

A. CALL TO ORDER

A regular meeting of the Palmer City Council was held on July 24, 2007, at 7 p.m. in the council chambers, Palmer, Alaska.

Mayor Combs called the meeting to order at 7:10 p.m.

B. ROLL CALL

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

Jim Wood	John Combs	Tony Pippel – <i>arrived at 7:20 p.m.</i>
Richard Best	Kathrine Vanover	Ken Erbey
Brad Hanson		

Also in attendance were the following:

Tom Healy, City Manager
Michael Gatti, City Attorney
Janette Bower, City Clerk

C. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Council Member Vanover.

D. APPROVAL OF AGENDA

1. Approval of Consent Agenda
 - a. Introduction – Ordinance No. 07-019: Amending Palmer Municipal Code Section 2.04.051, Pertaining to City Council Compensation (IM 07-032)
 - b. Introduction – Ordinance No. 07-020: Amending Palmer Municipal Code Section 2.04.100, Agenda and Agenda Packets; Amending Section 2.20.122, Agenda and Agenda Packets, and Enacting Section 2.20.115, Commission-Initiated Legislation Requests, of Chapter 2.20, Planning and Zoning Commission (IM 07-033)
 - c. Action Memorandum 07-077: Accept \$75,000 from the Alaska Department of Community and Economic Development for a Drug Task Force Officer and Direct the City Manager to Prepare an Amendment to the 2007 Fiscal Year Budget to Appropriate the Funds
 - d. Action Memorandum 07-079: Authorize City Manager to Execute Amendment No. 1 to the Professional Services Agreement with Hattenburg, Dilley and Linnell in the Amount of \$9,400 for Preliminary Engineering Analysis of the Wastewater Treatment Plant
2. Minutes of Previous Meetings
 - a. July 10, 2007, Regular Meeting
 - b. July 10, 2007, Special Meeting

E. COMMUNICATIONS AND APPEARANCE REQUESTS

1. Molly Boyer – Valley Community for Recycling Solutions

Ms. Boyer reported on the following items:

- Raise the Roof for Recycling Program;
- Program basis as waste reduction;
- Water and air quality issues;
- Economic impact of waste management;
- Tenth year of operation;
- Requested \$5,000 donation;
- Entities who use the recycling program;
- Curbside service within the city of Palmer;
- Zero waste center; and
- Legislative request.

2. Dean Baugh – City of Palmer Finance Director

Mr. Baugh reported on the following items:

- Finance software conversion;
- Traffic ticket cost capture;
- 2008 budget process;
- Fund balance of the water/sewer enterprise fund;
- Assessment payments;
- Local Improvement District (LID) collections;
- Status and summary of investments at the next meeting.

F. AUDIENCE PARTICIPATION

David Holliday:

- encouraged the City's ownership of the Mat-Maid property;
- highlighted the Creamery Board discussions;
- stated the highest and best use of the location was for the public's good; and
- asked the council to "be a champion" and advocate for obtainment of the property.

Chris Stojka:

- spoke to action memorandum 07-076;
- explained his partnership with Silvertip Designs;
- highlighted the proposed services offered at the Ice Arena; and
- commented on the win-win situation for the City and local booster clubs.

G. PUBLIC HEARINGS

Item 1 – Public Hearing – 2008 Budget Priorities

Mayor Combs opened the public hearing for the 2008 Budget Priorities. There being no one who wished to speak, the public hearing was closed and the matter was brought before the council.

Item 2 – Public Hearing – Resolution No. 07-011: Approving the Decisional Document Regarding Eminent Domain, Authorizing the Use of Eminent Domain and a Declaration of Taking Regarding the Property Described by Matanuska Susitna Borough Tax Parcel Number, as 17N02E05A022 (IM 07-031)

Mayor Combs opened the public hearing for the resolution no. 07-011. There being no one who wished to speak, the public hearing was closed and the matter was brought before the council.

MOVED BY:	Pippel	To adopt resolution no. 07-011
SECONDED BY:	Vanover	

Council Member Hanson:

- inquired of the water and sewer line depths;
- asked of water stub-outs in the area;
- encouraged the initial placement of stub-outs; and
- asked of the timeframe involved in acquisition to the property.

City Manager Healy:

- expanded on the depth of the water and sewer lines;
- stated the \$800,000 cost of the Felton Street;
- expanded on the counter-proposal issue;
- highlighted the right-of-entry timeframes; and
- stated the project would not be bid this year.

Council Member Pippel:

- inquired of the overall cost of the Felton Street project;
- spoke of stub-outs in exchange for easement rights; and
- commented on the cost of property acquisition.

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

Item 3 – Public Hearing – Resolution No. 07-012: Authorizing the City of Palmer to Issue Utility Revenue Bonds in the Principal Amount of Not to Exceed \$2,000,000 to Finance Water Utility and Related Capital Improvements, and to Submit the Question of the Issuance of Such Bonds to the Qualified Voters of the City at the October 2, 2007 City Election (IM 07-034)

Mayor Combs opened the public hearing for resolution no. 07-012. There being no one who wished to speak, the public hearing was closed and the matter was brought before the council.

