

**A. CALL TO ORDER**

A regular meeting of the Palmer City Council was held on June 14, 2016, at 7 pm in the council chambers, Palmer, Alaska.

Mayor Johnson called the meeting to order at 7:00 pm.

**B. ROLL CALL**

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

Richard Best	Brad Hanson
Steve Carrington	DeLena Johnson
Linda Combs	
Edna DeVries	

Council Member LaFrance was absent and excused.

Also in attendance were the following:

Nathan Wallace, City Manager  
Norma Alley, City Clerk  
Pamela Whitehead, Minutes Recorder  
Michael Gatti, City Attorney

**C. PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Deputy Mayor Hanson.

**D. APPROVAL OF AGENDA**

1. Approval of Consent Agenda
  - a. Introduction of **Ordinance No. 16-014**: An Ordinance of the Palmer City Council Amending Palmer Municipal Code Sections 3.22.020 (A), 3.22.045 (B), and 3.22.060 Regarding Disposal of Abandoned, Stolen or Found Property (IM 16-024)
2. Minutes of Previous Meetings
  - a. May 24, 2016, Regular Meeting

**Main Motion: To approve consent agenda and minutes**

Moved by:	Hanson
Seconded by:	DeVries
Action:	Motion carried by unanimous voice vote
In favor:	Best, Carrington, Combs, DeVries, Hanson, Johnson
Opposed:	None

## **E. COMMUNICATION AND APPEARANCE REQUESTS**

### **Item 1- MTA Presentation of a Capital Credit Check**

#### **Michael C. Burke, CEO of Matanuska Telephone Association:**

- Presented a capital credit check to the City of Palmer in the amount of \$11,650.12; and
- Expressed appreciation for the City's patronage of MTA.

The Council thanked Mr. Burke for the personal presentation.

### **Item 2 – Tom Healy, Director – Department of Public Works**

- Spoke briefly to his retirement and the transition of the new Public Works Director;
- Highlighted and updated his written report distributed at the table;
- Spoke to the status of Compression Brake Signage;
- Expressed a special thank you to the Public Works crew and employees; and
- Shared the following recommendations and observations while looking to the future:
  - Establishment of a dedicated fund for maintenance and prevention from decline for Palmer paved and gravel streets due to the growing reduction of Federal and State funding;
  - Development of a plan to close off Evergreen on the other side of the tracks during big events in order to alleviate growing traffic and congestion points;
  - Creation of a possible Dogwood crossing over the railroad tracks, to allow for another daily access to the Courthouse, State Office Building, as well as options during special events.

The Council thanked Mr. Healy for his tenure with the City over many years.

## **F. REPORTS**

### **Item 1 – City Manager's Report**

City Manager Nathan Wallace:

- Thanked Mr. Healy for his long-time service to the City and wished him well;
- Highlighted his written report which was distributed on the table; and
- Fielded questions from the Council.

Council Member Combs commented on Palmer becoming known as an event destination for both large and small events. She was extremely unhappy at the most recent event because the handicap parking signs were still not posted. She pointed out there is a great need for this, and there was no excuse for it not being done. City Manager Wallace responded he will work to get it fixed.

Mayor Johnson requested Fairfield Park status be brought back to the Council at the next meeting.

### **Item 2 – City Clerk's Report**

City Clerk Norma Alley:

- Provided an overview of handouts distributed on the table;

- Stated one member of the Airport Advisory Commission had missed six regular meetings, and requested instructions on how the Council wished to proceed;
- Shared that Bernadette was attending training for two weeks, and Pam Whitehead was filling in for the meeting with Ailis would be filling in at the next meeting;
- Noted the Special Meeting agenda for June 21 was in Council's inboxes; and
- Provided an update of work done by Bernadette, Ailis, and herself on the Blackboard Connect Account to reduce the contact list from 3,332 to 1,220 and provided substantial cost savings to the City; and
- Announced she will be out of the office on June 23.

Council Member Combs requested that the City Clerk bring back, to the next meeting, legislation addressing Consideration of Removal of Mr. Tuttle from the Airport Advisory Commission for number of absences. Council Member Best offered support.

Attorney Gatti spoke to the removal process verifying current code.

Council Member Best pointed out it may be better to send a letter informing the individual of his being subject to removal based on absences and giving the opportunity for resignation prior to action needing to be taken by the Council.

