

# City Council Minutes City of Palmer, Alaska

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Regular Meeting  
February 24, 2004

## A. CALL TO ORDER

A regular meeting of the Palmer City Council was held on February 24, 2004, at 7:00 p.m. in the council chambers, Palmer, Alaska.

Mayor Pro-Tempore called the meeting to order at 7:11 p.m.

## B. ROLL CALL, DETERMINATION OF A QUORUM

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

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

Also in attendance were the following:

Tom Healy, City Manager  
Jack Snodgrass, City Attorney  
Janette Persinger, City Clerk  
Gordon Tans, Attorney, Perkins Coie

## C. APPROVAL OF AGENDA

The agenda was approved with the following amendments:

- Removal of Item G.1.
- Additional of Item M.4.

## D. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Council Member Vanover.

## E. MINUTES OF PREVIOUS MEETINGS

Unanimous consent – to approve the minutes of the 2-10-04 regular meeting.

## F. CONSENT AGENDA

1. Authorize Advertisement for Bids: Palmer Ice Arena Project
2. Authorize City Manager to Enter Into Professional Services Agreement for Architectural Services with Wolf Architecture for Building Needs Assessment
3. Authorize City Manager to Enter Into Professional Services Agreement for Gardener Services with Wendy Anderson for Visitor Center Garden
4. Authorize Advertisement for Request for Proposals: Information Technology Services
5. Authorize City Manager to Execute Change Order No. 1 to Pruhs Construction for 2003 Street and Water Improvement Project

## G. COMMUNICATIONS AND APPEARANCE REQUESTS

1. Rick Koch, Public Works Director

Mr. Koch reported on the following items:

- Provided an update of the status of the Palmer Ice Arena Project;
- Highlighted the 2004 paving season;
- Stated that the new garbage cans are in the shipment process and anticipates them to be in use within one month of their arrival.

2. Willis of Alaska: Alaska Public Utilities Health Insurance Trust (Employee Medical Program)

Matt Larken spoke on the following items:

- Reported that in January the premium rate was reduced by 10%;
- The trust is in a healthier position than a year and a half ago and trust reserves have increased substantially;
- Highlighted the Experience Reports;
- Stated that due to the healthy condition of the trust, competitive rates can be offered and solicitation of additional participants has begun;
- Discussion ensued regarding claim levels and management of the plan.

## H. BOROUGH REPRESENTATIVE'S REPORT

### I. AUDIENCE PARTICIPATION

1. Marshall Bond – Alaska State Fair Rezone

Mr. Bond voiced his concerns regarding the pit reclamation in relation to the vicinity of his well.

### J. HEARINGS, ORDINANCES AND RESOLUTIONS

**Item 1 – Public Hearing – Ordinance No. 613:** Amending Palmer Municipal Code Subsection 3.16.050 S, (A Subsection of Exceptions to the Sales Tax Code)

MOVED BY:	Combs	To adopt ordinance no. 613
SECONDED BY:	Hanson	

Mayor Pro-Tempore Pippel opened for public hearing ordinance no. 613.

There were no persons to speak to the ordinance.

Mayor Pro-Tempore Pippel closed the public hearing.

VOTE ON MOTION:	Motion carried by unanimous voice vote.
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**Item 2 – Resolution No. 1336:** Authorizing the Vacation of a Portion of a Public Right-of-Way to the Owners of Franz Subdivision

MOVED BY:	Combs	To adopt resolution no. 1336 as amended
SECONDED BY:	Vanover	

Mayor Pro-Tempore Pippel opened for public hearing resolution no. 1336.

The following persons spoke in support of resolution no. 1336: Howard Best, Representative of the Owner and Brad Rinkey, Loundsberry & Associates, Valley Residential Representative.

Mayor Pro-Tempore Pippel closed the public hearing.

Discussion regarding a subdivision agreement, access to the parking area, the dedicated neighborhood park and pavement requirements ensued.

**M/M** by Carrington to insert two additional Resolved paragraphs to read as follows:

Be It Further Resolved that the above vacation is subject to the condition that the Plat show the dedication of Tract A to the City for the purposes of a neighborhood park.

Be It Further Resolved that the above vacation is subject to the condition that owner and the City Manager enter into a standard city subdivision agreement, acceptable to the Manager, and that the Manager is hereby authorized to enter into such agreement.

**Seconded** by Vanover. Motion carried by unanimous voice vote.

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

## **L. OLD BUSINESS**

**Item 1 – Ordinance No. 612-Z-57:** An Ordinance to Rezone Alaska State Fair, Inc. Property, Tax Parcel D-8, from R-1, Single Family Residential, to I, Industrial

MOVED BY:	Pippel	To adopt ordinance no. 612-Z-57 Substitute as amended
SECONDED BY:	Hanson	

*The original motion to adopt ordinance no. 612-Z-57 was made at the February 10, 2004 meeting. The item was postponed to the February 24, 2004 meeting.*

**M/M** by Combs to substitute the pending ordinance no. 612-Z-57 by ordinance no. 612-Z-57 Substitute in full.

**Seconded** by Vanover. Motion carried by unanimous voice vote.

Mayor Pro-Tempore Pippel entertained amendments on the original ordinance. There were no amendments offered.

Mayor Pro-Tempore Pippel opened for amendments ordinance no. 612-Z-57 Substitute.

