

**A. CALL TO ORDER**

A regular meeting of the Palmer City Council was held on February 27, 2007, 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:

Ken Erbey	Richard Best	Brad Hanson
Tony Pippel	Jim Wood	

Also in attendance were the following:

Tom Healy, City Manager  
Michael Gatti, City Attorney  
Janette Bower, City Clerk

**C. PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Council Member Hanson.

**D. APPROVAL OF AGENDA**

1. Approval of Consent Agenda
  - a. Action Memorandum 07-016: Authorize Advertisement for Bids for Pavement Crack Sealing at the Palmer Municipal Airport
2. Minutes of Previous Meetings

**E. COMMUNICATIONS AND APPEARANCE REQUESTS**

Gabe Layman – Palmer Senior Center

Mr. Layman reported on the following items:

- introduced Ms. Jafra White as the new Senior Citizen Advocate;
- announced the receipt of a \$6.3 million award for new senior housing construction in the City;
- expanded on the housing project;
- spoke of funding for a new Senior Center;
- highlighted future development of the remaining acreage;
- commented on the grant application process;
- highlighted the need for strong local commitment for the project; and
- announced his acceptance of a new position and stated that Ms. White would serve in his capacity.

**F. AUDIENCE PARTICIPATION**

Mike Madar:

- spoke of the Wal-Mart project;
- encouraged the City to actively solicit funds from the State Legislators to improve the Palmer-Wasilla Highway;
- voiced his disappointment regarding the City’s lack of participation as an advocate for the prison.

Dave Jenkins:

- voiced opposition to the proposed annexation;
- commented on the City’s treatment of small businesses through land use regulations;
- stated the City’s motive for annexation was money and power;
- encouraged the City to defer the taxed value of commercial buildings to encourage growth;
- spoke of the PERS debt and City staffing;
- stated that he had not spoke to anyone who was in favor of annexation.

**G. PUBLIC HEARINGS**

**Item 1 – Public Hearing** – Ordinance No. 07-006: Enacting Palmer Municipal Code Chapter 1.10, City Boundaries; Specifically to Provide a Boundary Description of the City of Palmer City Limits (IM 07-007)

MOVED BY:	Hanson	To adopt ordinance no. 07-006
SECONDED BY:	Erbey	

Mayor Pro-Tempore Pippel opened the public hearing for ordinance no. 07-006. 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:
Erbey	Wood	Best	
Hanson	Pippel		

**Item 2 – Public Hearing** – Ordinance No. 07-008: Amending Subsection 3.16.055 (F) (Sales Tax Certificate of Exemption) to Adjust the Fees for a Contractor Sales Tax Exemption Certificate; Establishing an Effective Date Retroactive to January 1, 2007 and Providing for a Refund of a Fee Paid in Excess of the Adjusted Amount of Thirty Dollars Established by Section 3 of Ordinance No. 07-008 (IM 07-009)

MOVED BY:	Hanson	To adopt ordinance no. 07-008
SECONDED BY:	Best	

Mayor Pro-Tempore Pippel opened the public hearing for ordinance no. 07-008. The following person testified:

AJ Keyes:

- inquired of the ordinance language.

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

Council Member Wood:

- asked of the total amount of money to be refunded to area contractors.

Finance Director Baugh:

- stated that less than ten exemption certificates had been issued in 2007.

Mayor Pro-Tempore Pippel:

- expanded on the Joint Tri-City meeting which indicated that the Cities of Houston and Wasilla would bring forth an ordinance similar to previously adopted Ordinance No. 06-028.

VOTE ON MOTION: Carried by unanimous voice vote.			
Yes:			No:
Erbey	Wood	Best	
Hanson	Pippel		

**Item 3 – Public Hearing – Resolution No. 07-002: Supporting Continued Funding and Operation of the State of Alaska Matanuska-Susitna Elections Office (IM 07-011)**

MOVED BY:	Erbey	To adopt resolution no. 07-002
SECONDED BY:	Best	

Mayor Pro-Tempore Pippel opened the public hearing for resolution 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:
Erbey	Wood	Best	
Hanson	Pippel		

**H. BIDS**

**I. ACTION MEMORANDA**

**Item 1 – Action Memorandum 07-015: Approve Donation of \$1,000 to the Colony House Museum**

MOVED BY:	Pippel	To accept the action of action memorandum 07-015
SECONDED BY:	Best	

Mayor Pro-Tempore Pippel:

- expanded on the Colony House Museum operations;
- explained the limited use of City services by the facility;
- highlighted the previous grant of \$2,000; and
- requested the Manager inquire about garbage service billing for the facility.

Council Member Wood:

- commented on the worthiness of the Palmer Historical Society;

- asked if a reimbursement would be appropriate for services not received by the facility;
- spoke of the integral relationship of the Colony House Museum to the City’s history;
- inquired of the Manager of how many other citizens have been billed for services not received.