### **Item 3 – Mayor's Report**

Mayor Johnson:

- Commented on greeting the Aviation Society from England on Memorial Day and seeing the historic airplanes at the Airport;
- Reported on her attendance at the Fly-In, and suggested the City help with promotion efforts in the future;
- Commented on the grand success of Colony Days;
- Commented on her attendance of the Alaska State Chamber of Commerce meet and greet to hear their priorities for the year and discussed partnering with others on priorities going forward as money gets tighter;
- Spoke in agreement concerning the handicap spaces; and
- Talked about foot traffic and crosswalks that may be beneficial in reducing congestion.

### **Item 4 – City Attorney's Report**

Michael Gatti:

- Spoke to the second round of appeals for the VOA/VRS issue;
- Stated he spoke at the last P&Z Public Hearing, at the request of Council, to remind the public that the appeal is a quazi-judicial decision of the P&Z Commission and is not within the City Council's jurisdiction;
- Reported the City prevailed in the Beeson case, including attorney's fees;
- Commented that Tom Healy has been a great asset to Palmer as a City Manager and Public Works Director, and he thanked Tom for helping him to help the City.

Mayor Johnson asked for Council approval to change the Agenda.

**Main Motion: To move item I7, Action Memorandum 16-044, and item I8, Action Memorandum 16-042, to immediately follow Audience Participation**

Moved by:	Johnson
Seconded by:	DeVries
Action:	Motion carried by unanimous voice vote.
In favor:	Best, Carrington, Combs, DeVries, Hanson, Johnson
Opposed:	None

**G. AUDIENCE PARTICIPATION**

Eugene Carl Haberman:

- Addressed the establishment of advisory boards and their need to hold public hearings;
- Spoke to prejudicial situations where opinions/decisions had been made prior to hearing from the public within other local governing bodies; and
- Called attention to a discrepancy on page number references on the Council’s agenda between the website and the printed copy.

Mayor Johnson also noted the discrepancy in the online version, to which the City Clerk apologized for the error and posted the corrected version to the viewing screen.

Andrea Fuller:

- Spoke to 100-plus skydivers being welcomed to the Palmer Airport and connected with the Downtown area; and
- Applauded the work of the City of Palmer, the Visitor’s Center, and the Chamber of Commerce, who made about 100 welcome bags containing Palmer historical information and coupons by which the skydivers could visit, shop, and eat in Downtown Palmer.

Brittany Jurasek – Valor Corporation:

- Addressed the Council concerning a local family in Palmer who had requested an ADA ramp for a World War II veteran who was recovering from a stroke; and
- Mentioned that the materials had been procured, but they were looking for help to participate in the construction on June 29.

**I. ACTION MEMORANDA [per Amended Agenda]**

**Item 7 – Action Memorandum 16-044:** Approve a Council Community Grant in the amount of \$500 to the Valor Corporation to support Tiny Homes for Vets.

An error in the requested grant amount was acknowledged. The published Agenda stated the amount of \$500 and the published AM 16-044 document stated \$2,500. Following discussion, advice from counsel on curing the error, and further discussion concerning the balance in the Council Community Grant Fund, the following action was taken.

**Main Motion: To approve Action Memorandum 16-044 as amended**

Moved by:	DeVries
Seconded by:	Best
Action:	Motion carried by unanimous voice vote.
In favor:	Best, Carrington, Combs, DeVries, Hanson, Johnson
Opposed:	None

**Primary Amendment #1: To change the amount to \$500.**

Moved by:	DeVries
Seconded by:	Best
Action:	Motion carried by voice vote.
In favor:	Best, Carrington, Combs, DeVries, Hanson
Opposed:	Johnson

**Item 8 – Action Memorandum 16-042:** Approve a Council Community Grant in the amount of \$3,000 to the Palmer Museum of History and Art to support Midsummer Garden and Art Faire

**Main Motion: To approve Action Memorandum 16-042, as amended.**

Moved by:	Hanson
Seconded by:	Carrington
Action:	Motion carried by unanimous voice vote.
In favor:	Best, Carrington, Combs, DeVries, Hanson, Johnson
Opposed:	None

**Primary Amendment #1: To reduce the amount to \$2,000.**

Moved by:	Hanson
Seconded by:	Carrington
Action:	Motion carried by unanimous voice vote.
In favor:	Best, Carrington, Combs, DeVries, Hanson, Johnson
Opposed:	None

**H. PUBLIC HEARINGS**

**Item 1 – Ordinance No. 16-012:** Amending Palmer Municipal Code Section 4.15.020 (I)(5) (Eligibility List) (IM 16-020)

Mayor Johnson opened the public hearing.

