

**A. CALL TO ORDER**

A regular meeting of the Palmer City Council was held on April 12, 2005, at 7:00 p.m. in the council chambers, Palmer, Alaska.

Mayor Combs called the meeting to order at 7:00 p.m.

**B. ROLL CALL**

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

Brad Hanson	
Ken Erbey	John Combs
Jim Wood	Steve Carrington
Tony Pippel	

Also in attendance were the following:

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

**C. APPROVAL OF AGENDA**

The following items were approved with the approval of the consent agenda. The remainder of the agenda was approved as presented.

1. Approval of Consent Agenda
  - a. Introduction – Ordinance No. 05-020: Amending Section 2.04.110 (Order of Business) of Title 2 (Administration and Personnel) of the Palmer Municipal Code (IM 05-037)
  - b. Action Memorandum 05-028: Authorize Advertisement for Bids for S. Chugach St. Street and Water Improvements
  - c. Action Memorandum 05-029: Liquor License Review – Klondike Mike’s Dancehall & Saloon
2. Minutes of Previous Meetings
  - a. March 22, 2005, Regular Meeting (Amended)
  - b. March 29, 2005, Special Meeting (Amended)

**D. PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Council Member Wood.

**E. SPECIAL ORDER OF BUSINESS**

Item 1 – Mayor’s Proclamation – National Public Safety Telecommunications Week

## F. COMMUNICATIONS AND APPEARANCE REQUESTS

### 1. Kathy Petrie – Fetal Alcohol Resource Project

Ms. Petrie reported on the following items:

- Fetal Alcohol Spectrum Disorders (FASD) is 100% preventable but are not curable;
- History with her adopted child;
- Symptoms as behavioral, cannot live independently, cannot hold jobs, can't manage money, etc.;
- Costs to the community;
- Range of spectrum disorders;
- Described the physical and mental characteristics of those affected with fetal alcohol disorder;
- Leading cause of mental retardation in western civilization;
- One out of every 750 live births is affected with the full FAS symptoms; and
- Mother's drinking is the only cause of FASD.

### 2. Sara Jansen, Community Development Coordinator

Ms. Jansen reported on the following items:

- Thanked the Public Works Department for their work in the Community Development offices;
- Introduced Dawn Webster as the new planning technician;
- American Planning Association Conference – explained the classes attended during the conferences;
- Commercial Zoning Amendments will be before the Planning and Zoning Commission on April 21;
- Status of the Planned Unit Development east of Mountain Rose Estates;
- Ms. Webster has begun research on parking;
- Unsightly premises work will begin during the month of April;
- Met with a map producer regarding zoning maps for public use;
- Received University of Washington study – three of the identified items are being acted upon – business improvement district, farm and open space preservation, National Heritage area;
- Comprehensive Plan – consulting firm approved though Agnew Beck, explained the formation of Planning Team. The Planning Team would act a steering committee, two public meetings, Comp Plan with an expected completion date of November;
- Discussion ensued regarding to the commercial district amendments.

### 3. Palmer Museum of History and Art – Museum Proposal

Mr. Mike Chmielewski and Ms. McCann reported on the following items:

- A non-profit entity has been formed for the archival care of City of Palmer artifacts;
- Request of \$2,000 for start-up costs;
- Formation of Friends and volunteer to support and raise funds for the project;
- Working on the City collection;
- Hopes to expedite the formation of a museum board;
- Council Member Pippel explained the location of the historical artifacts and the City's obligation to support the museum and its efforts;
- Mayor Combs echoed the sentiment of a museum located within the City.

## G. AUDIENCE PARTICIPATION

### Maryann Cockle – Wal-Mart Development

Ms. Cockle stated that she continues to work diligently to collect the names of those who are opposed to the store. She stated that she hasn't received any communication from the council and city regarding the matter as was previously requested.

### Mary Dolmer – People of Palmer

Ms. Dolmer stated that she is one of the founding members of People of Palmer and reported that the organization has applied for a not-for-profit status. The motto of the organization is "Cherish the Charm". She announced that a public meeting will be held on April 23 at 7 p.m. in the MTA building. Ms. Dolmer explained the group's intention to continue publicizing opposition to the store.

