

A. CALL TO ORDER

A meeting of the Palmer City Council was held on May 20, 2008, at 6 p.m. in the council chambers, Palmer, Alaska.

Mayor Combs called the meeting to order at 6 p.m.

B. ROLL CALL

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

Michael Chmielewski	Richard Best – via teleconference
Brad Hanson	John Combs
Ken Erbey	Tony Pippel

The following member was absent and excused by the council:

Kathrine Vanover

Also in attendance were the following:

Bill Allen, City Manager
Michael Gatti, City Attorney
Janette Bower, City Clerk

C. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Council Member Pippel.

D. AUDIENCE PARTICIPATION

E. UNFINISHED BUSINESS

Item 1 – Resolution No. 08-004: Establishing A Street Improvement Assessment District for the Lucas Area Project and Determining the Need and Necessity for Construction of Same (IM 08-013)

MOVED BY:	Pippel	To adopt resolution no. 08-004
SECONDED BY:	Hanson	

City Manager Allen:

- commented on the direction received at the previous meeting;
- expanded on the recalculation of numbers and overall reduction in the assessment;
- stated the City would continue to pursue sidewalk accommodations;
- described the \$100,000 amount for the sidewalk as a manageable amount; and

- commented on the possibility of setting up a grant fund program for those residents who were affected by backflow issues.

Special Assistant Sara Jansen:

- described the project cost as an estimate;
- highlighted the process of obtaining the overall budget costs;
- spoke to the issue of street width and the discovered errors in the figures;
- provided the breakdown of the grant monies and overall project cost;
- expanded on the complexity of the addition of sidewalks; and
- stated the approximate cost for the sidewalk of \$100,000.

Dave Lundin, Hattenburg, Dilley and Linnell:

- expressed his apologies for the error in the figures.

Council Member Chmielewski:

- described the cost estimate as palatable.

Council Member Pippel:

- spoke of the future accommodation of sidewalks;
- commented on the implication of homeowner responsibility to correct backflow issues; and
- suggested the City use water/sewer funds to resolve backflow issues.

Mayor Combs:

- commented on possible funding to address the sidewalk issue.

Council Member Hanson:

- inquired of available right-of-way on Lucas Street;
- referred to the sewage issues on Dimond St. and asked if the situation could be rectified during the paving process;
- asked if the flow issue was the result of a pipe not being large enough and of the need to fix the pipe in the future; and
- requested the Manager consider the prevalence of backflow issues throughout the City.

Greg Wickham, Interim Public Works Director:

- explained the sewage issue and stated the issue was not limited to the project's portion of the City;
- expanded on the potential of building on the vacant lot behind Carrs to increase sewage flow through the line; and
- spoke of the homes affected by the backflow issues.

Clerk's note: Primary amendment #4 was pending from the May 13, 2008, meeting.

Primary Amendment #4 to Main		
Moved by:	Pippel	To allocate grant funds to the total project cost directly off the top, where permitted by granting authorities.
Seconded by:	Hanson	

Council Member Hanson:

- requested a long term city council policy be established regarding dust control application of funds on every special assessment district; and
- spoke of discretion and judgment regarding larger State grants.

Vote on Primary Amendment #4: Failed by a 1 to 5 roll call vote		
Yes:		No:
Best	Chmielewski	Erbey Hanson
	Pippel	Combs

City Clerk Bower:

- explained the receipt of a valid petition in protest of the special assessment district; and
- expanded on the remedy to rectify the protest.

Council Member Pippel:

- commented on the application of square footage as an assessment method; and
- spoke of the fair allocation of costs to allocate one-half of the assessment to square footage and the other half to per lot.

Primary Amendment #5 to Main Motion		
Moved by:	Chmielewski	To amend the calculation method to reflect the calculation as: one-half square foot method and the other half as front method
Seconded by:	Hanson	

Council Member Chmielewski:

- commented on the range of reduction in costs.

Special Assistant Jansen:

- explained the new figures reflecting the proposed amendment.

Mayor Combs:

- commented on the increased cost to the smaller lots and decreased costs for the larger lots; and
- stated the linear, square foot method favored the smaller lots and was more heavily weighted towards the larger lots.

City Manager Allen:

- expressed discomfort in the method in which the Matanuska-Susitna Borough was assessed.

Council Member Hanson:

- spoke of the goal and mission to balance the project;
- spoke to the average per lot/square foot method;
- stated with the exception of a few parcels, all residents saw a benefit;
- advocated for a per lot and square foot method of assessment; and
- commented on the benefit of City utilities for the residents.

Secondary Amendment		
Moved by:	Hanson	To amend the calculation method to reflect the calculation as: one-half per lot and one-half per square lot method
Seconded by:	Pippel	

Council Member Chmielewski:

- stated he was hard pressed to justify the reallocation of the assessment by moving funds from the larger lots to the smaller lots; and
- described the City's maintenance of the A-Moose-Ment Park.

Council Member Pippel:

- commented on the Borough's ownership of a larger lot;
- voiced preference of Council Member Hanson's method of assessment; and
- stated the assessment was the best deal the City had ever offered to property owners.

Vote: Motion carried by 5-1 roll call vote.		
Yes:		No:
Best	Erbey	Chmielewski
Pippel	Combs	

Vote on Primary Amendment #5: Carried by unanimous roll call vote		
Yes:		No:
Best	Chmielewski	
Hanson	Pippel	

Primary Amendment #6 to Main Motion		
Moved by:	Pippel	To amend number 6 to read: The improvements will include curb returns and paved aprons at each intersection, a sidewalk on each <u>one</u> side of the street, and street light improvements.
Seconded by:	Hanson	

Vote on Primary Amendment #6: Carried by unanimous roll call vote		
Yes:		No:
Best	Chmielewski	
Hanson	Pippel	

Primary Amendment #7 to Main Motion		
Moved by:	Combs	To amend number 9 to read: Except <u>As</u> provided in paragraphs 8 <u>10</u> and <u>11</u> <u>9</u> , below, the owners of properties benefiting from the improvement shall bear twenty-five percent (25%) and the City shall bear seventy-five percent (75%) of the total street improvement costs.
Seconded by:	Pippel	

Vote on Primary Amendment #7: Carried by unanimous roll call vote		
Yes:		No:
Best Hanson	Chmielewski Pippel	Erbey Combs

Discussion ensued regarding the repayment schedule and the ability of homeowners to repay the assessments by making monthly payments.

VOTE ON MOTION: Carried by unanimous roll vote.		
Yes:		No:
Best Hanson	Chmielewski Pippel	Erbey Combs

Clerk's note: Council Member Best exited the meeting following item E.1.

F. EXECUTIVE SESSION

MOVED BY:	Pippel	To enter into an executive session to discuss matters, the immediate knowledge of which would clearly have an adverse effect upon the finances of a public entity and pending or potential litigation concerning the Palmer Municipal Airport and to invite Director of Administration Baugh, Director of Community Services Kilmain and Airport Manager Dale to join the executive session
SECONDED BY:	Erbey	

VOTE ON MOTION: Carried by unanimous roll vote.		
Yes:		No:
Pippel Chmielewski Combs	Erbey Best	Vanover Hanson

The council entered into the executive session at 7:45 p.m. and exited at 9:14 p.m.

G. ADJOURNMENT

With no further business before the council, the meeting adjourned at 9:15 p.m.

Approved this tenth day of June, 2008.

/s/

John C. Combs, Mayor

/s/

Janette M. Bower, CMC, City Clerk