

A. CALL TO ORDER

A regular meeting of the Palmer City Council was held on October 11, 2016, at 7 pm in the council chambers, Palmer, Alaska.

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

B. ROLL CALL

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

Richard Best	David Fuller
Steve Carrington	Brad Hanson
Linda Combs	Peter LaFrance
Edna DeVries	

Also in attendance were the following:

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

C. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Mr. Allan Linn.

D. APPROVAL OF AGENDA

1. Approval of Consent Agenda
 - a. Introduction of **Ordinance No. 16-017**: Amending Palmer Municipal Code Chapter 17.57 AG-Agricultural District to add Section 17.57.015 Definitions to include Small Agricultural Event Center; and amending Section 17.57.040 Conditional Uses to Delete Commercial Recreational Facilities and Add Small Agricultural Event Center as a Separate Listed Conditional Use in the AG-Agricultural District to be Listed as Section 17.57.040(O) (IM 16-043)
 - b. **Action Memorandum No. 16-066**: Authorizing the City Manager to Negotiate and Execute Amendment No. 2 to the Professional Services Agreement with Wolf Architecture, Inc. for the Palmer Building Improvements Project, Phase 3
 - c. **Action Memorandum No. 16-067**: Authorizing the City Manager to Negotiate and Execute a Purchase Proposal with Craig Taylor Equipment for a Newer Replacement Tractor at the Airport for \$21,000.00 Minus Proposed Trade in Value of \$6,001.00
 - d. **Action Memorandum No. 16-068**: Authorizing the City Manager to Purchase Equipment for the Avaya Internet Protocol (IP) Telephone System and Enter into a Three Year Maintenance Agreement with Matanuska Telephone Association

- e. **Action Memorandum No. 16-071:** Authorize the City Manager to Negotiate and Execute Change Order Five to Triple V Contracting, Inc. in the Amount of \$24,112.00 for the Palmer Maintenance Upgrades Phase II Project

Main Motion: To Approve Consent Agenda

Moved by:	Best
Seconded by:	Combs
Action:	Motion passed unanimously.
In favor:	Best, Carrington, Combs, DeVries, Fuller, Hanson, LaFrance
Opposed:	None

E. COMMUNICATION AND APPEARANCE REQUESTS

F. REPORTS

Item 1 – City Manager’s Report

City Manager Nathan Wallace:

- Highlighted his written report;
- Commented on the Dispatch Services RFP status; and
- Fielded questions from the Council.

Mayor DeVries provided direction to the City Manager to place a discussion on airport repavement at the top of the budget hearings for the October 18, 2016, meeting.

Mayor DeVries requested further examination of zoning code governing set-backs in the commercial district be done in relation to the sale of marijuana accessories. Council Member Best provided support and requested controlled access be addressed as well. Deputy Mayor Combs offered support. The City Attorney was requested to provide a report to be presented as an action item on a future agenda.

Item 2 – City Clerk’s Report

City Clerk Norma Alley:

- Reenacted the Oath of Office for Council Member Fuller; and
- Highlighted her written report.

Deputy Mayor Combs complemented the City Clerk and Deputy Clerk on the smoothness of the recent election. Mayor DeVries echoed her comments.

Item 3 – Mayor’s Report

Mayor DeVries:

- Announced a written report for each regular meeting would be her standard procedure;
- Noted her office setup is complete and will be available as needed for Council Members;
- Noted her cell phone will be set-up to receive calls forwarded from her office phone line;
- Spoke to the selection of Board and Commission members being done by Action Memorandum;
- Spoke to planned attendance of the next Managers and Mayors meeting;

- Spoke to hosting community listening sessions with the Deputy Mayor or other Council Members as interested;
- Addressed the REI Gas Company presentation to the Managers and Mayors;
- Provided follow-up on a discussion with the Alaska Railroad concerning the train returning to Palmer;
- Spoke to an upcoming conversation with Bill Ingersol concerning plans for his Mat-Maid property; and
- Commented on a scheduled lunch with Sarah Heath from the Governor's Office.

Council Member Hanson requested the Mayor work with the staff to determine which legislative items should be presented for discussion and which could be placed on the Consent Agenda.

Item 4 – City Attorney's Report

Michael Gatti:

- Welcomed all of the returning members of the Council;
- Congratulated the newly elected officials; and
- Commented on providing presentations at the Alaska Municipal League Conference.

G. AUDIENCE PARTICIPATION

Eugene Carl Haberman:

- Shared his reasons for investigating public process and meetings law; and
- Noted the Canvass Board meeting notice was omitted from the City of Palmer calendar.