### Rick Shields – Retail Development

Mr. Shields stated that if everyone works together, growth can be enjoyed by all. He explained that the enemy isn't Wal-Mart but large retail establishments who will continue to attempt to locate in Palmer. Mr. Shields stated that Palmer doesn't need large retail establishments within close proximity to the downtown area. He stated that the council holds the power to stop the building and asked that they use it.

### Michael Miller – Retail Development

Mr. Miller explained the number of communities which do not allow Wal-Mart and those who have successfully worked with the store to bring the establishment to the area. He expressed the need to revisit the large retail establishment ordinance to ensure the success of the store.

## H. ACTION MEMORANDUMS

### Item 1 – Action Memorandum 05-023: Authorizing Mutual Aid Agreement

MOVED BY:	Pippel	To authorize the mutual aid agreement
SECONDED BY:	Hanson	

City Manager Healy explained the action as a renewal of the five year agreement.

VOTE ON MAIN MOTION:	Motion carried by unanimous voice vote.
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### Item 2 – Action Memorandum 05-024: Determination of Written Appeal Initiated by the Property Owner Concerning a Map Amendment

MOVED BY:	Pippel	To determine if an ordinance shall be prepared recommending the map amendment
SECONDED BY:	Hanson	

Mayor Combs explained the receipt of the proper documents by Mr. Harahan.

Attorney Snodgrass explained the written appeal process to the council.

VOTE ON MAIN MOTION:	Motion carried by unanimous voice vote.
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### Item 3 – Action Memorandum 05-025: Authorizing City Manager to Approve an Extension of a Lease with the Federal Aviation Administration for Palmer Airport Antenna Site

MOVED BY:	Pippel	To authorize the city manager to approve an extension of a lease with the Federal Aviation Administration for Palmer Airport Antenna Site
SECONDED BY:	Hanson	

VOTE ON MAIN MOTION:	Motion passed by unanimous voice vote.
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**Item 4 - Action Memorandum 05-026: Review and Approve Scope of Work for Urban Revitalization Project Phase I**

MOVED BY:	Pippel	To approve the scope of work for the Urban Revitalization Project Phase I
SECONDED BY:	Hanson	

City Manager Healy provided an explanation of the completed environment phase and of the eleven current project elements. He explained the project scope adjustments due to the environmental process and design issues. He stated that the Gateway Entry Feature was listed on the categorical exclusion and was considered a deviation from the scope of work. City Manager Healy explained the railroad’s development concern within 30’ of the track.

Discussion ensued regarding the final design of the Depot parking area and SHPO approval.

Council Member Pippel inquired of the previously discussed October 1 deadline. City Manager Healy stated that the project must be bid ready by October 1. Council Member Pippel voiced his concerns regarding the timeframe and lack of assurances by the project manager concerning project completion. He further voiced his concerns regarding the required 10-month review period. He expressed his frustration over the approval requirements by additional entities and the consultant’s bills.

City Manager Healy explained the trail placement and allowances by the railroad. He explained the SHPO process and time constraints placed by the railroad and SHPO.

Mayor Combs stated that he shares Council Member Pippel’s frustration and explained the delayed timeframes.

Council Member Hanson stated that he also shares the same frustrations. He voiced his concerns regarding the project elements review not being brought back before the council for consideration. He asked of the design study report and funding percentage spent on the report. He asked of the method to rectify requests to provide for project completion. City Manager Healy explained the delays caused by a portion of the project on land not owned by the City and guidelines required for a federal project. He explained the factors which arose after the first scope of work.

Council Member Hanson asked of the reason why the pedestrian improvements could not be completed between the existing parking lot and Depot. Mayor Combs summarized the report which stated that the work could not be completed due the contention between Alaska Railroad and SHPO. City Manager Healy stated that the improvements were ground level improvements and voiced his disagreement with the report which stated that the improvements provided an impact on the area. Council Member Hanson asked if the area could be improved with City funds and of the ability to negotiate with ARRC regarding the improvements. City Manager Healy stated that the City would not need to go through the federal review if City funds were expended but the improvement would require negotiation with the railroad. Council Member Hanson asked if the council would approve the eleven elements.

