

A. CALL TO ORDER

A regular meeting of the Palmer City Council was held on February 23, 2021, at 7:00 p.m. in the Council Chambers, Palmer, Alaska. Mayor DeVries called the meeting to order at 7:00 p.m.

B. ROLL CALL

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

Edna DeVries, Mayor	Sabrena Combs, Deputy Mayor
Julie Berberich (participated telephonically)	Brian Daniels
Richard W. Best (participated telephonically)	Jill Valerius (participated telephonically)
Steve Carrington	

Staff in attendance were the following:

John Moosey, City Manager	Michael Gatti, City Attorney (participated telephonically)
Norma I. Alley, MMC, City Clerk	Brad Hanson, Community Development Director

C. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was performed.

D. APPROVAL OF AGENDA

1. Approval of Consent Agenda
 - a. **Action Memorandum No. 21-014:** Authorizing the City Manager to Execute a Lease Agreement with Skye Investments, LLC for a New Airport Lease on Lease Lot 7 B, Tract B, Palmer Municipal Airport, for the Purpose of Establishing a New Hangar for Corporate Jet Traffic
 - b. ~~**Action Memorandum No. 21-015:** Authorizing the City Manager to Purchase One International Dump Truck Chassis in the Amount of \$192,064.20 and to Purchase the Chassis Under the Governmental and Proprietary Procurements Section of Palmer Municipal Code 3.21.230 by Attaching to the Sourcewell Vehicle and Chassis Contract No. 060920-NAVS Awarded to Navistar Inc. for New International Trucks~~
 - c. ~~**Action Memorandum No. 21-016:** Authorizing the City Manager to Amend the Professional Services Agreement with HDR, Inc. in an Amount Not to Exceed \$994,229.00 for Additional Engineering Services to Support the City with Final Engineering Design Update, Bidding Assistance, Construction and Project Management for Installation of Two (2) New Clarifiers at the Wastewater Treatment Facility as Required by the First Material Modification to the United States et al. v. City of Palmer Consent Decree~~
2. Approval of Minutes of Previous Meetings
 - a. January 26, 2021, Regular Meeting

Council Member Carrington requested items D.1.b. and D.1.c. be moved to New Business.

Main Motion: To Approve the Agenda, Consent Agenda, and Minutes, as Amended to Move Item D.1.b. and D.1.c. to New Business

Moved by:	Carrington
Seconded by:	Combs
Vote:	6 Yes/0 No/1 Absent (Best)
Action:	Motion Carried

E. COMMUNICATIONS AND APPEARANCES REQUEST

- 1. Presentation from David Dahms Regarding Petition Against Annexation of Area C into City of Palmer

Mr. David Dahms presented a petition from residents on Scott Road and spoke to the objection of annexing Scott Road area into the city of Palmer. He requested additional information regarding the annexation process and intentions.

F. REPORTS

- 1. City Manager’s Report

City Manager Moosey provided a brief summary of city happenings.

Council Member Best joined the meeting at 7:13 p.m.

- 2. City Clerk’s Report

City Clerk Alley reported advertising for the Administrative Assistant position began today and noted future agenda items.

- 3. Mayor’s Report

Mayor DeVries updated Council on recent meetings, future action on the 9-11 Dispatch Committee, and requested clarification on procedures for meeting conduct and handling of written testimony.

- 4. City Attorney’s Report

City Attorney Mike Gatti updated Council on the WWTP financing and provided history on Palmer reading testimony into the record. Council Member Best asked what constitutes a public record. Mr. Mike Gatti answered it is how the city clerk keeps her record.

G. AUDIENCE PARTICIPATION

Mr. Mike Chmielewski complimented the City Council and facilitator for progress made at the February 20, 2021, strategic planning session; stated he appreciated the further discussion on accessory dwelling units; and announced federal funding options to local governments to assist with testing and vaccine administration.

H. PUBLIC HEARINGS

- 1. **Resolution No. 20-005-B:** Amending the 2020 City of Palmer Budget for the Fiscal Year Ending December 31, 2020

Mayor DeVries opened the public hearing on Resolution No. 20-005-B. Seeing no one come forward and hearing no objection from Council, Mayor DeVries closed the public hearing.

City Manager Moosey provided the staff report and fielded questions from Council.

Main Motion: To Approve Resolution No. 20-005-B

Moved by:	Combs
Seconded by:	Valerius
Vote:	Unanimous
Action:	Motion Carried

- Resolution No. 21-007:** Authorizing the City Manager to Apply for an Alaska Clean Water Fund (State Revolving Fund) Loan in the Principal Amount Not to Exceed \$8,000,000.00 to Provide Interim Financing as Required by the USDA Rural Development Loan/Grant Program, for the Construction and Installation of Two Secondary Clarifiers at the Palmer Wastewater Treatment Facility

Mayor DeVries opened the public hearing on Resolution No. 21-007.