H. PUBLIC HEARINGS

Item 1 – Resolution No. 16-027: Authorizing the Negotiation and Sale of a 6.908 Acre Parcel of Land Located at 3854 S. Glenn Highway to the Alaska Department of Transportation and Public Facilities in Accordance with Palmer Municipal Code 3.20.080.D for the Amount of \$165,000.00 (IM 16-042)

Mayor DeVries opened the public hearing.

Eugene Carl Haberman:

- Expressed concern over the order of the public hearing; and
- Encouraged the public hearing not be closed before asking if there are any objections to the hearing being closed.

Mayor DeVries closed the public hearing with no objections.

Main Motion: To Approve Resolution No. 16-027

Moved by:	Combs
Seconded by:	Best
Action:	Postponed until a new appraisal is completed.
In favor:	
Opposed:	

City Manager Wallace fielded questions and concerns from the Council addressing:

- The history of the initial price paid for the property;
- Whether a new appraisal would be beneficial and what its cost would be; and
- The City qualifying for the AIP sales incentive.

Main Motion: To Postpone Action on Resolution No. 16-027

Moved by:	Combs
Seconded by:	Best
Action:	Motion carried unanimously.
In favor:	Best, Carrington, Combs, DeVries, Fuller, Hanson, LaFrance
Opposed:	None

Main Motion: To Pursue a New Appraisal for the Property

Moved by:	Combs
Seconded by:	Best
Action:	Motion carried unanimpusly.
In favor:	Best, Carrington, Combs, DeVries, Fuller, Hanson, LaFrance
Opposed:	None

Primary Amendment #1: Appraisal Cost Shall Not Exceed \$8,000.00

Moved by:	Combs
Seconded by:	Fuller
Action:	Motion carried unanimously.
In favor:	Best, Carrington, Combs, DeVries, Fuller, Hanson, LaFrance
Opposed:	None

The City Manager was directed to pursue a commercial appraisal for the property; and investigate the AIP sales incentives and how it is being handled with other entities.

I. ACTION MEMORANDA

J. UNFINISHED BUSINESS

Item 1 – Action Memorandum 16-069: Confirm the Mayor’s Nomination of Allan Linn to the Airport Advisory Board

Main Motion: To Authorize Action Memorandum No.16-069

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

K. NEW BUSINESS

Item 1 – Resolution No.16-017: Authorizing the City Manager to Apply for and Enter Into a Water and Waste System Grant Agreement with the U.S. Department of Agriculture Rural Utilities Service Regarding Grant Funds for Waste Water Treatment Plant Facility Improvements in Accordance with Current Federal Consent Decree (IM 16-029)

City Manager Wallace provided a staff report and requested “and Enter Into” be removed from the Resolution and Information Memorandum.

Main Motion: To Approve Resolution No. 16-017 With Modifications to Remove “and Enter Into” in All Places in the Resolution and the Information Memorandum

Moved by:	Best
Seconded by:	Carrington
Action:	Motion carried unanimously.
In favor:	Best, Carrington, Combs, DeVries, Fuller, Hanson, LaFrance
Opposed:	None

L. RECORD OF ITEMS PLACED ON THE TABLE

City Clerk's Report

M. AUDIENCE PARTICIPATION

Eugene Carl Haberman:

- Addressed concerns over the election process in the State of Alaska; and
- Expressed appreciation to the chair for changes made in the closure of public hearings.

N. COUNCIL MEMBER COMMENTS

Deputy Mayor Combs:

- Made a presentation to the City from Barbara Hunt commemorating the City's 65th Birthday;
- Reminded everyone of the final week of the local food drive; and
- Welcomed Council Member Fuller.

Council Member Fuller:

- Expressed appreciation for the reenactment of the Oath of Office.

Council Member Hanson:

- Welcomed Council Member Fuller to the right side of the table.

Council Member Carrington:

- Congratulated Council Member Fuller;
- Commended the Clerk on the election; and
- Thanked Deputy Mayor Combs for acquiring art.

Council Member LaFrance:

- Welcomed Council Member Fuller;
- Complemented the Mayor on her ability to run an efficient meeting; and
- Expressed interest in using the City website to make all interactions with the public, especially business owners, become as efficient as possible.

Council Member Best:

- Pointed out having a new member on the City Council was a good sign the electoral system worked.

Mayor DeVries:

- Welcomed Council Member Fuller; and
- Agreed with the need to make the City more efficient and hoped the proposed budget contained sufficient funding to make the needed changes.

O. ADJOURNMENT

With no further business before the Council, the meeting adjourned at 8:45 pm.

Approved this 13th day of December, 2016.

Norma I. Alley, MMC, City Clerk

Edna B. DeVries, Mayor