MOVED BY:	Pippel	To adopt resolution no. 07-012
SECONDED BY:	Vanover	

City Manager Healy:

- summarized the previous revenue bond and grant funding;
- stated \$900,000 of the \$1.2 million bond authorization had been used;
- expanded on the need for additional monies to match funds for water/sewer projects;
- commented on the City’s position on the DEC funding list;

- announced the loan rate as one and half percent for 20 years; and
- stated that land purchases were not eligible for funding.

Council Member Pippel:

- stressed the need to inform City voters of the matter.

Council Member Hanson:

- questioned the City’s level of eligibility; and
- inquired as to the eligibility of land purchases with the funding.

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

H. BIDS

Item 1 – Action Memorandum 07-074: Authorize City Manager to Award and Enter into a Contract with Precision Power LLC in the Amount of \$45,493.04 for the Palmer Police Department Generator Upgrade Project

MOVED BY:	Pippel	To approve action memorandum 07-074
SECONDED BY:	Wood	

Council Member Hanson:

- asked if the action would authorize the last request for money to be spent on the project.

City Manager Healy:

- stated the remainder of the work would be completed through the Motorola contract.

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

I. ACTION MEMORANDA

Item 1 – Action Memorandum 07-075: Authorize City Manager to Enter Into a Contract with George Collum for Palmer Golf Course Management Services

MOVED BY:	Pippel	To approve action memorandum 07-075
SECONDED BY:	Erbey	

Council Member Pippel:

- voiced the benefit of a 90-day termination for convenience clause.

City Manager Healy:

- commented on the involved timeframes regarding obtainment of services.

Attorney Gatti:

- commented on termination language through mutual agreement of both parties; and

- stated in principal, Mr. Collum did not have an issue with a termination for convenience clause but would like to discuss the involved length of time.

Moved by:	Pippel	To postpone to the August 14 meeting
Seconded by:	Wood	

Vote: Motion carried by unanimous voice vote.

Yes:			No:
Pippel	Erbey	Vanover	
Wood	Hanson	Combs	

VOTE ON MOTION: Postponed to the August 14 meeting.

Item 2 – Action Memorandum 07-076: Authorize City Manager to Enter Into a Lease Agreement with Silvertip Sports for the Lease of a Portion of the Palmer Ice Arena

MOVED BY:	Pippel	To approve action memorandum 07-076
SECONDED BY:	Vanover	

Council Member Wood:

- inquired of other organizations who may be affiliated with the Ice Arena.

City Manager Healy:

- spoke of the organizations who use the food service area to raise funds.

VOTE ON MOTION: Carried by unanimous voice vote.

Yes:			No:
Pippel	Erbey	Vanover	
Wood	Hanson	Combs	

Item 3 – Action Memorandum 07-078: Authorize City Manager to Enter into and Execute the Glacier Ridge Properties Caulkins Road Water Main Extension

MOVED BY:	Pippel	To approve action memorandum 07-078
SECONDED BY:	Vanover	

Council Member Pippel:

- asked if the City would pay for oversizing of pipes; and
- inquired of advantages of hooking the property up to the City’s water line.

City Manager Healy:

- expanded on the line extension.

VOTE ON MOTION: Carried by unanimous voice vote.

Yes:			No:
Pippel	Vanover	Wood	
Best	Combs		

J. UNFINISHED BUSINESS

K. NEW BUSINESS

L. CITY MANAGER'S REPORT

City Manager Healy reported on the following items:

- 2008 Budget planning;
- Job descriptions regarding Human Resources Officer;
- July 31, joint special meeting regarding Palmer Urban Traffic Study;
- Mat-Su Borough Septage Plan; and
- Meeting held on Library Funding Issue.

M. CITY CLERK'S REPORT

City Clerk Bower reported on the following item:

- July 31 special meeting.

N. MAYOR'S REPORT

Mayor Combs reported on the following item:

- Palmer Pride

O. RECORD OF ITEMS PLACED ON THE TABLE

- Raise the Roof for Recycling Information.

P. AUDIENCE PARTICIPATION

Q. COUNCIL COMMENTS

Council Member Vanover:

- stated the newly installed lights and sidewalks looked fabulous.

Council Member Erbey:

- stated it was great to see all of the construction in the downtown area.

Council Member Pippel:

- commented on the industrial type lights at the four way stops and suggested they be painted black;
- spoke of the Palmer Museum report;
- commented on the upcoming Palmer Pride event;
- suggested a letter of commendation be sent to Fireside Books for all of their hard work coordinating the Harry Potter event;
- thanked the fire department, public works department, and Jay Dearborn for their assistance with tree planting;
- commented on continued council member absences;
- requested support from another council member to direct that an ordinance be drafted regarding council absences (Mayor Combs and Council Member Vanover offered their support).

Council Member Hanson:

- stated the streetlights look fantastic;
- thanked Council Member Pippel for all of the trees around town;
- thanked the Public Works Department and City in general for all they do for the Little League;
- announced the 9-10 year old Little League group won the Alaska District 1 Championship.

R. ADJOURNMENT

With no further business before the council, the meeting adjourned at 8:42 p.m.

Approved this twenty-fourth day of July, 2007.

/s/

John C. Combs, Mayor

/s/

Janette M. Bower, CMC, City Clerk