Council Member Erbey:

- stated that the facility may receive service but does not avail themselves of it.

VOTE ON MOTION: Carried by unanimous voice vote.			
	Yes:		No:
Erbey	Wood	Best	
Hanson	Pippel		

**Item 2 – Action Memorandum 07-017: Authorize City Manager to Prepare a Budget Amendment for the Alaska Street Sidewalk and Lighting Improvements and Key Bank Plaza to Dogwood Avenue Project**

MOVED BY:	Hanson	To accept the action of action memorandum 07-017
SECONDED BY:	Wood	

City Manager Healy:

- highlighted the project’s scope of work;
- expanded on the project costs; and
- spoke of the sidewalk widths.

Council Member Hanson:

- inquired of the cost for the residential street lighting in the area of Cope Industrial Way;
- commented on the bike path and pedestrian ways;
- supported the use of funding from the general fund; and
- expanded on the need for street lighting on Cope Industrial Way due to proximity to the school.

Council Member Wood:

- inquired of the width of the sidewalks; and
- encouraged the project to accommodate the widening of sidewalks to accommodate two wheelchairs passing on sidewalks.

Mayor Pro-Tempore Pippel:

- voiced the need for construction standards which ensure long term viability of the sidewalks;
- asked if the general fund could support the expense; and
- voiced concern regarding “taking” residential street lighting monies for a non-residential area.

Primary Amendment #1 to Main Motion		
Moved by:	Wood	To exclude \$47,000 (residential street lighting line item) from the project’s overall budget until an inventory of all residential street lights have been completed
Seconded by:	Pippel	

Secondary Amendment		
Moved by:	Pippel	To authorize a \$47,000 expenditure from the general fund to replace the residential street lighting funds
Seconded by:	Erbey	

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

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

Primary Amendment #2 to Main Motion		
Moved by:	Pippel	To instruct management to investigate the need for additional residential street lighting, to investigate the cost for those lights and to use the balance of the residential street lighting line item to replace general fund monies to the extent the funds are not needed for residential street lighting
Seconded by:	Erbey	

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

VOTE ON MOTION: Carried by unanimous voice vote.		
Yes:		No:
Erbey	Wood	Best
Hanson	Pippel	

**Item 3** – Action Memorandum 07-018: Accept Right of Way Acquisition Compensation Policy for the Arctic Avenue and Transmission Main Water System Improvements

MOVED BY:	Hanson	To accept the action of action memorandum 07-018
SECONDED BY:	Erbey	

VOTE ON MOTION: Carried by unanimous voice vote.		
Yes:		No:
Erbey	Wood	Best
Hanson	Pippel	

**J. UNFINISHED BUSINESS**

**K. NEW BUSINESS**

## **L. CITY MANAGER'S REPORT**

City Manager Healy reported on the following items:

- Petition issued to the area of South Remple for a special assessment district;
- Salvation Army property.

## **M. CITY CLERK'S REPORT**

City Clerk Bower reported on the following items:

- March 6 special meeting;
- State Fair appeal.

## **N. MAYOR'S REPORT**

## **O. RECORD OF ITEMS PLACED ON THE TABLE**

- March 6, special meeting agenda.

## **P. AUDIENCE PARTICIPATION**

Gerri Keeling, Palmer Historical Society President:

- thanked the council for the donation to the Colony House Museum;
- expanded on the history of the Museum;
- provided information on the utility usage of the facility; and
- stated that the contribution will enable the facility to operate for an additional two years.

Arthur Keyes:

- voiced concern regarding the annexation plan;
- stated that historically farms do not survive within any city limits;
- expressed apprehension regarding the lack of concern for farms;
- asked that farms be exempted from planning and zoning regulations;
- requested council acknowledgement in support of farms; and
- stated those in the affected area should have the ability to vote.

Pam Bue:

- asked if there had been any reaction from the council regarding the designated farm areas contained within the annexation plan; and
- encouraged the council to talk to the farmers to discover their concerns.

## **Q. COUNCIL COMMENTS**

Council Member Wood:

- explained his attendance at the dedication of the Nutrition Center;
- asked for a report at the next meeting regarding the Business Improvement District;
- recognized the concerns of area farmers; and
- commented on the probable need for differential tax structures.

Council Member Hanson:

- voiced the need to examine the impact of the annexation on area farmers.

Mayor Pro-Tempore Pippel:

- stated that the City of Wasilla had established a planning and zoning advisory board which included members from various development fields and suggested the administration examine Wasilla's process to determine the benefits for the City of Palmer; and
- spoke of City regulations regarding farmlands and commented on land values in correlation to development.

## **R. ADJOURNMENT**

With no further business before the council, the meeting adjourned at 8:29 p.m.

**Approved this thirteenth day of March, 2007.**

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Anthony J. Pippel, Mayor Pro-Tempore

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Janette M. Bower, CMC, City Clerk