

A. CALL TO ORDER

A regular meeting of the Palmer City Council was held on July 26, 2016, at 7 pm in the council chambers, Palmer, Alaska.

Mayor Johnson called the meeting to order at 7:01 pm.

B. ROLL CALL

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

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

Also in attendance were the following:

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| 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
 - a. **Action Memorandum No. 16-051:** Authorizing the City Manager to Enter into a Sole Source Procurement and Execute a Contract with Badger, Meter, Inc. for Badger Water Meters and Supplies in the Amount of \$16,223.50
 - b. **Action Memorandum No. 16-053:** Authorize the City Manager to Negotiate and Execute an Agricultural Lease with Ben Vanderweele for a Parcel of Land Containing Approximately 5 Acres of Airport Land Located on Outer Springer Loop
2. Minutes of Previous Meetings
 - a. June 14, 2016, Regular Meeting
 - b. July 12, 2016, Regular Meeting

Main Motion: To approve consent agenda and minutes

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

E. COMMUNICATION AND APPEARANCE REQUESTS

F. REPORTS

Item 1 – City Manager’s Report

City Manager Nathan Wallace:

- Highlighted his written report;
- Provided an update on Borough Dispatch;
- Commented on attendance of first day of Local Foods, Local Places Workshop;
- Spoke to an Open House held for the Wastewater Treatment Master Plan; and
- Commented on the state closure of the Palmer Correction Center.

Item 2 – City Clerk’s Report

City Clerk Norma Alley:

- Highlighted her written report provided at the table.

Item 3 – Mayor’s Report

Mayor Johnson:

- Expressed concern regarding closure of the Correctional Facility;
- Expressed appreciation to Jan Newman and her efforts in acquiring the EPA grant; and
- Reminded everyone of the Mat-Su Miner Baseball game being sponsored by the City of Palmer July 27 at 6:00 pm.

Item 4 – City Attorney’s Report

G. AUDIENCE PARTICIPATION

Kenda Huling:

- Addressed concerns regarding overflowing trash from Friday Fling.

Eugene Carl Haberman:

- Spoke to concerns regarding Open House held on Wastewater Treatment Facilities Plan.

H. PUBLIC HEARINGS

Item 1 – Resolution No. 16-020: Submitting the Question of Amending Charter Section 3.2, Terms of Office to Limit Mayor and Councilmember Terms to Two Three Year Terms, to the City’s Qualified Voters at the October 4, 2016, City of Palmer Election (IM 16-033) (1st Public Hearing)

Mayor Johnson opened the public hearing.

The City Clerk read written testimony received from Terry Snyder in support of the Resolution.

Eugene Carl Haberman:

- Addressed the public hearing process; and
- Requested additional information to support the Resolution be presented to the public.

Mayor Johnson closed the public hearing.

Discussion ensued. Concerns addressed included:

- The need for more time to evaluate the issue;
- The need to trust the voters to make the decision;
- The possibility of amending the resolution;
- The reasoning behind removal of a council member strictly due to time of service versus allowing the voters to choose;
- The National sentiment toward establishment of term limits; and
- The need to fix something that is not broken.

Main Motion: To table Resolution No. 16-020 indefinitely

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| Moved by: | Combs |
| Seconded by: | Best |
| Action: | Motion failed by a 3-4 roll call vote. |
| In favor: | Best, Combs, Hanson |
| Opposed: | Carrington, DeVries, Johnson, LaFrance |

Main Motion: To approve Resolution No. 16-020 as amended

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| Moved by: | DeVries |
| Seconded by: | LaFrance |
| Action: | Motion pending |
| In favor: | |
| Opposed: | |

Primary Amendment #1: To amend Resolution No. 16-020 to read Submitting the Question of Amending Charter Section 3.2, Terms of Office to Limit Mayor and Councilmember Terms to ~~Two~~ Three Three Year Terms, to the City's Qualified Voters at the October 4, 2016, City of Palmer Election

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| Moved by: | DeVries |
| Seconded by: | Carrington |
| Action: | Motion carried by a 4-3 roll call vote. |
| In favor: | Carrington, DeVries, Johnson, LaFrance |
| Opposed: | Best, Combs, Hanson |

Item 2 – 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 left the chambers and turned the meeting over to Deputy Mayor Hanson.

