

A. CALL TO ORDER

A regular meeting of the Palmer City Council was held on March 28, 2006, 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:

Brad Hanson	Jim Wood
Larry Hill	Tony Pippel

Also in attendance were the following:

Dan Contini, Acting City Manager
Jack Snodgrass, City Attorney
Janette Bower, City Clerk

C. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Council Member Hill.

D. APPROVAL OF AGENDA

The agenda was approved as presented.

1. Approval of Consent Agenda
 - a. Introduction – Ordinance No. 06-004: Amending Palmer Municipal Code Subsection 2.58.200 E Nepotism (IM 06-014)
 - b. Introduction – Ordinance No. 06-005: Repealing Palmer Municipal Code Section 1.08.010 (Designating General Penalty), and Enacting Sections for General Fine Penalties (1.08.011) and Other Remedies (1.08.013) (IM 06-015)
 - c. Action Memorandum 06-029: Authorize City Manager to Approve Palmer Airport Hay Lease Agreement with Spring Creek Farm
2. Minutes of Previous Meetings– *the minutes were amended and approved.*
 - a. March 14, 2006, Regular Meeting
 - b. March 21, 2006, Special Meeting

E. COMMUNICATIONS AND APPEARANCE REQUESTS

F. AUDIENCE PARTICIPATION

Stacy Stigar, a Friday Flings representative thanked the council for their support. She announced the 2006 Friday Flings dates as May 19 through August 18 and highlighted the Giant Cabbage on

Parade. She explained the display and artist program. Ms. Stigar highlighted the vendor count for the Friday Flings participation and spoke of the increased patronage.

Jim Koffman spoke to resolution no. 06-009 and expanded on the need to update the shooting range's heating and ventilation system. He spoke of the Range's original construction and the new construction and design standards. He highlighted the youth programs and voiced concerns about the potential for lead contamination involving youth who use the facility. Mr. Koffman stated that the range is no longer usable by the youth and expanded on the need to bring the range up to the necessary standards. He explained the hiring of an engineer and the costs for the new ventilation system.

G. PUBLIC HEARINGS

Item 1 – Public Hearing (2 of 4) – Action Memorandum 06-014: Approve 2006 City of Palmer Comprehensive Plan Update

Mayor Pro-Tempore Pippel opened the public hearing for action memorandum 06-014. There being no persons who wished to testify, the public hearing was closed and the matter was brought back before the council.

Mayor Pro-Tempore Pippel announced the special meeting regarding the Comprehensive Plan scheduled for April 4 and the third public hearing scheduled for April 11, 2006.

Item 2 – Public Hearing – Ordinance No. 06-003: Amending Conditional Uses in an Industrial Zoning District (17.36.030) to Require Fences for Junk Yards and Maintenance Yards When Next to Residential Zones and Arterial Roads (IM 06-011)

MOVED BY:	Pippel	To adopt ordinance no. 06-003
SECONDED BY:	Wood	

Mayor Pro-Tempore Pippel opened the public hearing for ordinance no. 06-003. There being no persons who wished to testify, the public hearing was closed and the matter was brought back before the council.

Ms. Sara Jansen, Community Development Coordinator spoke of the fencing and conditional use requirements within the Industrial District.

Discussion ensued regarding the current uses within the industrial uses.

Ms. Jansen spoke of the annual review of conditional use permits. She stated that upon review, she found that some of the businesses were less tidy than others. She highlighted her conversation with Ms. Dawn Webster, Planning and Code Compliance Technician and the expected uses within the Industrial Zone. Ms. Jansen explained the added fencing requirements which appear to be unwarranted within the zoning district. She explained the need for additional fencing requirements for salvage yards on the outskirts of an industrial district as opposed to the interior of the district.

Council Member Hanson questioned the necessity of a wooden fence, citing the excessive needs of maintenance and cost. Ms. Jansen explained the mirroring language with other portions of the code and the newly discovered requirement which causes the City to inform businesses who have operated in the Industrial District for a number of years that they must erect a fence.

Discussion ensued regarding the formation of a newly built R-2 development.

Council Member Wood spoke of the purpose of a fence around an industrial area and stated that a solid fence would serve the purpose better than a chain link fence. He questioned the necessity for a fenced area.

Mayor Pro-Tempore Pippel asked of the cost for a chain link fence with a vinyl slats. Council Member Hill stated that the costs were less than a wooden fence. He explained the noise abatement abilities of the fence.

Council Member Hanson spoke of the reason for the current fencing and the literal language of the code. He voiced his preference of a site obscuring fence.

