

**A. CALL TO ORDER**

A regular meeting of the Palmer City Council was held on July 25, 2006, 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:

Brad Hanson	Jim Wood
Tony Pippel	Ken Erbey
John Combs	

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 Pippel

**D. APPROVAL OF AGENDA**

*The agenda was approved as submitted.*

1. Approval of Consent Agenda
  - a. Introduction – Ordinance No. 06-017: An Ordinance Amending Chapter 17.64, (Off-Street Parking and Loading, Specifically Amending General Provisions (17.64.015), Parking Lot Design Standards (17.64.021), Parking Spaces Required (17.64.031), Shared Use Parking (17.64.041), Downtown Parking District (17.64.050), Fee-in-lieu of Parking Program (17.64.055), and Landscaping Requirements (17.64.080) of Title 17, Zoning (IM 06-039)
2. Minutes of Previous Meetings – *the minutes were approved as presented.*
  - a. July 11, 2006, Special Meeting
  - b. July 11, 2006, Regular Meeting

**E. COMMUNICATIONS AND APPEARANCE REQUESTS**

1. Dean Baugh, City of Palmer Finance Director  
Mr. Baugh reported on the following items:
  - Direct deposit of payroll;
  - New software to replace the inadequate existing finance program;
  - Canvassed the recent Saturday Garden Show for vendors without business licenses;
  - Future meeting with the City of Wasilla to discuss contractor exemptions;

- Active participation in identifying businesses have not paid sales taxes on residential properties;
- Depot deposit which includes a charge for one hour of cleaning and the need to hire a half-time janitor to assist in cleaning the public buildings.

**F. AUDIENCE PARTICIPATION**

Mary Burns spoke to her concerns regarding agenda item #3, Resolution 06-022, proposed utility rate increase and the effect for single seniors. She commented on the high water bills even when only half of the minimum quantity of 5,000 gallons was used.

City Manager Healy introduced Roscoe Barrett, new Public Works Director

Bill Pippel asked that garbage service be shutoff when the property owners are away.

**G. PUBLIC HEARINGS**

**Item 1 – Public Hearing** – 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)

MOVED BY:	Pippel	To adopt ordinance no. 06-016
SECONDED BY:	Hanson	

Mayor Combs opened the public hearing for ordinance no. 06-016. There being no one who wished to speak, the public hearing was closed and the matter brought back before the council.

City Manager Healy explained the need to revise the code to eliminate references to the Clean City Hearing Board due to lack of citizen interest in sitting on the board. He stated that the revised code would add a penalty and allows for the issuance of a citation for failure to comply with the intent of the code.

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

**Item 2 – Public Hearing** – Resolution No. 06-021: Adopting the City of Palmer Emergency Operations Plan (IM 06-034)

MOVED BY:	Pippel	To adopt resolution no. 06-021
SECONDED BY:	Wood	

Mayor Combs opened the public hearing for resolution no. 06-021. There being no one who wished to speak, the public hearing was closed and the matter was brought back before the council.

Attorney Snodgrass stated that he had not had time to review the plan and asked that the resolution be postponed until the next meeting.

MOVED BY:	Pippel	To postpone discussion until the August 8, 2006 meeting
SECONDED BY:	Wood	

VOTE ON MOTION TO POSTPONE: Motion carried by unanimous voice vote.			
	Yes:		No:
Erbey	Wood	Combs	
Hanson	Pippel		

**Item 3 – Public Hearing** – Resolution 06-022: Adopting the 2006 City of Palmer Utility Rate Study (IM 06-040)

MOVED BY:	Pippel	To adopt resolution no. 06-022
SECONDED BY:	Erbey	

Mayor Combs opened the public hearing for resolution 06-022. There being no one who wished to speak, the public hearing was closed and the matter brought back before the council.

Discussion ensued regarding possible service rate reductions, a base fee and a revised fee schedule reflecting actual usage. The council requested that a schedule be brought back for presentation and review at the August 22, 2006 meeting.

MOVED BY:	Pippel	To postpone discussion until the August 22, 2006 meeting and direct administration to prepare a new rate schedule starting at zero gallons, revenue neutral, and reflect the recommended rate increases.
SECONDED BY:	Erbey	

VOTE ON MOTION TO POSTPONE: Motion carried by unanimous voice vote.			
	Yes:		No:
Erbey	Wood	Combs	
Hanson	Pippel		

**Item 4 – Public Hearing** – Resolution No. 06-023: Accepting and Appropriating a Grant of \$2,000,000 From the Alaska Department of Commerce, Community and Economic Development for the Palmer Southwest Sewer and Water Extension Project (IM 06-041)

MOVED BY:	Erbey	To adopt resolution no. 06-023
SECONDED BY:	Hanson	

Mayor Combs opened the public hearing for resolution no. 06-023. There being no one who wished to speak, the public hearing was closed and the matter brought back before the Council.