Eugene Carl Haberman:

- Criticized packet documents and how the Council closes public hearings; and
- Requested the documents be reader-friendly.

Mayor Johnson closed the public hearing. There were no objections.

**Main Motion: To approve Ordinance No. 16-012**

Moved by:	Combs
Seconded by:	Carrington
Action:	Motion carried unanimously by voice vote.
In favor:	Best, Carrington, Combs, DeVries, Hanson, Johnson
Opposed:	None

**I. ACTION MEMORANDA**

**Item 1 – Action Memorandum 16-039:** Authorize the City Manager to Purchase Firefighting Equipment from Alaska Safety - Wasilla in the Amount of \$26,552.00 Using the Governmental and Proprietary Purchases Municipal Code Section 3.21.230

**Main Motion: To authorize Action Memorandum 16-039**

Moved by:	Combs
Seconded by:	DeVries
Action:	Motion carried unanimously by voice vote.
In favor:	Best, Carrington, Combs, DeVries, Hanson, Johnson
Opposed:	None

**Item 2 – Action Memorandum 16-040:** Authorize the City Manager to Purchase Firefighting Equipment from L.N. Curtis & Sons Inc. in the Amount of \$17,362.00 Using the Governmental and Proprietary Purchases Municipal Code Section 3.21.230

**Main Motion: To authorize Action Memorandum 16-040**

Moved by:	Carrington
Seconded by:	Hanson
Action:	Motion carried by unanimous voice vote.
In favor:	Best, Carrington, Combs, DeVries, Hanson, Johnson
Opposed:	None

**Item 3 – Action Memorandum 16-046:** Authorize the City Manager to Negotiate and Execute Amendment No. 9 to the Professional Service Agreement with HDL Engineering Consultants for Construction Phase Services for Phase 4 of the Sherrod Area Water and Street Improvement Project in a Not-to-Exceed Amount of \$192,390

**Main Motion: To authorize Action Memorandum 16-046**

Moved by:	Combs
Seconded by:	DeVries
Action:	Motion carried by unanimous voice vote.
In favor:	Best, Carrington, Combs, DeVries, Hanson, Johnson
Opposed:	None

**Item 4 – Action Memorandum 16-043:** Authorize the City Manager to Negotiate and Execute a Purchase Agreement with Western Peterbilt, Inc. for a Solid Waste Collection Vehicle in the Amount of \$330,500 Using the Governmental and Proprietary Procurement Process.

**Main Motion: To authorize Action Memorandum 16-043**

Moved by:	DeVries
Seconded by:	Combs
Action:	Motion carried unanimously by voice vote.
In favor:	Best, Carrington, Combs, DeVries, Hanson, Johnson
Opposed:	None

Council Member Hanson requested a Staff Report.

Public Works Director Healy provided the staff report addressing the history behind the purchase, and noted the action item was for the purchase of a new garbage truck (2016 Peterbilt 320) to replace the 2003 Peterbilt 320 (see photos) in the handout.

**Item 5 – Action Memorandum 16-045:** Authorize the City Manager to Dispose of Surplus Solid Waste Equipment Valued at More than \$10,000

**Main Motion: To authorize Action Memorandum 16-045**

Moved by:	Best
Seconded by:	Hanson
Action:	Motion carried unanimously by voice vote.
In favor:	Best, Carrington, Combs, DeVries, Hanson, Johnson
Opposed:	None

Council Member DeVries asked that the word “dispose” be defined. The City Manager explained, in this case, dispose meant it would be set up for auction.

Council Member Hanson asked about the approach that would be taken to sell the property. The City Manager responded the City would use an official government source to dispose of the truck and attempt to get the highest value possible.

**Item 6 – Action Memorandum 16-038:** Authorize the City Manager to Negotiate and Execute a Contract with Ferguson Enterprises, Inc. for the Material Procurement for Sherrod Area Water and Street Improvements, Phase 4, in the Amount of \$71,229.60

**Main Motion: To authorize Action Memorandum 16-038**

Moved by:	Combs
Seconded by:	DeVries
Action:	Motion carried by unanimous voice vote.
In favor:	Best, Carrington, Combs, DeVries, Hanson, Johnson
Opposed:	None

**J. UNFINISHED BUSINESS**

**K. NEW BUSINESS**

**Item 1 – Discussion on Appraisal of City Property Formerly Granite Inc. Property**

City Manager Wallace:

- Reviewed the status of the Granite Church property and the “as is” appraisal of \$375,000 done by Valley Appraisal Analysis;
- Noted that Valor Corporation had approached the City to purchase the property;
- Discussed the background on the valuation of the property;
- Presented current options: A) sell at current appraised value, B) sell after an open bid process, C) sell at less than appraisal (nonprofits), or D) maintain the property as a City asset, and discussed the advantages and disadvantages of each option; and
- Asked for the Council’s direction on the next step.