Primary Amendment #1 to Main Motion		
Moved by:	Hanson	To strike the language “solid wall or painted wooden” and insert “by a site obscuring fence” in section B.
Seconded by:	Hill	

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

Discussion ensued regarding the definition of “truck or road equipment maintenance and repair”.

Mayor Pro-Tempore Pippel spoke of heavy equipment repair yards and the storage of equipment in the yards. He questioned the encouragement of storage of “old junk”.

Primary Amendment #2 to Main Motion		
Moved by:	Hanson	To delete B.2.
Seconded by:	Wood	

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

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

H. BIDS

I. ACTION MEMORANDUMS

Item 1 – Action Memorandum 06-027: Authorize City Manager to Enter into a Five Year Contract with MTA for Local Phone Service

Clerk’s note: Due to a recognized conflict of interest by Council Member Hanson, the item was moved to the April 11 council meeting.

Item 2 – Action Memorandum 06-030: Accept \$87,765.50 from the Alaska Highway Safety Office for a Highway Safety Equipment Grant and Direct the City Manager to Prepare an Amendment to the 2006 Fiscal Year Budget to Appropriate the Funds

MOVED BY:	Hanson	To accept \$87,765.50 from the Alaska Highway Safety Office for a Highway Safety Equipment Grant and to direct the city manager to prepare an amendment to the 2006 fiscal year budget to appropriate the funds
SECONDED BY:	Wood	

Council Member Hanson asked for a report from Lt. Remaley. Lt. Remaley explained the Federal pass through of money to the State. He stated that the grant would be used to upgrade the video units to digital technology and the purchase of additional equipment for drug recognition operations. Lt. Remaley spoke of drug recognition experts and the impairment of drivers by drugs.

Mayor Pro-Tempore Pippel asked of the in-kind required match. Lt. Remaley explained the match for vehicle repair.

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

Item 3 – Action Memorandum 06-031: Authorize the City Manager to Enter Into a Sole Source Purchase Agreement with Kustom Signals, Inc., for the Purchase of Police Video and Radar Equipment

MOVED BY:	Hanson	To authorize the city manager to enter into a sole source purchase agreement with Kustom Signals, Inc., for the purchase of police video and radar equipment
SECONDED BY:	Wood	

Council Member Hanson asked of the need for a sole source contract. Lt. Remaley provided a comparison of the three companies, the type of equipment offered and the ability of Kustom Signals to provide the exact needed specifications.

VOTE ON MAIN MOTION: Motion passed by unanimous voice vote.		
Yes: Wood Hill Hanson Pippel	No:	

Item 4 – Action Memorandum 06-032: Authorize City Manager to Execute Change Order Number Three to the Contract with Nippo Corporation/International Bridge Corporation, J.V. in the Amount of \$96,012.47 for Construction of the Southwest Utility System Extension

MOVED BY:	Hanson	To authorize the city manager to execute change order number three to the contract with Nippo Corporation/International Bridge Corporation, J.V. in the amount of \$96,012.47 for construction of the Southwest Utility System Extension
SECONDED BY:	Wood	

Clerk's note: Council consented to suspend the rules to bring Mr. Dave Lundin of Hattenberg, Dilley and Linnell to the table.

Council Member Hill requested further information regarding the need for placement of the safety fence on the Sherrod parcel. Mr. Lundin explained the best interest to provide a fenced area which would ensure that the property was not trespassed upon.

Council Member Hill asked of the reason for the additional cost for six valves. Mr. Lundin explained the error on the drawing and the correct number of required valves.

Mayor Pro-Tempore Pippel asked if the costs were estimated costs. Mr. Lundin explained the actual costs and negotiated costs. He stated the proactive approach of negotiation with the contractor.

Council Member Hill spoke of double shift work. Mr. Lundin explained that double shifting has occurred from the start of the project.

Council Member Hanson asked of additional change orders. Mr. Lundin highlighted the upcoming change orders, the “hitting” of ground water, and the contingency fund built into the contract for that purpose. Mr. Lundin explained the portion of the contingency used to re-route the line. He stated that overall, the change orders are approximately one percent of the project and stated that on a \$10 million project, everything looks good.

