearing – Resolution 06-020: Authorizing Approval of a Provisional Certificate of Public Convenience and Necessity for Hill Timber Estates for Public Water Utility Service (IM 06-036)

MOVED BY:	Hanson	To adopt resolution no. 06-020
SECONDED BY:	Erbey	

Mayor Pro-Tempore Pippel opened the public hearing for Resolution No. 06-020. There being no persons who wished to testify, the public hearing was closed and the matter was brought back before the council.

VOTE ON MAIN MOTION: Motion carried by unanimous voice vote.

Yes:	No:
Erby Hanson	Vanover Pippel
Wood	

Item 4 – Public Hearing – Resolution No. 05-042 (B): Amending the City of Palmer 2006 Fiscal Year Budget (IM 06-037)

MOVED BY:	Hanson	To adopt resolution no. 05-042 (B)
SECONDED BY:	Erby	

Mayor Pro-Tempore Pippel opened the public hearing for Resolution No. 06-016. There being no persons who wished to testify, the public hearing was closed and the matter was brought back before the council.

Finance Director Baugh spoke to an amendment of 2006 the Fiscal Year Budget that was placed on the table. The amendment requested permission to do a budget transfer of two grants received last year for the Museum Object Registration Project and the Map Survey Collection Management over to the Palmer Museum of History and Art.

Primary Amendment #1 to Main Motion		
Moved by:	Hanson	To amend the main motion to include the unspent funds from the 2005 budget into the 2006 budget and transfer to the Palmer Museum of History and Art
Seconded by:	Vanover	

Vote: Motion carried by unanimous voice vote.		
Yes:	No:	
Erbey	Vanover	Wood
Hanson	Pippel	

VOTE ON MAIN MOTION: Motion carried by unanimous voice vote.		
Yes:	No:	
Erbey	Vanover	Wood
Hanson	Pippel	

H. BIDS

Item 1 – Action Memorandum 06-075: Award the Bid for the Purchase of a Golf Course Rough Mower and Golf Course Greens Mower and Direct the City Manager to Prepare an Amendment to the 2006 Fiscal Year Budget to Appropriate the Funds not Otherwise Budgeted

MOVED BY:	Hanson	To accept the action of action memorandum 06-075
SECONDED BY:	Vanover	

Primary Amendment #1 to Main Motion		
Moved by:	Hanson	To amend the main motion to take the \$1,686.32 from the general fund not the golf course funds
Seconded by:	Vanover	

Vote: Motion carried by unanimous voice vote.		
Yes:	No:	
Erbey	Vanover	Wood
Hanson	Pippel	

VOTE ON MAIN MOTION: Motion carried by unanimous voice vote.		
Yes:	No:	
Erbey	Vanover	Wood
Hanson	Pippel	

I. ACTION MEMORANDA

Item 1 – Action Memorandum 06-071: Authorize City Manager to Enter Into a Real Estate Exchange and Development Agreement with Wilder Construction Company d/b/a Central Paving Products

MOVED BY:	Wood	To accept the action of action memorandum 06-071
SECONDED BY:	Erbey	

Trevor Edmondson, General Manager of Central Paving Products, came forward to answer questions.

Discussion ensued regarding a few minor details that need to be worked out between Wilder Construction Company/Central Paving Products and the city. Attorney Snodgrass will address those issues and expects to have the agreement worked out within the next two weeks.

VOTE ON MAIN MOTION: Motion carried by unanimous voice vote.		
Yes:		No:
Erbey	Vanover	Hanson
Pippel	Wood	

Item 2 – Action Memorandum 06-072: Authorize City Manager to enter into a Professional Services Agreement with Black-Smith Bethard & Carlson, LLC for Appraisal Services Related to Felton Street

MOVED BY:	Wood	To accept the action of action memorandum 06-072
SECONDED BY:	Vanover	

VOTE ON MAIN MOTION: Motion carried by unanimous voice vote.		
Yes:		No:
Erbey	Vanover	Hanson
Pippel	Wood	

Item 3 – Action Memorandum 06-077: Discussion and Possible Action Regarding a Ballot Proposition for the Purpose of Purchasing Property for Public Purposes

Mayor Pro-Tempore Pippel stated that Action Memorandum 06-077 was a discussion issue and requested that the voters be asked to support a bond issue in the amount of \$900,000 for the purchase of the twenty-acre Hermon parcel (18N02E33A002). The purchase of additional property for the waste water treatment plant would not be funded under this ballot measure.