Council Member Pippel pointed out the summary and scope of work indicated by the engineer.

The engineer identified the elements as:

- Improvements to the existing sidewalk and replacement lighting on the east side of Colony Way, extending from Geranium Avenue to East Dahlia Avenue;
- A paved parking area north of the Palmer Depot, approximately 40-stalls;
- A paved pathway from Fireweed Avenue to Arctic Avenue; an improved gravel pathway from Arctic Avenue to the city boundary near the Matanuska River overlook;
- A paved parking area of 5-8 stalls at Eagle Avenue; and
- Landscaping improvements throughout the project.

VOTE ON MAIN MOTION:	Motion passed by 5-1 (Pippel) unanimous voice vote.
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**Item 5 - Action Memorandum 05-027: Authorizing Donation to Valley Community Recycling Solutions**

MOVED BY:	Pippel	To authorize a \$1,000 donation to Valley Community Recycling Solutions
SECONDED BY:	Hanson	

Council Member Pippel asked of the contributions by the group to the community of Palmer. Mayor Combs explained their activities at their facility just off of North 49<sup>th</sup> State Street.

Council Member Wood voiced his opposition to the donation and stated that he would like a formal grant process established with listed goals and objectives. He stated that he does not see the merit of donating money to private enterprises.

Council Member Pippel summarized by stating that group is a good group but concurred with Council Member Wood.

VOTE ON MAIN MOTION:	Motion failed by unanimous voice vote.
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**Item 6 - Action Memorandum 05-030: Authorizing Request for Bids – Southwest Utility Extension Project**

MOVED BY:	Pippel	To authorize the request for bids
SECONDED BY:	Carrington	

Rick Koch, Public Work Director explained the necessity of beginning the bid process and approval by USDA for the process. He provided an explanation of the sewer extension bid and the water as an additive alternative. He explained that the right-of-way issues have not been resolved and that the bids will not be opened if the issue has not been resolved.

Scott Hattenburg stated that 95% of the easements have been signed and the remaining are in positive negotiations. He explained the necessity of placing before contractors the bid documents.

VOTE ON MAIN MOTION:	Motion passed by unanimous voice vote.
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**Item 7 - Action Memorandum 05:031: Authorizing City Manager to Enter Into Negotiations with Timothy and Else Smith for the Purchase of Property Located on Dahlia St., Tax 5035000T00A**

MOVED BY:	Pippel	To authorize the City Manager to enter into negotiations with Timothy and Else Smith for the purchase of property on Dahlia St., Tax 5035000T00A
SECONDED BY:	Erbey	

Council Member Pippel explained the historic value of the property.

Council Member Wood inquired of the ability to salvage the buildings. Council Member Pippel explained the condition of the buildings and the need for work. He stated that the property would make a nice restoration community project.

Council Member Hanson asked of the City’s relationship with the building and raised the question of long term financial impacts to the City.

City Manager Healy explained the assessment process and the identification of a potential museum by the University of Washington project. He stated that following approval, he would bring the purchase price along with renovation costs back before the council.

Council Member Erbey voiced his desire to investigate the issue to identify the costs to make the buildings viable and stated that the property is another piece of Palmer’s historical puzzle.

Council Member Carrington voiced his desire to “look into” the project and the City’s ability to receive grants to renovate the property.

Mayor Combs identified the property as a value to downtown Palmer.

VOTE ON MAIN MOTION:	Motion passed by unanimous voice vote.
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**I. HEARINGS, ORDINANCES AND RESOLUTIONS**

**Item 1 – Public Hearing** – Ordinance No. 05-016: Amending Section 17.68.030 (Non-Conforming Lots of Record) of Title 17 (Zoning) to Remove the Stipulation Continuous Frontage Lots in Single Ownership Be Considered an Unsubdivided Parcel for Purposes of the Zoning Code (IM 05-021)

MOVED BY:	Wood	To adopt ordinance no. 05-016
SECONDED BY:	Carrington	

Mayor Combs opened the public hearing for ordinance no. 05-016. There were no persons who wished to testify.

