

A. CALL TO ORDER

A regular meeting of the Palmer City Council was held on January 23, 2007, at 7 p.m. in the council chambers, Palmer, Alaska.

Mayor Combs called the meeting to order at 7 p.m.

B. ROLL CALL

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

Ken Erbey	Kathrine Vanover	Richard Best
John Combs	Tony Pippel	

Also in attendance were the following:

Dan Contini, Acting City Manager
Michael Gatti, City Attorney
Janette Bower, City Clerk

C. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by former Mayor Jim Cooper.

D. APPROVAL OF AGENDA

1. Approval of Consent Agenda
 - a. Introduction – Ordinance No. 07-001: Amending Title 17, Zoning, of the Palmer Municipal Code to Enact Chapter 17.54, Rural Residential District, Adding 17.08.006 Definition for Accessory Dwelling Unit, Adding 17.08.039 Definition for Bed and Breakfast and Adding 17.08.217 Definition for Home Based Commercial Business (IM 07-001)
Note: – items D.1.b and c were moved to New Business
 - b. Introduction – Ordinance No. 07-004: Amending Palmer Municipal Code 2.05.050 to Adjust Mayoral Compensation to \$20,000 Per Year, to Adjust the Mayors Compensated Work Hours to Eight-Hundred Per Year and to Remove Health Benefits from the Mayoral Compensation Package (IM 07-005)
 - c. Introduction – Ordinance No. 07-005: Amending Palmer Municipal Code 2.05.050 to Adjust Mayoral Compensation to \$25,000 Per Year, to Adjust the Mayors Compensated Work Hours to One Thousand Per Year and to Remove Health Benefits from the Mayoral Compensation Package (IM 07-006)
 - d. Action Memorandum 07-009: Authorize City Manager to Surplus and Transfer Six Radar Units to the State of Alaska Department of Natural Resources – Park Rangers
2. Minutes of Previous Meetings
 - a. January 9, 2007, Regular Meeting

E. COMMUNICATIONS AND APPEARANCE REQUESTS

Sara Jansen – Community Development Coordinator

Ms. Jansen reported on the following items:

- State Fair Conditional Use Permit;
- Rural Residential Zoning District;
- Annexation petition and annexation process;
- Downtown Property Re-Development;
- Code Compliance;
- Bogard Road Project;
- Alaska Railroad Open House;
- Burger King's Closure.

F. AUDIENCE PARTICIPATION

Larry Hill:

- commended the Public Works Department on their excellent snow removal services;
- asked that homeowners be notified of the fire hydrant program;
- spoke of the need for a full-time mayor;
- asked for the council's support of the current mayor;
- commented on the PERS indebtedness.

Dusty Silva, Chamber of Commerce President:

- highlighted the recent Chamber of Commerce Board meeting;
- voiced support for the continuance of a full-time mayor;
- highlighted the manner in which the community benefits from a full-time mayor;
- asked that the merits of ordinances 07-004 and 07-005 be based on the merits of the position rather than the merits of Mayor Combs;
- urged the council to continue the investment of a full-time mayor;
- suggested contract terms be made for a mayoral position.

Don Benson:

- voiced support of the full-time mayor position;
- stated that the year timeframe was not long enough to evaluate the position;
- asked that the position be fully funded for remainder of the year.

Verda Lewis:

- voiced support of the full-time mayor position;
- stated the need to address term limits for council member positions;
- commented on the downtown businesses and rent increases for the downtown buildings;
- voiced opposition to the allowance of plywood over windows in the downtown area;
- commented on Sellick Building parking.

Jo Weller:

- spoke to ordinances 07-004 and 07-005;
- commented on code language which addresses the mayor's actions;
- spoke of citizen access to the mayor;
- commented on the vote of no confidence portrayed by the council for the Mayor;

- asked the council to address the issue in a professional manner;
- urged the council to oppose ordinances 07-004 and 07-005.

Stephanie Vetter, Palmer Skateboard Association President:

- highlighted skateboard park development;
- stated that skateboarding had become an increasingly active support;
- commented on the healthy activities promoted by a skateboard park;
- highlighted the Mayor’s hours spent in helping to establish a skateboard park.

Lorie Koppenberg:

- voiced her support of the Mayor;
- commented on the Mayor’s interest in the children and adults of the community.

Tamele Kile, Palmer Business Owner:

- voiced support of a full-time mayoral position;
- highlighted area growth;
- spoke of the need for a person who would help to ensure growth in a positive manner.

