

City Council Minutes
City of Palmer, Alaska

Regular Meeting
May 25, 2004

A. CALL TO ORDER

A regular meeting of the Palmer City Council was held on May 25, 2004, at 7:00 p.m. in the council chambers, Palmer, Alaska.

Mayor Pro-Tempore Pippel called the meeting to order at 7:07 p.m.

B. ROLL CALL, DETERMINATION OF A QUORUM

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

Ken Erbey	Brad Hansen
Tony Pippel	Kathrine Vanover
John Combs	Steve Carrington

Also in attendance were the following:

Tom Healy, City Manager
Jack Snodgrass, City Attorney
Janette Persinger, City Clerk

C. APPROVAL OF AGENDA

D. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Council Member Erbey.

E. MINUTES OF PREVIOUS MEETINGS

Unanimous consent – to approve the amended minutes of the 5-11-04 regular meeting.

F. CONSENT AGENDA

1. Introduction – Ordinance No. 625: Amending Section 16.20.170 (Streets – Widths) of Chapter 16.20 (Design Standards) of Title 16 (Subdivisions) of the Palmer Municipal Code
2. Authorize Advertisement for Request for Proposal: Codification Services
3. Schedule Joint Work Session with the Planning and Zoning Commission for June 3, 2004 at 6:00 p.m. for the Purposes of Discussing The Transitional Zoning Ordinance

G. COMMUNICATIONS AND APPEARANCE REQUESTS

1. Pat Kilmain – Library Director, City of Palmer
Ms. Kilmain reported on the following items:
 - The Library continues to see an 18 – 20% increase in patrons using the facility;
 - She has hired new staff members and is utilizing a Community Work Experience employee;

- The summer reading program will begin three weeks;
- During the month of August the library will be re-carpeted;
- The Library automation system will operational on August 19, 2004;
- Ms. Kilmain spoke at the Borough budget hearings and encouraged the Borough to examine the funding formula for the Library; and
- Discussion ensued regarding library expansion and the Library's 2005 budget.

H. BOROUGH REPRESENTATIVE'S REPORT

I. AUDIENCE PARTICIPATION

J. HEARINGS, ORDINANCES AND RESOLUTIONS

Item 1 – Public Hearing – Ordinance No. 623-Z-63: Ratifying the Recommendation of the City of Palmer Planning and Zoning Commission Concerning An Amendment to the Zoning Map Instituted By the Commission to Rezone Tax Parcels 18N02E32C019, 18N02E32C020, 18N02E32C021 and 18N02E32C024 From R-1, Single Family Residential to C-G, General Commercial

MOVED BY:	Hanson	To adopt ordinance no. 623-Z-63
SECONDED BY:	Carrington	

Mayor Pro Tempore Pippel opened for public testimony ordinance no. 623-Z-63.

The following persons spoke in opposition to the ordinance:

- Ty Corbridge
- Julie LeMay
- Lucille Sieler
- Eowyn Ivey

Mayor Pro Tempore Pippel closed the public testimony.

Discussion regarding the following items ensued:

- The transitional areas between residential and commercial areas;
- The location of Valley Pathways;
- The property's proximity to a major thoroughfare;
- The configuration of the properties;
- The findings of the Planning & Zoning Commission;
- The consideration of the property owners, residents in the area and the City of Palmer;
- Special limitations powers of the council; and
- Property owner protest procedures.

M/M by Combs to postpone to a time certain of June 8, 2004.

Seconded by Hanson. Motion carried by unanimous voice vote.

VOTE ON MOTION:	Postponed to June 8, 2004.
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Item 2 – Public Hearing – Ordinance No. 624-Z-64: Ratifying the Recommendation of the City of Palmer Planning and Zoning Commission Concerning An Amendment to the Zoning Map

Instituted By the Commission to Rezone Tax Parcel 18N02E34C2, 18N02E34C018, 18N02E34C019, 18N02E34C020 and 17N0ZE03B030 From R-1, Single Family Residential to C-G, General Commercial

MOVED BY:	Hanson	To adopt ordinance no. 624-Z-64
SECONDED BY:	Combs	

Mayor Pro Tempore Pippel opened the public hearing.

The following person spoke in opposition of the ordinance:

- Ray Briggs

Mayor Pro Tempore Pippel closed the public hearing.

Discussion regarding the following items ensued:

- The applicability of an Industrial zone designation for Mr. Briggs property;
- The restricted access to B3; and
- The adopted airport land and building restrictions on Mr. Briggs property.