The wording for the bond issue would be prepared by Attorney Klinkner.

MOVED BY:	Pippel	Instruct administration to prepare a ballot proposition for the purpose of purchasing property for public purposes in the amount of \$900,000 specifically to purchase the Hermon parcel
SECONDED BY:	Vanover	

VOTE ON MAIN MOTION: Motion passed by unanimous voice vote.		
Yes:		No:
Erbey	Vanover	Hanson
Pippel	Wood	

Item 4 - Action Memorandum 06-079: Authorize the Emergency Procurement of a Digital Recording System for the Palmer Communications Center (Item on the table)

MOVED BY:	Vanover	To accept the action of action memorandum 06-079
SECONDED BY:	Hanson	

City Manager Healy stated that he was advised that the digital recording system at the Palmer Communications Center had failed. The system is essential to the function of the center. The request is on an emergency basis for the authorization of the equipment purchase.

VOTE ON MAIN MOTION: Motion carried by unanimous voice vote.		
Yes:		No:
Erbey	Vanover	Hanson
Pippel	Wood	

Item 5 – Action Memorandum 06-074: Authorize the Advertisement for Bids for the Purchase of Lighting Equipment for the Downtown Street Lighting Projects

MOVED BY:	Vanover	To accept the action of action memorandum 06-074
SECONDED BY:	Wood	

Mayor Pro-Tempore Pippel stated that the Palmer Downtown Association would like to retain existing lighting and add the decorative lighting.

VOTE ON MAIN MOTION: Motion carried by unanimous voice vote.		
Yes:		No:
Erbey	Vanover	Hanson
Pippel	Wood	

J. UNFINISHED BUSINESS

Item 1 – Resolution No. 06-017: Confirming the Special Assessment Roll for Street Improvement District 04-1-ST; Known as East & West Eagle Avenue, and Setting the Date of Payment, Providing for Penalties and Interest in the Event of Delinquency (IM 06-031)

MOVED BY:	Hanson	To accept the action of action memorandum 06-071
SECONDED BY:	Erbey	

VOTE ON MAIN MOTION: Motion carried by unanimous voice vote.		
Yes:		No:
Erbey	Vanover	Hanson
Pippel	Wood	

K. NEW BUSINESS

L. CITY MANAGER’S REPORT

City Manager Healy reported on the following items:

- The 911 budget was approved
- The sign project at the entrance looks good and the grass is being watered
- He will meet with Joe Lawton on July 12, 2006 regarding the need for a conditional use permit at the fair

- The job as Public Works Director has been offered to Roscoe Barrett who is an instructor at the Job Corp. He had been a waste water operator and a contractor with the State as an inspector. He has accepted the position and will begin work on July 24, 2006.

M. CITY CLERK'S REPORT

Ms. Webster reported that the City Clerk will be returning on July 31, 2006.

N. MAYOR'S REPORT

O. RECORD OF ITEMS PLACED ON THE TABLE

The following items were placed on the table:

- Exhibits A, B and C for the property exchange with Wilder
- Budget amendment items for IM 06-037
- AM No. 06-079 for the emergency purchase of a digital recorder

P. AUDIENCE PARTICIPATION

Q. COUNCIL COMMENTS

Council Member Erbey spoke of the vacant lot at the end of Gulkana and Dahlia where there is a yield sign, city resident would like to see the vegetation trimmed back; and suggested a review of the traffic pattern might be warranted.

Council Member Hansen spoke of stub-outs for water and sewer along Chugach Street. He also stated that there needs to be further discussion and clarification concerning the travel agency sales tax issues.

Mayor Pro-Tempore Pippel spoke to the issue of whether the city council was ever going to issue a smoking ban in the city.

R. ADJOURNMENT

With no further business before the Council, the meeting adjourned at 9:50 p.m.

APPROVED THIS 25th day of July, 2006.

/s/

Tony Pippel, Mayor Pro-Tempore

/s/

Dawn U. Webster, Interim Recording Clerk