Council Member Pippel was recused due to his ownership of lots affected by the ordinance.

Council Member Hanson stated that he was happy to increase the lot width size but just because the values of the city have changed, unnecessary financial burdens should not be placed on the property owners.

Mayor Combs concurred with Council Member Hanson.

VOTE ON MAIN MOTION:	Motion carried by unanimous voice vote.
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**Item 2 – Public Hearing** – Ordinance No. 05-017: Amending Section 17.64.020 (Development Requirements for Parking Lots) of Title 17 (Zoning) to Require Landscaping to Occupy the First Five Feet From the Property Line (IM 05-022)

MOVED BY:	Pippel	To adopt ordinance no. 05-017
SECONDED BY:	Erbey	

Mayor Combs opened the public hearing for ordinance no. 05-017. There were no persons who wished to testify.

Primary Amendment #1 to Main Motion		
Moved by:	Pippel	To amend the language as follows: F. Landscaping plans which shall, at a minimum, occupy five percent of the parking area and in addition the first five feet of the perimeter of the parking area(s), excluding driveway(s) and sidewalks into the parking area(s) except for properties in the Airport Commercial and Airport Industrial District.
Seconded by:	Wood	

Council Member Hanson asked of the additional percentage language. Ms. Jansen explained the language as a current code requirement.

Vote on Amendment:	Motion failed by unanimous voice vote.
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Primary Amendment #2 to Main Motion		
Moved by:	Pippel	To insert the language “except for properties in the Airport Commercial and Airport Industrial District” following “any property line”.
Seconded by:	Erbey	

Vote on Amendment:	Motion carried by unanimous voice vote.
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VOTE ON MAIN MOTION:	Motion carried by unanimous voice vote.
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**Item 3 – Public Hearing** – Ordinance No. 05-018: Amending Section 17.08 (Definitions) of Title 17 (Zoning) to Add Definition for District (IM 05-023)

MOVED BY:	Pippel	To adopt ordinance no. 05-018
SECONDED BY:	Hanson	

Mayor Combs opened the public hearing for ordinance no. 05-018. There were no persons who wished to testify.

Council Member Wood voiced his support of the ordinance but voiced his concern of the inadequacy of the definition in relation to the size of a district.

Council Member Pippel stated that he didn’t feel that the district is limited by size.

VOTE ON MAIN MOTION:	Motion carried by unanimous voice vote.
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**Item 4 - Public Hearing** – Ordinance No. 05-019-Z-4: Rezoning Tax Parcel Palmer West Subdivision, Lot 9, Block 1, From R1 (Single Family Residential District) to the Adopted R1E (Single Family Residential Estate District) (IM 05-024)

MOVED BY:	Pippel	To adopt ordinance no. 05-019-Z-4
SECONDED BY:	Erbey	

Mayor Combs opened the public hearing for ordinance no. 05-019-Z-4. There were no persons who wished to testify.

Discussion ensued regarding the location of the property.

Ms. Jansen explained the history of requested rezoning action in the neighborhood and the request made by the property owner.

VOTE ON MAIN MOTION:	Motion carried by unanimous voice vote.
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**Item 5 - Resolution No. 05-007: Authorizing Thomas Healy, City Manager, and George A. Castaneda, City Finance Director, to Issue Instructions Regarding the Investment, Safekeeping and Withdrawal of Funds (IM 05-034)**

MOVED BY:	Pippel	To adopt resolution no. 05-007
SECONDED BY:	Erbey	

Mayor Combs opened the public hearing for resolution no. 05-007. There were no persons who wished to testify.

VOTE ON MAIN MOTION:	Motion carried by unanimous voice vote.
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**Item 6 - Resolution No. 05-008: Supporting Governor Murkowski's Proposed Use of Amerada Hess Settlement Fund Proceeds to Improve the State's Transportation System and to Complete Other State and Municipal Capital Improvements (IM 05-038)**

MOVED BY:	Pippel	To adopt resolution no. 05-008
SECONDED BY:	Erbey	

Mayor Combs opened the public hearing for resolution no. 05-008. There were no persons who wished to testify.