City Manager Moosey provided the staff report and fielded questions from Council.

Hearing no objection from Council, Mayor DeVries closed the public hearing.

Main Motion: To Approve Resolution No. 21-007

Moved by:	Combs
Seconded by:	Daniels
Vote:	Unanimous
Action:	Motion Carried

- Ordinance No. 21-001:** Amending Palmer Municipal Code Title 17 Enacting Palmer Municipal Code Chapter 17.30 Creating a Central Business District

Mayor DeVries opened the public hearing on Ordinance No. 21-001.

Community Development Director Hanson provided the staff report and fielded questions from Council.

Mr. Mike Chmielewski testified in support of accessory dwelling units and commended the Council for their consideration.

Hearing no objection from Council, Mayor DeVries closed the public hearing.

Main Motion: To Approve Ordinance No. 20-001

Moved by:	Combs
Seconded by:	Daniels
Vote:	Unanimous
Action:	Motion Carried

- Ordinance No. 21-002:** Amending Palmer Municipal Code Title 17 Regarding a Central Business District and Enacting Palmer Municipal Code Section 17.28.020 Palmer Commercial Land Use Matrix

Mayor DeVries opened the public hearing on Ordinance No. 21-002.

Seeing no one come forward and hearing no objection from Council, Mayor DeVries closed the public hearing.

Main Motion: To Approve Ordinance No. 21-002

Moved by:	Combs
Seconded by:	Valerius

City Clerk Alley announced there were amendments to the ordinance presented by staff for Council's consideration. Mayor DeVries asked for the suggested copies of the amendments be provided to the Council.

Mayor DeVries called a recess at 7:49 p.m. and reconvened the meeting at 8:02 p.m.

Community Development Director Hanson fielded questions from the Council.

Primary Amendment #1: To Amend Section 17.28.020 Allowing General Services Automotive Repair to Allow in the Commercial Business District as a Permitted Use and to Create a Separate Category for Autobody with the Proposed Existing Uses in Other Zoning Districts

Moved by:	Combs
Seconded by:	Carrington
Vote:	Unanimous
Action:	Motion Carried

Primary Amendment #2: To Amend Section 17.28.020 Allowing Large Retail Establishments in the Commercial Business District

Moved by:	Combs
Seconded by:	Daniels
Vote:	Unanimous
Action:	Motion Carried

Discussion commenced on merits of postponing the ordinance to the next meeting in order to provide additional review.

Motion to Postpone: To Postpone to the Next Regular Meeting

Moved by:	Best
Seconded by:	Carrington
Vote:	2 Yes/5 No (Combs, Berberich, Daniels, DeVries, Valerius)
Action:	Motion Failed for Lack of Majority

Vote on Main Motion: To Approve Ordinance No. 21-002, as Amended

Vote:	Unanimous
Action:	Motion Carried

I. NEW BUSINESS

- a. *Action Memorandum No. 21-015: Authorizing the City Manager to Purchase One International Dump Truck Chassis in the Amount of \$192,064.20 and to Purchase the Chassis Under the Governmental and Proprietary Procurements Section of Palmer Municipal Code 3.21.230 by Attaching to the Sourcewell Vehicle and Chassis Contract No. 060920-NAVS Awarded to Navistar Inc. for New International Trucks*

Action Memorandum No. 21-015 was moved from the Consent Agenda to New Business.

City Manager Moosey provided the staff report and fielded questions form Council.

Main Motion: To Approve Action Memorandum No. 21-015

Moved by:	Combs
Seconded by:	Carrington
Vote:	Unanimous
Action:	Motion Carried

- b. *Action Memorandum No. 21-016: Authorizing the City Manager to Amend the Professional Services Agreement with HDR, Inc. in an Amount Not to Exceed \$994,229.00 for Additional Engineering Services to Support the City with Final Engineering Design Update, Bidding Assistance, Construction and Project Management for Installation of Two (2) New Clarifiers at the*

Action Memorandum No. 21-016 was moved from the Consent Agenda to New Business.

City Manager Moosey provided the staff report and fielded questions from Council.

Main Motion: To Approve Action Memorandum No. 21-016

Moved by:	Combs
Seconded by:	Carrington
Vote:	Unanimous
Action:	Motion Carried

J. RECORD OF ITEMS PLACED ON THE TABLE

City Clerk Alley reported Mr. David Dahms' testimony and petition and requested amendments to Ordinance No. 21-002 were the Items Placed on the Table (see official meeting packet for items placed on the table).

K. AUDIENCE PARTICIPATION

None

L. COUNCIL COMMENTS

No direction given to staff for legislation to be placed on a future agenda.

M. ADJOURNMENT

With no further business before the Council, the meeting adjourned at 8:52 p.m.

Approved this 23 day of March, 2021.

Norma I. Alley, MMC, City Clerk

Edna B. DeVries, Mayor