

# City Council Minutes City of Palmer, Alaska

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Regular Meeting  
December 23, 2003

## **A. CALL TO ORDER**

A regular meeting of the Palmer City Council was held on December 23, 2003, at 7:00 p.m. in the council chambers, Palmer, Alaska.

Mayor Cooper called the meeting to order at 7:00 p.m.

## **B. ROLL CALL, DETERMINATION OF A QUORUM**

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

Ken Erbey	Kathrine Vanover
Tony Pippel	
John Combs	
Brad Hanson	

Also in attendance were the following:

Tom Healy, City Manager  
Jack Snodgrass, City Attorney  
Janette Persinger, City Clerk

## **C. APPROVAL OF AGENDA**

The agenda was approved as presented.

## **D. PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Council Member Erbey.

## **E. MINUTES OF PREVIOUS MEETINGS**

Unanimous consent – to approve the minutes of the 12-9-03 regular meeting.

## **F. CONSENT AGENDA**

1. Liquor License Review – Pizzeria Delphi Restaurant
2. Introduction – Ordinance No. 609: Repealing PMC 17.80.315 (Definition of Nonconforming Buildings), Adopting PMC 17.08.316 (Definition of Nonconforming Uses and Structures), and Amending PMC Chapter 17.68 (Nonconforming Uses and Structures), of PMC Title 17 (Zoning)

## **G. COMMUNICATIONS AND APPEARANCE REQUESTS**

1. Rick Koch – Palmer Public Works Director  
Mr. Koch reported on the following items:
  - Snowplowing – explained the snowplow process and how driveways are affected by the process;
  - Wastewater treatment system – the system has operated in full compliance of all regulatory guidelines during the year;

- Increased snow plow areas – due to the annexation, road service has increased by 10% and due to the airport expansion, there has been a 40% increase in the snow plow area;
- Utility meters – meter installation will be complete by early summer, eighteen months ahead of schedule;
- Grants – included in the governor’s budget are two Alaska Drinking Fund grants, the City has applied for both, Mr. Koch explained the projects affected by the grants;
- Projects – Urban Revitalization and Evergreen Avenue projects are in the close out process. Mr. Koch explained the 2003 road projects and the claims submitted by the contractor;
- Ice Arena – Mr. Koch stated that he met with the consultant and expects the project to be available for bid by the middle of February, the facility will be configured to match existing funding and reported that although additional funding has not been identified, grant applications have been submitted to the Rasmussen and Murdock Foundations requesting \$500,000 from each;
- Outdoor ice arena – highlighted the status and grants for the project;
- Sherrod Ball fields – provided an update on funding and the status of the project;
- Discussion ensued regarding North Valley Way, project status and the hiring of a full time observer; and
- Discussion regarding the lowered manhole covers, the process of de-mineralizing the water, sludge and manufactured top soil ensued.

**H. BOROUGH REPRESENTATIVE’S REPORT**

**I. AUDIENCE PARTICIPATION**

1. Shayne Herr –Annexation of Fairgrounds Land
  - Asked if the City intends to extend its waterline and sewer service to the area. Discussion ensued regarding the process and the anticipated timeline of utility extension.

**J. HEARINGS, ORDINANCES AND RESOLUTIONS**

**Item 1 – Public Hearing – Ordinance No. 610-Z-55:** Ratifying the Recommendation of the City of Palmer Planning and Zoning Commission Concerning Requested Amendment to the Zoning Map By Petitioners to Rezone Alaska State Fair, Inc., Tax Parcels D-9/D-10

MOVED BY:	Pippel	To adopt ordinance no. 610-Z-55
SECONDED BY:	Vanover	

Mayor Cooper opened for public hearing ordinance no. 610-Z-55.

1. Jess Hall – Palmer Resident
 

Mr. Hall stated that he is placing a subdivision in the vicinity of the gravel pit and expects that the 40 acre piece will be incorporated into the City at a future date. Mr. Hall expressed his concerns over allowing a ground fill operation and the effect it will have on water tables. Mr. Hall stated that he as no objection to the rezone of the parcels D-9/D-10 for public use but objects to the rezone of D-8.

Mayor Cooper closed the public hearing.

Discussion ensued regarding the current zoning of the Fairgrounds.

VOTE ON MOTION:	Motion carried by unanimous voice vote.
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**Item 2 – Resolution No. 1331:** Authorizing the Issuance and Sale of a Series of Utility Revenue Bonds by the City in the Principal Amount of \$604,000 for the Purpose of Financing Water Improvements; Establishing the Terms of the Bonds; and Authorizing the Sale of the Bonds

MOVED BY:	Pippel	To adopt resolution no. 1331
SECONDED BY:	Combs	

Discussion ensued regarding portions of the project that would be funded by the loan and loan and investment rates.