Cody Vetter:

- described his initial meeting with Mayor Combs;
- portrayed Mayor Combs as a hard working individual;
- stated that cutting the mayor’s hours would cut the benefits to Palmer.

Tony Cox:

- spoke to ordinance no. 07-001, voicing concern over the effect of the ordinance on the proposed annexed areas;
- stated that the ordinance language was vague;
- highlighted the Crimson View Subdivision covenants;
- asked for further clarification regarding the conditional use process.

G. PUBLIC HEARINGS

Item 1 – Public Hearing – Ordinance No. 07-002: Enacting Palmer Municipal Code Chapter 2.46, Access to City Records, to Provide for Public Access to City Records (IM 07-002)

MOVED BY:	Vanover	To adopt ordinance no. 07-002
SECONDED BY:	Erbey	

Mayor Combs opened the public hearing for ordinance no. 07-002. There being no one who wished to speak, the public hearing was closed and the matter was brought back before the council.

VOTE ON MOTION: Carried by unanimous voice vote.			
	Yes:		No:
Pippel	Erbey	Vanover	
Best	Combs		

Item 2 – Public Hearing – Ordinance No. 07-003-Z-1-SL: Rezoning Lot 3, Block 1, Arbor Estates Subdivision, 536 E. Fireweed Avenue from the R1, Single Family Residential District to the CL, Commercial Limited District (IM 07-003)

MOVED BY:	Pippel	To adopt ordinance no. 07-003-Z-1-SL
SECONDED BY:	Erbey	

Mayor Combs opened the public hearing for ordinance no. 07-003-Z-1-SL. The following persons testified before the council:

Gary Wolfe, property owner:

- requested approval of the zoning amendment;
- spoke of the zoning district’s limited timeframes;
- highlighted the proposed homeowner association and upgrades within the subdivision;
- commented on the need for office space.

Chris Whittington-Evans:

- explained his business association with Mr. Wolfe;
- stated that their businesses co-existed side-by-side;
- voiced enthusiasm for the University project;
- expanded on the historical value of the property;
- commented on Mr. Wolfe’s attributes and abilities to develop the property;
- voiced desire to reinvigorate the neighborhood;
- asked for the council’s support for the project.

There being no one who wished to speak, the public hearing was closed and the matter was brought back before the council.

Council Member Vanover:

- voiced support of the ordinance;
- expanded on the property’s history.

Council Member Pippel:

- stated that his father helped to build the homes and commented on the quality of the homes;
- expressed pleasure of the renovation of the homes;
- spoke in favor of the zoning designation.

Council Member Erbey:

- voiced support of the ordinance.

Council Member Best:

- voiced support of the ordinance;
- commented on the encouragement of businesses.

Mayor Combs:

- spoke of the vision of Palmer to preserve and nurture its history;
- voiced support of the ordinance and project.

VOTE ON MOTION: Carried by unanimous voice vote.			
	Yes:		No:
Pippel	Erbey	Vanover	
Best	Combs		

H. BIDS

I. ACTION MEMORANDA

Item 1 – Action Memorandum 07-010: Establishing City of Palmer Capital Project Priorities for Federal Funding Assistance

MOVED BY:	Vanover	To accept the action of action memorandum 07-010
SECONDED BY:	Best	

VOTE ON MOTION: Carried by unanimous voice vote.

	Yes:		No:
Pippel	Erbey	Vanover	
Best	Combs		

Item 2 – Action Memorandum 07-011: Authorize City Manager to Enter Into a Professional Services Agreement with Hattenburg, Dilley and Linnell for an Amount Not to Exceed \$86,703 for a Preliminary Engineering Analysis of the Wastewater Treatment Plant

MOVED BY:	Pippel	To accept the action of action memorandum 07-011
SECONDED BY:	Erbey	

Council Member Pippel:

- spoke of the benefits of the wastewater treatment plant;
- described the capacity limits;
- commented on rapid growth and long term sewage treatment plants;
- inquired of the scope of work.

Roscoe Barret, Public Works Director:

- spoke of the previous report by GV Jones & Associates;
- stated the wastewater treatment plant was within five years of reaching capacity;
- expanded on DEC requirements and further funding from DEC and EPA;
- commented on the mixing zone and the need for secondary treatment;
- stated that acceptance of the action memorandum will provide a report and cost estimates for a wastewater treatment plant;
- stated that the City ranks number two for additional DEC funding;
- announced the current average flows of approximately 500,000 gallons per month.

VOTE ON MOTION: Carried by unanimous voice vote.