Council Member Pippel explained the account established separate from the permanent dividend fund and the possible capital projects nominated for completion by the funds.

Mayor Combs stated that the fund would move projects out of the STIP program and enable projects to be completed in a timely fashion. He asked of the response from the delegation regarding the fund. City Manager Healy stated that the funding is a possible mechanism for sewer and water funds for the hospital as well as needed transportation projects.

Council Member Wood stated that the money will be spent anyway and voiced his support of the resolution.

Council Member Pippel voiced his support of the resolution and the competing capital bills before the legislature.

VOTE ON MAIN MOTION:	Motion carried by unanimous voice vote.
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**Item 7 - Resolution No. 05-009: Requesting the Alaska Legislature to Reappropriate State Fiscal Year 2006 Alaska Department of Environmental Conservation Water and Sewer Matching Grant Projects (IM 05-039)**

MOVED BY:	Pippel	To adopt resolution no. 05-009
SECONDED BY:	Erbey	

Mayor Combs opened the public hearing for resolution no. 05-009. There were no persons who wished to testify.

Council Member Pippel asked of the transfer of funds from previously identified projects to the water/sewer project. City Manager Healy explained the previously identified projects as improvements to the water treatment plant and phase IV of the water main replacement program and stated that the pending awarded funds for those projects would be “redirected” for use for the Southwest Utility Extension project.

Council Member Pippel asked of the grant application process and the reappropriation and reapplication of funds. He asked of the alternative funding sources and the involved entities participation in project funding. City Manager Healy explained his conversations with the Borough and the hospital. He explained the hospital’s joint venture and funding sources by the hospital association. He explained the Borough’s involvement as a funding source.

Mr. Koch highlighted the history of the DEC grants and the suggestion by DEC to modify the scope of the grant funds. He stated that the City identified projects are on-going projects and the city is ahead of the curve in regards to water main replacements. He explained his contact with DEC regarding grant applications for the following year and reallocation of funding.

Attorney Snodgrass asked of the movement of funds and the ability to recover the funds through the LID process. City Manager Healy explained that the issue had been addressed with the utility attorney and stated that the City is unable to use the LID process to recover funds.

Council Member Wood inquired as to the status of the project should the reappropriation of grant funds be denied. Mr. Koch explained that the project would continue and that additional funding sources would continue to be sought. He stated that the funding is at hand for the base waste water treatment portion.

City Manager Healy explained that the options are limited to obtain funding from the State and stated that the reappropriation is a mechanism to obtain the funding.

Council Member Hanson voiced his support of the resolution and Southwest Utility Extension project. He stated that the council identified the project as a priority.

VOTE ON MAIN MOTION:	Motion carried by 5-1 (Pippel) voice vote.
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**J. BIDS**

**K. UNFINISHED BUSINESS**

**Item 1** – Ordinance No. 05-015: Amending Section 17.80.081 (Property Owner’s Protest) of Title 17 (Zoning) to Increase the Property Owner’s Protest Vicinity Definition From 300 Feet to 600 Feet (IM 05-020) *Postponed from March 22 meeting*

MOVED BY:	Pippel	To adopt ordinance no. 05-015
SECONDED BY:	Hanson	

*Clerk’s note: Ordinance no. 05-015 was postponed during the March 22 meeting with the following motion pending:*

Primary Amendment #1 to Main Motion		
Moved by:	Wood	To amend section 17.80.081 A. to read as follows: A. Property owners of land to which a map amendments applies or of land within six hundred feet of that land may protest the proposed map amendment in writing before or at the public hearing of the planning and zoning commission and may testify before the commission. If the amendment is approved by the commission, the property owner or owners in protest may bring the protest before the city council, which shall be the arbiter of the protest. The amendment shall not be scheduled for public hearing before the council earlier than twenty-five days subsequent to the commission action approving the amendment. Protests to the council shall be in writing delivered to the city clerk no later than four business days before the council hearing on the amendment. The council is not obligated to recognize a protest other than as provided for in this section. 1. If the owner or owners of more than one-third (1/3) of the area to which the amendment applies or if the owner or owners of more than one-third of the area within 600 feet of that land deliver to the clerk signed written protests to the map amendment the council shall not approve the amendment unless the ordinance approving the amendment specifically notes such protest or protests.
Seconded by:	Hanson	

