

A. CALL TO ORDER

A regular meeting of the Palmer City Council was held on July 12, 2016, at 7:00 pm in the council chambers, Palmer, Alaska.

Mayor Johnson called the meeting to order at 7:02 pm.

B. ROLL CALL

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

Steve Carrington	Brad Hanson
Linda Combs	DeLena Johnson
Edna DeVries	Peter LaFrance

Council Member Best participated telephonically.

Also in attendance were the following:

Nathan Wallace, City Manager	Bernadette Packa, Deputy City Clerk
Norma Alley, City Clerk	Michael Gatti, City Attorney

C. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Council Member LaFrance.

D. APPROVAL OF AGENDA

1. Approval of Consent Agenda
 1. Introduction of **Ordinance No. 16-016-Z-1**: Amending the Zoning Map to Revise the Designation of Tract A-1 ASLS 96-004 Located in Section 33, Township 18 North, Range 2 East, Seward Meridian, from CG – General Commercial to I – Industrial with Special Limitations (IM 16-028)
 2. Minutes of Previous Meetings
 1. June 21, 2016, Special Meeting
 2. June 28, 2016, Regular Meeting

Main Motion: To approve the minutes of previous meetings and consent agenda as amended

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

Primary Amendment #1: To remove Ordinance No. 16-016-Z-1 from the consent agenda and place it in position E. on the agenda

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

E. Introduction of Ordinance No. 16-016-Z-1: Amending the Zoning Map to Revise the Designation of Tract A-1 ASLS 96-004 Located in Section 33, Township 18 North, Range 2 East, Seward Meridian, from CG – General Commercial to I – Industrial with Special Limitations (IM 16-028)

Mayor Johnson asked the Council to take a vote to determine whether a potential conflict of interest existed for her concerning the ordinance. Discussion by the Council ensued. The Council determined a potential conflict of interest existed through a 5-1, with 1 recused, roll call vote (Opposed – LaFrance, Recused – Johnson).

Due to a family emergency, Mayor Johnson turned the chair over to Deputy Mayor Hanson and left the chambers at 7:18 pm.

Main Motion: To introduce Ordinance No. 16-016-Z-1

Moved by:	Best
Seconded by:	Combs
Action:	Motion passed by 6-1 roll call vote.
In favor:	Best, Carrington, Combs, DeVries, Hanson, LaFrance
Opposed:	None

F. COMMUNICATION AND APPEARANCE REQUESTS

Item 1 – Planning and Zoning Commission Chair, Dan Lucas

- Highlighted his written report;
- Fielded questions from the Council; and
- Asked for the Council’s continued support.

G. REPORTS

Item 1 – City Manager’s Report

City Manager Nathan Wallace:

- Highlighted his written report; and
- Commented on the governor’s vetoes and the effects on the borough budget;
- Addressed the freeze on capital expenditures;
- Commented on status of the Dispatch RFP;
- Reported on the City informational booth at the Garden and Art Faire;
- Provided an update on the RV parking problem; and
- Fielded questions from the Council.

Council Member Combs thanked the City Manager and his Assistant for manning the informational booth at the Garden and Art Faire.

Item 2 – City Clerk’s Report

City Clerk Norma Alley:

- Highlighted her written report distributed at the table;
- Addressed nominating petitions and reminded the Council of the July 29 due date;
- Provided an update on the search for a voting system; and
- Commented on progress with the Boards & Commissions Recruitment process review.

Item 3 – Mayor’s Report

Item 4 – City Attorney’s Report

Michael Gatti:

- Provided supplemental information to the Manager’s report, concerning the Bonanza Street issue, noting a complaint had already been filed with the court and an affidavit is forthcoming.

H. AUDIENCE PARTICIPATION

Dan Lucas:

- Spoke to the planned expansion of the Glenn Highway, the need for water and sewer service on the west side of the highway between Glacier View and More Road, and the potential growth opportunity for the City of Palmer.

Eugene Carl Haberman:

- Spoke to conflict of interest; and
- Addressed an oversight in the printed Manager’s Report in the packet.

Parker Smith, Boy Scout:

- Introduced himself; and
- Commented on his attendance of the meeting as part of fulfilling requirements for the Citizenship and Community Merit badge.

Jerrold Hawkings, Boy Scout:

- Introduced himself;
- Commented on working toward the Citizenship and Community Merit badge; and
- Expressed a desire to speak with a council member following the meeting.

I. PUBLIC HEARINGS

Item 1 – Resolution No. 16-018: Authorizing the City of Palmer to Issue Utility Revenue Bonds in the Principal Amount Not to Exceed \$5,000,000 to Finance Water and Wastewater 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 4, 2016, City Election (IM 16-031) (1st Public Hearing)

Deputy Mayor Hanson requested a staff report. City Manager Wallace provided an overview of the resolution and the plan for construction of the new Waste Water Treatment facility.

Council Member DeVries requested a copy of the information presented by Manager Wallace be placed in the packet for the next meeting.
Deputy Mayor Hanson opened the public hearing.