VOTE ON MOTION:	Motion carried by unanimous voice vote.
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**Item 3 – Resolution No. 1332:** Accepting An Alaska Drinking Water Fund Loan Agreement with the Alaska Department of Environmental Conservation for up to \$604,000

MOVED BY:	Pippel	To adopt resolution no. 1331
SECONDED BY:	Vanover	

VOTE ON MOTION:	Motion carried by unanimous voice vote.
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**Item 4 – Resolution No. 1333:** Amending the City of Palmer Pay Plan

MOVED BY:	Pippel	To adopt resolution no. 1333
SECONDED BY:	Combs	

City Manager Healy explained the pay plan, implementation costs and position reclassifications. City Manager Healy stated that the rate will become effective January 1, 2004 and that the increase would take the place of a step increase in 2004. He further explained pay increments for longevity.

Chief Boatright stated that the pay scale is of significant value to the police department and stated that in his opinion, the Palmer Police Department is the finest and possesses a high level of professionalism. Chief Boatright voiced his pride of the department and stated that all of its members are hard working. He thanked the council for passing the pay plan.

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

**L. OLD BUSINESS**

**M. NEW BUSINESS**

**Item 1 – Approve City of Palmer 2004 Legislative Priorities**

City Manager Healy explained the identified projects.

Discussion ensued regarding the projects and funding sources. The 2004 Capital Project Priorities were identified as follows:

<b>Municipal Capital Project Priorities</b>	<b>Capital Project Priorities – State Programs</b>
Glenn Highway: Milepost 41 Dogwood Ave Intersection	Palmer Water System Improvements, Phase III
Palmer Ice Arena Project	Palmer Southwest Distribution Main Extension
Felton Street Improvement Project	State Veteran’s Home Conversion – Palmer
Dolphin & Caribou Avenues Improvement Project	

**N. CITY MANAGER’S REPORT**

City Manager Healy reported on the following items:

- Provided an update of the process of the Regulatory Commission of Alaska (RCA) filings and the timeframe of RCA decisions;
- Explained the utility rate schedule study and established rate study principals;
- Dispatch Center – the Mat-Su Borough Dispatch Service determination was made on December 16, 2003 and highlighted the written report, explained the meeting held regarding the report and stated that Wasilla has announced their intention to open their center on February 1, 2004. City Manager Healy explained the process required to transfer information to Wasilla and stated that a transition agreement has not been finalized with the City of Wasilla;
- The Chamber of Commerce will be attending the January 27, 2004, city council meeting. Discussion ensued regarding advertising for requests for proposals for other parties interested in providing services at the Visitor Center; and
- Discussion ensued regarding the City's interest in the Mat-Maid property, currently the property has a for sale or lease sign posted on the property.

## **O. CITY CLERK'S REPORT**

## **P. AUDIENCE PARTICIPATION**

## **Q. COUNCIL COMMENTS**

**Council Member Combs** stated that he was the featured speaker at the Palmer Lion's Club and during the meeting he reported on the projects of the City. Council Member Combs wished everyone a Merry Christmas and a Happy New Year. Further, he thanked Council Member Hanson for plowing his driveway.

**Council Member Hanson** wished everyone a Merry Christmas and Happy New Year.

**Council Member Carrington** was not in attendance.

**Council Member Pippel** stated that he has been made aware that large commercial developers have been purchasing commercial properties and inquired if the administration has had any conversation with the developers. City Manager Healy stated that he has had a conversation with the developer. Council Member Pippel wished everyone a Merry Christmas and stated that both of his boys are home and all of the presents have arrived.

**Council Member Erbey** stated that he is impressed with the snow removal service in Palmer and wished everyone Happy Holidays.

**Council Member Vanover** voiced the need to schedule work sessions in the new year regarding the following: ice arena, urban revitalization, summer projects, condemnations for easements, Mat-Maid projects, status of the next annexation, airport lease amounts, fixing the public bidding process, code clean-up and sister city visit. Council Member Vanover wished everyone Happy Holidays.

**Mayor Cooper** reported on his trip to Nashville and the facility in which the National League of Cities meeting was held. Mayor Cooper reported on the seminars that he attended while in Nashville and stated that he met with members of the White House staff. Mayor Cooper stated that after leaving Nashville, he traveled to Washington D.C. to visit his grandchildren. Mayor Cooper expressed the need for the City to take action on the Mat-Maid property.

## **S. ADJOURNMENT**

With no further business before the Council, the meeting adjourned at 9:26 pm.

**APPROVED THIS 13<sup>th</sup> day of January 2004.**

*For a signed copy – contact the City Clerk*