Clarification was provided regarding grant expenses.

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

**Item 5 – Public Hearing** – Resolution No. 06-024: Accepting and Appropriating a Grant of \$1,300,000 From the Alaska Department of Commerce, Community and Economic Development for the Palmer Road Improvement Project (IM 06-042)

MOVED BY:	Pippel	To adopt resolution no. 06-024
SECONDED BY:	Erbey	

Mayor Combs opened the public hearing for resolution no. 06-024. There being no one who wished to speak, the public hearing was closed and the matter brought back before the council.

Discussion followed regarding road improvement project locations covered by the grant.

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

**H. BIDS**

**I. ACTION MEMORANDA**

**Item 1** – Action Memorandum 06-078: Accept \$58,885 from the Alaska Department of Public Safety via the JAG Grant Program and Direct the City Manager to Prepare an Amendment of the 2006 Fiscal Year Budget to Appropriate the Funds

MOVED BY:	Pippel	To accept the action of action memorandum 06-078
SECONDED BY:	Erbey	

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

**Item 2** – Action Memorandum 06-080: Authorize an Amendment to the Standard Airport Lease Agreement Regarding Full-Time Equivalent Employees

MOVED BY	Pippel	To accept the action of action memorandum 06-080
SECONDED BY:	Erbey	

City Manager Healy explained the recommendation from the airport manager and voiced his concurrence with the recommendation.

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

**Item 3** – Action Memorandum 06-081: Authorize the City Manager to Execute Change Order Number Five to the Contract with Nippo Corporation/International Corporation, J.V. in the Amount of \$42,560.70 for Construction of the Southwest Utility System Extension

MOVED BY	Pippel	To accept the action of action memorandum 06-081
SECONDED BY:	Erbey	

City Manager Healy stated that the change order was the result of the contractor finding groundwater Discussion followed regarding the fees and work effort covered by the change order.

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

**J. UNFINISHED BUSINESS**

**Item 1** – Resolution 06-001: Establishing Adequate Insurance Requirements for Palmer Municipal Airport Leases (IM 06-003)

MOVED BY:	Pippel	To postpone action on resolution no. 06-001 until the meeting of August 8, 2006 as requested by the attorney.
SECONDED BY:	Erbey	

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

**Item 2** – Action Memorandum 06-077: Discussion and Possible Action Regarding a Ballot Proposition for the Purpose of Purchasing Property for Public Purposes

Council Member Pippel spoke of the difficulties of preparing a bond issue for the purpose of purchasing the identified property. He expanded on the possibility of general fund funding for the purchase of the property.

Upon further discussion, the council consented to instruct the administration to no longer pursue the preparation of a bond proposition and to further discuss the purchase of the property with general funds at the August 8, 2006 meeting.

**K. NEW BUSINESS**

**L. CITY MANAGER’S REPORT**

City Manager Healy reported on the following items:

- Municipal Energy Assistance Program state grant;
- Proposed uses of the 1.45 acre University of Alaska property/

**M. CITY CLERK’S REPORT**

**N. MAYOR’S REPORT**

Mayor Combs reported on the following items:

- Thanked everyone for their help during his absence;
- Asked for the council member’s lists on beautification nominations;
- Discussed the Palmer Skateboard Association activities.

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

The following items were placed on the table:

1. HDL response to Council Member Hill's letter regarding the Southwest Utilities Extension.
2. Letters from John Leiner to City Manager Healy

**P. AUDIENCE PARTICIPATION**

**Q. COUNCIL COMMENTS**

**Council Member Pippel** remarked on the success of Palmer Museum of History and Art and extended an invitation for everyone to visit the organization. He congratulated the Public Works Department and Greg Wickum in particular for the landscape work at the Palmer Ice Arena. Council Member Pippel referenced a letter from Council Member Hill regarding the Southwest Utilities Extension project and commended him for his efforts and diligence and complimented HDL for their timely and detailed response to Council Member Hill's letter.

**Mayor Combs** voiced his appreciation of Greg Wickum for his outstanding efforts as Acting Public Works Director.

**R. ADJOURNMENT**

With no further business before the Council, the meeting adjourned at 9:37 p.m.

**APPROVED THIS 8<sup>th</sup> day of August, 2006.**

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John C. Combs, Mayor

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Dawn U. Webster, Interim Recording Clerk