Vote on Amendment:	Motion failed by unanimous voice vote.
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Primary Amendment #2 to Main Motion		
Moved by:	Wood	To amend section A to read as follows: Property owners of land to which a map amendment applies or of land with 600 feet of that land may protest the proposed map amendment in writing before or at the public hearing of the council. Written protests shall enumerate reasons for the protest and offer facts in support.
Seconded by:	Pippel	

		If the owner or owners of more than one-third of the area to which the amendment applies or if the owner or owners of more than one-third of the area within the “vicinity” of that land deliver to the clerk signed written protests to the map amendment, the council shall not approve the amendment unless the ordinance approving the amendment specifically notes such protest or protests.
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Vote on Amendment:	Motion passed by unanimous voice vote.
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Secondary Amendment #1 to Primary Amendment		
Moved by:	Combs	To strike the language “and offer facts in support”.
Seconded by:	Pippel	

Vote on Amendment:	Motion carried by unanimous voice vote.
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Secondary Amendment #2 to Primary Amendment		
Moved by:	Hanson	To insert the language “on forms provided by the city clerk”. The text would read as follows: Property owners of land to which a map amendment applies or of land with 600 feet of that land may protest the proposed map amendment in writing on forms provided by the City Clerk before or at the public hearing of the council.
Seconded by:	Pippel	

Vote on Amendment:	Motion carried by unanimous voice vote.
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Primary Amendment #2 to Main Motion		
Moved by:	Carrington	To strike the word “enumerate” and insert the word “list”
Seconded by:	Pippel	

Vote on Amendment:	Motion passed by unanimous voice vote.
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Moved by:	Wood	To postpone to a time certain of the May 24 meeting
Seconded by:	Pippel	

Vote:	Motion passed by 5-1 (Pippel) voice vote.
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***Clerk’s note: During discussion of item 2, the issue arose of the appropriateness of applying the motion to amend something previously adopted to Title 17 ordinances. Subsequently, items 2 – 5 were postponed to the April 26 meeting.***

**Item 2 – Motion to Amend Something Previously Adopted: Ordinance No. 05-001: Amending Chapter 17.20 (R1 Single Family Residential District) Increasing Minimum Lot Size (IM 05-029) Postponed from the March 22 meeting**

**Item 3**– Motion to Amend Something Previously Adopted: Ordinance No. 05-002: Amending Chapter 17.24 (R2 ~~Low~~ ~~Medium~~ Density Residential Zone), Changing its Title, Downzoning its Uses To No More Than Four Dwelling Units Per Lot, Removing Mobile Home Courts and Hospitals as a Conditional Use, Increasing Minimum Lot Width, Decreasing Density, Decreasing Maximum Lot Coverage, and, For Buildings Built After June 30, 2005, Increasing Side Yard Setbacks (IM 05-030) *Postponed from the March 22 meeting*

**Item 4** – Motion to Amend Something Previously Adopted: Ordinance No. 05-003: Amending Chapter 17.26 (R3 Medium Density Residential District), Downzoning its Uses To No More Than Eight Dwelling Units Per Lot, Increasing Minimum Lot Width, Decreasing Density, and, For Buildings Built After June 30, 2005, Increasing Side Yard Setbacks (IM 05-031) *Postponed from the March 22 meeting*

**Item 5** – Motion to Amend Something Previously Adopted: Ordinance No. 05-004: Enacting Chapter 17.27, R4 High-Density Residential District (IM 05-032) *Postponed from the March 22 meeting*

## **L. NEW BUSINESS**

**Item 1** – Report to Council Regarding Police Department Staffing Levels (IM 05-036)

City Manager Healy explained the memo written by Chief Boatright and funding for the drug unit position through the month of June. He stated that the question will be whether to fund the position with general fund monies when the grant funds end in June. He explained that when the actual grant fund amounts become available, the issue will be brought back before the council.