	Yes:		No:
Pippel	Erbey	Vanover	
Best	Combs		

J. UNFINISHED BUSINESS

K. NEW BUSINESS

Mayor Combs was recused from items K.1. and K.2.

Item 1 – Introduce and Set for Public Hearing Ordinance No. 07-004: Amending Palmer Municipal Code 2.05.050 to Adjust Mayoral Compensation to \$20,000 Per Year, to Adjust the Mayors Compensated Work Hours to Eight-Hundred Per Year and to Remove Health Benefits from the Mayoral Compensation Package (IM 07-005)

MOVED BY:	Vanover	To postpone indefinitely ordinance no. 07-004
SECONDED BY:	Best	

Mayor Pro-Tempore Pippel:

- Expressed the need for the opinions of the two absent council members.

VOTE ON MOTION: Failed by 3-1 voice vote.

Yes:	No:
Best Vanover Erbey	Pippel

MOVED BY:	Vanover	To introduce and set for public hearing ordinance no. 07-004 on November 13, 2007
SECONDED BY:	Best	

VOTE ON MOTION: Failed by 3-1 voice vote.

Yes:	No:
Best Vanover Erbey	Pippel

MOVED BY:	Best	To introduce and set for public hearing ordinance no. 07-004 on February 13, 2007
SECONDED BY:		

MOTION DIED WITH LACK OF SECOND

MOVED BY:	Vanover	To postpone until March 13, 2007, introduction of ordinance no. 07-004
SECONDED BY:	Best	

VOTE ON MOTION: Carried by unanimous voice vote.

Yes:	No:
Best Vanover Erbey Pippel	

Item 2 – Introduce and Set for Public Hearing Ordinance No. 07-005: Amending Palmer Municipal Code 2.05.050 to Adjust Mayoral Compensation to \$25,000 Per Year, to Adjust the Mayors Compensated Work Hours to One Thousand Per Year and to Remove Health Benefits from the Mayoral Compensation Package (IM 07-006)

MOVED BY:	Pippel	To postpone indefinitely
SECONDED BY:	Vanover	

VOTE ON MOTION: Carried by unanimous voice vote.

Yes:	No:
Best Vanover Erbey Pippel	

Mayor Combs joined and presided over the remainder of the meeting.

L. CITY MANAGER'S REPORT

Acting City Manager Contini reported on the following items:

- Annexation;
- City Attorney;
- Janitorial Services.

M. CITY CLERK'S REPORT

City Clerk Bower reported on the following items:

- February 6 Annexation Open House;
- February 8 Joint Borough and Cities Meeting;
- March 6 Meeting regarding the Annexation Petition Ordinance;
- Vacation dates of February 15 – February 23, 2007.

N. MAYOR'S REPORT

Mayor Combs reported on the following items:

- Sister City Welcome and Program;
- Library Funding;
- Chamber of Commerce Board of Director's Position;
- Museum Project Recognition.

O. RECORD OF ITEMS PLACED ON THE TABLE

- Mayor Combs' Compass Piece Regarding Library Funding;
- Memo from the Airport Manager;
- Comments from Citizen Mary Barrett regarding the State Fair Conditional Use Permit.

P. AUDIENCE PARTICIPATION

Dave Jenkins:

- commented on the February 6 meeting and expressed concern regarding citizen opportunities to speak on the proposed annexation;
- voiced the upcoming "push" for annexation by election;
- described the complete lack of transparency regarding the issue of annexation;
- asked that a suspension of the issue be enacted.

Q. COUNCIL COMMENTS

Council Member Vanover:

- welcomed Attorney Gatti to the table;
- thanked the Public Works Department for their services;
- thanked public members for their comments;
- recognized former Mayor Jim Cooper;
- thanked Mr. Dan Contini for his services;
- voiced pleasure in the Sister City program.

Council Member Best:

- responded to Mr. Jenkins commented by voicing council's awareness of the annexation issues;
- commented on services of Public Works Department and stated that Josselin Lane was getting narrow.

Council Member Erbey:

- thanked the Public Works Department for their service.

Council Member Pippel:

- thanked the Public Works Department for their services;
- commented on his neighbors snow removal services;
- inquired of the Library roof;
- inquired of the status of the bed tax ordinance;
- asked of the status of the landscaping ordinance.

R. ADJOURNMENT

With no further business before the council, the meeting adjourned at 8:50 p.m.

Approved this thirteenth day of February, 2007.

/s/

John C. Combs, Mayor

/s/

Janette M. Bower, CMC, City Clerk