VOTE ON MAIN MOTION: Motion passed by unanimous voice vote.		
Yes: Wood Pippel	Hill Hanson	No:

Item 5 – Action Memorandum 06-033: Authorize City Manager to Negotiate and Execute a Contract with Silvertip Signs in the Amount of \$5,300 for the First Sign and \$5,000 Each for Up to Three Additional Signs for Palmer Entrance Sign Project

MOVED BY:	Hanson	To authorize the city manager to negotiate and execute a contract with Silvertip Signs in the amount of \$5,300 for the first sign and \$5,000 each for up to three additional signs for the Palmer Entrance Sign Project
SECONDED BY:	Hill	

VOTE ON MAIN MOTION: Motion passed by unanimous voice vote.		
Yes: Wood Pippel	Hill Hanson	No:

Item 6 – Action Memorandum 06-034: Authorize City Manager to Negotiate and Execute a Contract with Spartan Roofing, Inc. in the Amount of \$15,765, to Re-Roof the Public Safety Building and to Direct the City Manager to Prepare a \$5,765 Amendment to the 2006 Fiscal Year Budget to Appropriate the Funds Not Previously Budgeted

MOVED BY:	Hanson	To authorize the city manager to negotiate and execute a contract with Spartan Roofing, Inc. in the amount of \$15,765, to re-roof the public safety building and to direct the city manager to prepare a \$5,765 amendment to the 2006 fiscal year budget to appropriate the funds not previously budgeted
SECONDED BY:	Wood	

VOTE ON MAIN MOTION: Motion passed by unanimous voice vote.

Yes: Wood Hill Hanson Pippel	No:
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Item 7 – Action Memorandum 06-035: Authorize City Manager to Enter a Professional Services Agreement with Don Carling in the Amount of \$34,100 for the Management of the Tourist Center Garden

MOVED BY:	Hanson	To authorize the city manager to enter into a professional services agreement with Don Carling in the amount of \$34,100 for the management of the Tourist Center Garden
SECONDED BY:	Wood	

Mayor Pro-Tempore Pippel explained the previous contract with Mr. Carling and the independent costs for additional labor and equipment. He explained the current contract and the expansion of services over the previous year.

VOTE ON MAIN MOTION: Motion passed by unanimous voice vote.

Yes: Wood Hill Hanson Pippel	No:
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Item 8 – Action Memorandum 06-036: Authorize the City Manager to Enter Into Agreements with Matanuska Electric Association for \$13,926.47 and with Matanuska Telephone Association for \$4,208.77 for Relocation of Utilities Related to Trail Improvements and Direct the City Manager to Prepare an Amendment to the 2006 Fiscal Year Budget to Appropriate the Funds

Clerk's note: Due to a recognized conflict of interest by Council Member Hanson, the item was moved to the April 4 council meeting.

J. UNFINISHED BUSINESS

Item 1 – Resolution No. 06-009: Supporting Funding for Replacement of the HVAC System at the Matanuska Valley Sportsmen, Inc. Shooting Range (IM 06-012) *(Sponsored by Council Member Wood and Mayor Combs)*

MOVED BY:	Hanson	To adopt resolution no. 06-009
SECONDED BY:	Erbey	

Mayor Pro-Tempore Pippel highlighted the events of the previous meeting and the City of Palmer connections with the facility.

Council Member Wood voiced his disagreement with the previous statements made regarding the issue lacking to rise to the level of a resolution. He spoke of the facility's use by the youth and highlighted the statistics contained in the packet. He stated that a number of Palmer residents use the facility and explained the two area facilities which offer a hunter safety course, one being the indoor range at the Matanuska Valley Sportsmen. Council Member Wood spoke of support through letters and stated that a city expresses a collective voice through the resolution process.

Council Member Hanson voiced his concurrence with Council Member Wood, stating that the range adds to the quality of life for Palmer citizens. He spoke of the required maintenance and support of the facility.

Council Member Wood highlighted the community support and highlighted those other cities that use and support the facility.

Mayor Pro-Tempore Pippel spoke of the previous concern regarding the significance and value of a City resolution. He voiced his concern of the City using a mechanism to request the legislature to fund a facility that is not a priority for the City. He spoke of funds raised by other organizations.

VOTE ON MAIN MOTION: Motion passed by unanimous voice vote.				
Yes:			No:	
Hanson	Hill	Wood		
Pippel				

K. NEW BUSINESS

L. CITY MANAGER’S REPORT

M. CITY CLERK’S REPORT

Ms. Bower reported on the following items:

- April 4, special meeting;
- The Touchstone;
- The website and webcam.

N. MAYOR’S REPORT

O. RECORD OF ITEMS PLACED ON THE TABLE

The following items were placed on the table:

- City Manager’s report;
- Mayor’s report;
- Draft Comprehensive Plan.

P. AUDIENCE PARTICIPATION

Q. COUNCIL COMMENTS

R. ADJOURNMENT

With no further business before the Council, the meeting adjourned at 8:17 p.m.

APPROVED THIS 11th day of April, 2006.

/s/

Anthony J. Pippel, Mayor Pro-Tempore

/s/

Janette M. Bower, City Clerk