Deputy Mayor Hanson requested a staff report. No additional information was available.

Deputy Mayor Hanson opened the public hearing.

Matt Tomter, representative of Matanuska Brewing Company:

- Spoke in favor of the zoning change; and addressed plans for revitalization of the site.

Ben Vanderweele, Board of Agriculture and Conservation Services board member:

- Spoke in favor of the rezone and transfer of the property.

Amy Pettit:

- Spoke in support of the zoning change and revitalization of the area.

Gary Wolf:

- Spoke in support of the zoning change and the chance to save the few remaining agricultural buildings in Palmer.

Arthur Keyes, Director of Agriculture for the State of Alaska:

- Spoke of benefits to be gained by the agricultural community, and the City of Palmer in general, with the development of the project.

Eugene Carl Haberman:

- Addressed concerns regarding the public hearing process and short turnaround times.

Deputy Mayor Hanson closed the public hearing with no objections.

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

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| Moved by: | Best |
| Seconded by: | Carrington |
| Action: | Motion carried with a 5-1 voice vote. |
| In favor: | Best, Carrington, Combs, Hanson, LaFrance |
| Opposed: | DeVries |

Mayor Johnson returned to the meeting.

Item 3 – 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) (2nd Public Hearing)

Mayor Johnson opened the public hearing.

Eugene Carl Haberman:

- Noted the need for more information to be provided; and
- Reiterated the need for greater public involvement.

Mayor Johnson closed the public hearing with no objections.

Main Motion: To approve Resolution No. 16-018

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| Moved by: | Hanson |
| Seconded by: | Combs |
| Action: | Motion pending |
| In favor: | |
| Opposed: | |

Main Motion: To schedule Resolution No. 16-018 for a third public hearing at the August 9 Regular Council Meeting

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

Item 4 – 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) (2nd Public Hearing)

Mayor Johnson opened the public hearing.

Eugene Carl Haberman:

- Requested information be made available to the public concerning the state budget and its impact on the city budget.

Mayor Johnson closed the public hearing with no objections.

Main Motion: To approve Resolution No. 16-001-B as amended

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| Moved by: | Combs |
| Seconded by: | Carrington |
| Action: | Motion carried by a 4-3 roll call vote. |
| In favor: | Carrington, Combs, Johnson, LaFrance |
| Opposed: | Best, DeVries, Hanson |

Primary Amendment #1: To remove the Grow Palmer appropriation

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

I. ACTION MEMORANDA

J. UNFINISHED BUSINESS

K. NEW BUSINESS

L. RECORD OF ITEMS PLACED ON THE TABLE

Aerial Map of Airport
Clerk's Report
Written testimony provided by Terry Snyder

M. AUDIENCE PARTICIPATION

Eugene Carl Haberman:

- Spoke to the public hearing on Resolution 16-020; and

- Addressed the Council’s passage of the budget amendment before noting the effects of the state budget changes on the city budget.

N. COUNCIL MEMBER COMMENTS

Council Member Combs:

- Spoke to the success of last week’s Palmer Pride picnic, and thanked those who stayed to help with clean-up; and
- Spoke positively to the water and wastewater system improvements accomplished by the city.

Council Member DeVries:

- Thanked Council Member Combs for her efforts in organizing the Palmer Pride celebration.

Deputy Mayor Hanson:

- Expressed appreciation to Council Member Combs for her extraordinary efforts with the Palmer Pride event; and
- Echoed Council Member Combs’ sentiments concerning the water and wastewater treatment improvements.

Council Member Best:

- Thanked Council Member Combs and all the community members who helped out with the Palmer Pride event.

Council Member LaFrance:

- Expressed appreciation for the fantastic and well organized Palmer Pride event; and
- Commented on his attendance of the Local Foods, Local Places Workshop.

Council Member Carrington:

- Gave kudos to Council Member Combs for a job well done; and
- Spoke to looking forward to more accountability with the budget.

Mayor Johnson:

- Thanked everyone who helped with the Palmer Pride event;
- Spoke to her pleasure in handing out the Beautification Awards; and
- Thanked everyone who participated.

O. ADJOURNMENT

With no further business before the Council, the meeting adjourned at 9:48 pm.

Approved this 9th day of August, 2016.

Norma I. Alley, MMC, City Clerk

DeLena Johnson, Mayor