**Item 2** – Planning Team Formation

Council Member Pippel asked of the process used for selection. Ms. Jansen stated that the consultant provided the slots, and criteria for filling the slots. She explained that when discussed with the manager, an opportunity existed for those who live outside the city to become involved. She stated that some of those selected were active participants in University of Washington meetings.

Council Member Wood stated that upon examination, the list was weighted toward contractors and business owners. Ms. Jansen explained that individuals were selected based on interests, residence and the long-term issue of annexation. Council Member Wood voiced his concern over the selection of commission members who work as a builder. She explained the error in job designation.

Council Member Pippel asked of those individuals who live outside the boundaries.

Council Member Carrington stated that during the last comp plan, individuals who reside outside the community served on the committee as well.

Mayor Combs stated that he felt that more weight was put on downtown merchants. He suggested that a Chamber President, Representative from Mat-Su College, the Palmer Mayor and one Palmer City Council Member, Palmer and Colony High School senior high representatives be asked to participate on the committee.

Council Member Wood asked of the participation by persons who do not have any connection

with issues, i.e., a regular homeowner within the City of Palmer. Ms. Jansen explained the participation of Dot Helm.

Council Member Hanson stated that this kind of committee should have been brought before the council early on in the process. He expressed the importance of the work completed by the council.

Council Member Pippel asked of the entity paying for the comp plan. Ms. Jansen explained the delegation of authority which authorizes the city to develop the comp plan. She stated that she is in the process of writing a formal request to the Borough for project funding.

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

City Manager Healy reported on the following items:

- Will travel to Juneau on Thursday morning to speak to the legislature regarding sewer and water funding;
- Dispatch – legislation introduced to increase the E-911 surcharge amounts, received a call from Senator Green's office, a meeting will be held on Friday with the City's of Palmer and Wasilla and the Borough in Senator Green's office, explained the proposed amendment to the bill;
- Finance – George Castaneda has been working on credit payments, payments will begin in May for payment of utility funds, audit report completed the first meeting in May;
- Lighting engineer to get the job out to bid;
- Wal-Mart contacts – contact has not been made with the City;
- Airport – three lease proposals were received for the thirteen vacant lots;
- Airport Advisory Commission meeting held on March 31, 2005;
- Property issues – the property expansion for the runway protection zone, larger protection zone due to the classification of the runway;
- Valley Pathways School – the need to move the property and examination of the uses of the 160 acres transferred to the Borough;
- DOT meeting regarding Trunk Rd. will be held Thursday evening from 6 p.m. to 9 p.m. at Colony High School; and
- Discussion ensued water rates and the reduction of rates.

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

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

The following items were placed on the table:

- Letter from Palmer Museum of History and Art Board Members

## **P. AUDIENCE PARTICIPATION**

## **Q. COUNCIL COMMENTS**

Council Member Pippel apologized for his "cantankerous" behavior.

Council Member Erbey announced that he will be out of state during the June 14 meeting; he explained that he will be traveling to Washington D.C. He highlighted an incident that he had during the building of his new home and the public works department quick response to the incident. He thanked the Mr. Koch and his staff for their help.

Council Member Wood asked the City staff draft the ordinance regarding burning permits and be placed on the next agenda. The request was also sponsored by Mayor Combs.

Mayor Combs asked that a resolution in support of the port authority and an authorization of a \$2000 donation for start up funds for the museum board be added to the next agenda. Mayor Combs highlighted his trip to Florida and Seattle.

**R. EXECUTIVE SESSION**

**Item 1** - Matters, the immediate knowledge of which would clearly have an adverse effect upon the finances of the public entity – To discuss the purchase, including price, of property located on Dahlia St., Tax 5035000T00A

MOVED BY:		To move into executive session to discuss: Matters, the immediate knowledge of which would clearly have an adverse effect upon the finances of the public entity – To discuss To discuss the purchase, including price, of property located on Dahlia St., Tax 5035000T00A
SECONDED BY:		

The council entered into executive session at 11:31 and exited at 11:44.

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

With no further business before the Council, the meeting adjourned at 11:45 a.m.

**APPROVED THIS twenty-sixth day of April, 2005.**

/s/  
Anthony J. Pippel, Mayor Pro-Tempore

/s/  
Janette M. Bower, City Clerk