**M/M** by Combs to delete the language “upon the completion of reclamation activities” in section 1 – G.6.

**Seconded** by Erbey. Motion carried by unanimous voice vote.

**M/M** by Vanover to add the language “consistent with the above findings” to section 3 – B.1.

**Seconded** by Combs. Motion carried by unanimous voice vote.

**M/M** by Hanson to delete the language “restrict or prohibit the export of gravel material from the site in order to prevent the expansion of an industrial use beyond the needs of reclaiming the property and filling the existing gravel pit” in section 1 – G.4. and insert the language “allow the excavation and export of gravel material from the site, provided that:

- i. on an annual basis as of July 31 of each year the areas excavated shall be refilled to eighty-five percent of the excavated volume with exempt material;
- ii. exempt materials delivered to the site shall also be utilized to fill the existing gravel pit area to meet the primary intent of reclaiming the property in a timely manner; and,
- iii. at such time as fifty percent of the surface area of the southern portion of the property has been utilized for excavation of gravel, the property owner shall not excavate additional gravel without approval from the city council, with such approval based on a review that shows reasonable progress in reclaiming the exempt material area of the property in relation to the amount of gravel excavated to that time.”

**Seconded** by Carrington. The following was offered as an amendment to the pending amendment:

**M/M** by Pippel to amend the previous amendment by adding the language “, excluding identified buffer areas” following property in section 1 – G.4.

**Seconded** by Combs. Both motions to amend were carried by unanimous voice vote.

VOTE ON MAIN MOTION:	Motion carried by unanimous voice vote.
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Discussion ensued regarding the conditional use process and the priority of Planning and Zoning Commission to address the issue.

MOVED BY:	Hanson	To request the Planning and Zoning Commission’s recognition of the time and effort spent on the development of a potential conditional use through the adoption of ordinance no. 612-Z-57 Substitute and the memorandum of agreement from Alaska Demolition and its representative and to strongly encourage the Commission to evaluate these factors and move forward to resolve the issue
SECONDED BY:	Pippel	

VOTE ON MOTION:	Motion carried by unanimous voice vote.
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**M. NEW BUSINESS**

**Item 1** – Authorize Advertisement for Request for Proposals for the Operation of the Palmer Visitor Center

MOVED BY:	Hanson	To authorize the advertisement for request for proposals for the operation of the Palmer Visitor Center
SECONDED BY:	Vanover	

Discussion ensued regarding the reservation of an office for the Chamber of Commerce and the importance of maintaining the offices for Visitors Center operations. Consensus was reached to retain the offices for Visitor Center operations.

VOTE ON MOTION:	Motion carried by unanimous voice vote.
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**Item 2** – Report on Proposal Special Assessment District for Street Improvements: Eagle Avenue  
 Council Member Combs declared a conflict of interest. Due to illness, Council Member Combs left the meeting.

Rick Koch, Public Works Director explained the project and the Local Improvement District (LID) area. Discussion ensued regarding the LID public process and the area to be included in the LID. The total cost of the project is \$654,000. Discussion ensued regarding project funding sources, pedestrian accommodations and the needs of the project.

MOVED BY:	Hanson	To direct the City Manager to draft a resolution authorizing the Local Improvement District and set the date for public hearing on March 23, 2004
SECONDED BY:	Carrington	

VOTE ON MOTION:	Motion carried by unanimous voice vote.
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Council Member Combs re-entered the meeting.

**Item 3** – Authorize City Manager to Enter Into a Planning Program Agreement with the University of Washington

MOVED BY:	Vanover	To authorize the City Manager to enter into a Planning Program Agreement with the University of Washington and appropriate \$25,000 for the project
SECONDED BY:	Combs	

City Manager Healy provided an explanation of the agreement and the projects the University will address. City Manager Healy stated that listed in the agreement is a stipulation that the City pay a portion of the expenses; the expected amount is \$25,000. Discussion ensued regarding the scope of the project.

**M/M** by Carrington to authorize an appropriation of \$25,000 for the project.

**Seconded** by Combs. Motion carried by unanimous voice vote.

VOTE ON MAIN MOTION:	Motion carried by unanimous voice vote.
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**Item 4 – To Set Special Meeting to Discuss Service Area Boundaries and the Regulatory Commission of Alaska**

MOVED BY:	Hanson	To set a special meeting for Friday, February 27, 2004 at 5:00 p.m.
SECONDED BY:	Vanover	

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:

- Commented on the building assessment and the needs in the City Hall;
- Highlighted a meeting regarding the Urban Revitalization project;
- Stated that the City is waiting on a joint agreement with the Borough regarding dispatch services and due to pending legislation, the borough may see a 9-1-1 surcharge increase.

**O. CITY CLERK’S REPORT**

**P. AUDIENCE PARTICIPATION**

**Q. COUNCIL COMMENTS**

**Mayor Pro-Tempore Pippel** stated that he was pleased with the resolution of the Alaska State Fair issue and commented on the letter from Kids are People, Inc. Mayor Pro-Tempore Pippel stated that he contacted the organization and informed them that the city would be unable to provide the appropriation for their budget.

**S. ADJOURNMENT**

With no further business before the Council, the meeting adjourned at 9:48 p.m.

**APPROVED THIS 9<sup>th</sup> day of March, 2004.**

*For a signed copy – contact the City Clerk*