VOTE ON MOTION:	Motion carried by unanimous voice vote.
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Item 3 – Resolution No. 1326 (D) – Amending the City of Palmer Fiscal Year 2004 Budget

MOVED BY:	Hanson	To adopt resolution no. 1326 (D)
SECONDED BY:	Carrington	

Finance Director Allan Ossakow explained the resolution and the affected line items.

City Manager Healy explained the total project costs for the Eagle Avenue project.

VOTE ON MOTION:	Motion carried by unanimous voice vote.
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K. BIDS

Item 1 – Eagle Avenue Road Improvements

MOVED BY:	Hanson	To accept the bids of Wilder Construction and Pruhs Construction and to award the project to Wilder Construction for the amount of \$765,272.15
SECONDED BY:	Combs	

VOTE ON MOTION:	Motion carried by unanimous voice vote.
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L. UNFINISHED BUSINESS

M. NEW BUSINESS

Item 1 – Accept the 2003 Financial Statements and Reports

MOVED BY:	Combs	To accept the 2003 financial statements and reports
SECONDED BY:	Carrington	

VOTE ON MOTION:	Motion carried by unanimous voice vote.
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Item 2 – Authorize City Manager to Enter Into a Professional Services Agreement with Hattenburg, Dilley and Linnell for Construction Management Services for the Palmer Airport Taxiways J & L and Apron A Expansion Project

MOVED BY:	Hanson	To authorize the city manager to enter into a professional services agreement with Hattenburg, Dilley and Linnell for Construction Management Services for the Palmer Airport Taxiways J & L and Apron A Expansion project
SECONDED BY:	Erbey	

Discussion ensued regarding the costs and the portion of the costs that will be reimbursed by the FAA.

VOTE ON MOTION:	Motion carried by unanimous voice vote.
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Item 3 – Authorize City Manager to Enter Into a Professional Services Agreement for Design and Related Services for the Water and Sewer Utility Extension Project

MOVED BY:	Combs	To authorize the City Manager to enter into a professional services agreement for design and related services for the water and sewer utility extension project, not to exceed \$421,323
SECONDED BY:	Erbey	

City Manager Healy explained the professional services agreement and the processes involved with the funding application. City Manager Healy stated that funding for the remainder of the project costs may be available through the USDA loan program and because of the size of the loan and the debt obligation of the City; the loan will require a vote of the people. Discussion ensued regarding the establishment of connection fees and rate structures for users.

VOTE ON MOTION:	Motion carried by unanimous voice vote.
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Item 4 – Authorize City Manager to Make Offers to Purchase Property for Palmer Airport

MOVED BY:	Hanson	To authorize the City Manager to make offers to purchase property for the Palmer Airport, not to exceed \$540,000
SECONDED BY:	Carrington	

City Manager Healy explained the authorization request and stated that the involved costs are reimbursable.

VOTE ON MOTION:	Motion carried by unanimous voice vote.
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N. CITY MANAGER’S REPORT

City Manager Healy reported on the following items:

- Stated that he will attend the Alaska Municipal Bond Bank board meeting on May 27, 2004;
- Explained the Alaska Public Utilities Insurance Trust board meeting and the health of the trust;
- Stated that stop sign revisions will occur on Tuesday, June 1, 2004;
- Explained a letter received by the Borough manager from the Department of Transportation regarding ear-marked funds; and
- Explained the grants that are coming out the legislation session.

O. CITY CLERK'S REPORT

P. AUDIENCE PARTICIPATION

Q. COUNCIL COMMENTS

Council Member Erbey stated that he is a student pilot and expressed his pleasure over the improvements at the airport. Council Member Erbey further stated that the City has one of the finest airports in the area.

Council Member Carrington stated that he viewed the stop sign revision announcement on the website and asked about the hiring status of the City Manager's assistant.

Council Member Hanson invited members to the ribbon cutting ceremony on June 5, 2004, at 1:00 at the Little League fields.

Council Member Combs commented on money appropriated to the City of Wasilla for utilities and the merits of the City of Palmer's utility services. He suggested that the City explore grants and other options for the required match for the hospital utility service project.

Mayor Pro Tempore Pippel stated that he has been driving around town and has found the town to be beautiful. Mayor Pro Temp Pippel stated that he would like to see the City beautify City owned property with blooming trees. He invited members to his home to view his yard and stated that he has an excess of flowers and is willing to donate flowers to interested parties.

S. ADJOURNMENT

With no further business before the Council, the meeting adjourned at 9:19 p.m.

APPROVED THIS 8th day of June, 2004.

_____/s/_____
Tony Pippel, Mayor Pro Temp

Janette M. Persinger, City Clerk