Discussion by the Council ensued. The following points were addressed:

- More time was required to consider the information and options presented;
- The property is the gateway to Palmer, and it is important to encourage homes there;
- The property is a liability to the City of Palmer, and it is time to sell it and move on;
- Legal ramification of a 25% veteran’s discount; and
- The performance bond, set to expire in October of 2017, requires utilities to be installed.

Following the discussion, the City Manager clarified direction. In one month’s time, he will provide financial and other history on the project, to include: what was gained, spent, performance bond status, and any additional questions presented by the Council within the next few weeks.

#### **L. RECORD OF ITEMS PLACED ON THE TABLE**

City of Palmer Construction Projects in Progress by Director Healy

City Manager’s Report

City Clerk’s Report

Solid Waste Collection Fleet Handout by Director Healy

Memo of City Manager – Discussion on Appraisal of City Property formerly Granite Inc. Property Numbers provided by Brittany Jurasek

#### **M. AUDIENCE PARTICIPATION**

Brittany Jurasek, Valor Corporation:

- Stated that though this property is owned by the City, it does not reside within city limits;
- Noted that liability issues for the City would end once the property was purchased;
- Stated Valor Corp was pre-approved to purchase the property and build a four-plex;
- Inquired about submission of an offer for the Council to vote on at the next meeting;
- Noted she understood the problems associated with other nonprofits because of the strings attached to government money; and
- Reiterated that Valor Corp would pay for the property with a lump sum of cash.

Eugene Carl Haberman:

- Addressed concerns regarding Mat-Su Borough Assembly Commissions and the public hearing process.

Andrea Fuller, Board member of the Palmer Museum of History and Art, and member of the Planning Committee for the Palmer Midsummer Garden and Art Faire;

- Expressed appreciation for the community grant approved at the meeting.



## **N. COUNCIL MEMBER COMMENTS**

### Council Member Combs:

- Commented that Palmer had never looked better, and expressed appreciation to the community and to Public Works;
- Spoke in favor of the completion of Valor Corporation's plan as the gateway to Palmer;
- Spoke to the dedication of the members of the Board of Economic Development;
- Commented on attending Colony Days for 30 years, with this being her first time in the parade; and
- Noted it was good to hear the Beeson issue was finalized.

### Deputy Mayor Hanson:

- Commented on Mr. Healy's commitment and dedication to the City of Palmer, and he indeed will be missed; and
- Clarified that his earlier comments were made based on a 25 percent reduction in the purchase price, and if there was something different, he would be interested in seeing it.

### Council Member Best:

- Commented on his attendance with Tony Nolin, Nancy Wyatt, Bill Kennedy, and Commander Domeier at the American Legion Post 15 Memorial Day Services. These included: an aerial drop of a wreath at the Palmer Pioneer Cemetery showing support of the Air Force, a wreath drop into the water at the George Palmer Memorial Bridge to represent the Navy, and the service at the Valley Memorial Cemetery at the Butte for an Army and Marine Memorial. It was very well attended and very humbling;
- Wished former Mayor Combs well, while recovering from a recent surgery, and noted his recent election to the Palmer Senior Center Board of Directors; and
- Expressed appreciation to Mr. Healy.

### Council Member Carrington:

- Expressed kudos to Andrea Fuller for her paper bag project; and
- Thanked Mr. Healy for all his effort and service to the City.

### Mayor Johnson:

- Added her thanks to Mr. Healy for his service to Palmer;
- Noted a big thank you to MTA for coming in to deliver the capital credits check; and
- Pointed out the Scottish Highland Games and the Memorial Service for Pat Berberich were both scheduled for June 25 at the fairgrounds.

## **O. ADJOURNMENT**

With no further business before the Council, the meeting adjourned at 9:43 p.m.

**Approved this 12th day of July, 2016.**

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Norma I. Alley, MMC, City Clerk

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DeLena Johnson, Mayor