Eugene Carl Haberman:

- Complemented the Council on the use of two public hearings; and
- Expressed a desire for more information to be made available to the public on the issue.

Deputy Mayor Hanson closed the public hearing.

Item 2 – Resolution No. 16-001-B: Amending the Budget for the City of Palmer, Alaska for the Fiscal Year Ending December 31, 2016 (IM 16-030) (1st Public Hearing)

Deputy Mayor Hanson requested a staff report. City Manager Wallace provided commentary on the thought processes utilized in making the budget amendment.

Deputy Mayor Hanson opened the public hearing.

Eugene Carl Haberman:

- Cautioned the amendment of the budget in light of state budget cuts.

Deputy Mayor Hanson closed the public hearing with no objection from the Council.

Item 3 – Ordinance No. 16-015: An Ordinance of the Palmer City Council Amending Palmer Municipal Code 17.64.050 Central Business District Boundary and Amending the Zoning Map to Show the Expanded Boundary as Recommended by the Planning and Zoning Commission (IM 16-027)

Deputy Mayor Hanson opened the public hearing. As no one came forward, Deputy Mayor Hanson closed the public hearing with no objection from the Council.

Community Development Director, Sandra Garley, provided an ordinance history, addressed reasoning behind map development, and fielded questions from the Council.

Main Motion: To adopt Ordinance No. 16-015

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

J. ACTION MEMORANDA

K. UNFINISHED BUSINESS

L. NEW BUSINESS

Item 1 – Resolution No. 16-019: Supplementing Resolution No. 16-012, Authorizing the City Manager to Accept and Appropriate Additional Funding, in the Amount of \$11,400.00, from the

Federal Aviation Administration (FAA) Airport Improvement Program Grant No. 3-02-0211-020-2016, and to Provide for the Development of an Obstacle Action Plan (IM 16-032)
 Deputy Mayor Hanson requested a staff report. City Manager Wallace provided a history of the grant filing and the Federal Aviation Administration's recommendation to include an Obstacle Action Plan with the grant request.

Main Motion: To approve Resolution No. 16-019

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

M. RECORD OF ITEMS PLACED ON THE TABLE

Memorandum from Planning & Zoning Commission Chairman, Dan Lucas
 Written Report provided by the City Clerk

N. AUDIENCE PARTICIPATION

Eugene Carl Haberman:

- Commented on need for borough committees to resign; and
- Requested the meeting day be changed so as not to conflict with the Borough Assembly.

O. COUNCIL MEMBER COMMENTS

Council Member Carrington:

- Commented on ways to handle potential conflict of interest situations.

Council Member LaFrance:

- Expressed appreciation to the City Manager and Public Works for the improvements to Blueberry Street; and
- Encouraged everyone to drive safely.

Council Member Combs:

- Thanked Mr. Lucas for his presentation;
- Spoke to the Chamber of Commerce Golf Tournament, Friday Fling, and Palmer Midsummer Garden & Art Faire Wine Walk and
- Highlighted the Midsummer Garden & Art Faire;
- Reminded everyone of the Palmer Pride Picnic and 65th Birthday Bash to be held on June 22 from 4-7 at the Palmer Depot; and
- Asked Council Members to submit residence addresses and the names of the residents to Mayor Johnson to be considered for the Residential Beautification Awards.

Council Member DeVries:

- Expressed thanks to the Boards and Commissions and all the time they put in; and
- Requested a report from the City Manager regarding water and sewer availability on the west side of the Glenn Highway. Deputy Mayor Hanson offered support.

Deputy Mayor Hanson:

- Wished the Mayor and her family the best.

Council Member Best:

- Echoed well wishes to the Mayor's family; and
- Expressed appreciation to the boards and commissions for their tireless efforts.

P. EXECUTIVE SESSION

Item 1 – Potential litigation; matters, the immediate knowledge of which would clearly have an adverse effect upon the finances of the City concerning the Wastewater Treatment Facility (Note: council action may be taken following the executive session)

Main Motion: To enter into executive session to discuss potential litigation; matters, the immediate knowledge of which would clearly have an adverse effect upon the finances of the City concerning the Wastewater Treatment Facility (Note: council action may be taken following the executive session)

Moved by:	Combs
Seconded by:	Carrington
Action:	Motion carried by unanimous roll call vote
In favor:	Best, Carrington, Combs, DeVries, Hanson, LaFrance
Opposed:	None

The Council entered into Executive Session at 8:54 pm and exited at 9:49 pm.

Council Member Best left the teleconference when the executive session started. After coming out of executive session, the following action was taken.

Main Motion: To authorize the City Manager and the City Attorney to negotiate and execute a Federal Consent Decree for the Wastewater Treatment Plant

Moved by:	Combs
Seconded by:	Hanson
Action:	Motion carried by unanimous roll call vote.
In favor:	Carrington, Combs, DeVries, Hanson, LaFrance
Opposed:	None

Q. ADJOURNMENT

With no further business before the Council, the meeting adjourned at 9:51 pm.

Approved this 26th day of July, 2016.

Norma I. Alley, MMC, City Clerk

DeLena Johnson, Mayor