

**BOARD OF ECONOMIC DEVELOPMENT  
CITY OF PALMER, ALASKA**

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**REGULAR MEETING  
MONDAY, DECEMBER 3, 2018  
6:00 P.M. - COUNCIL CHAMBERS**

**A. CALL TO ORDER:**

The regular meeting of the City of Palmer Board of Economic Development was called to order by Chair Silva at 6:11 p.m.

**B. ROLL CALL:**

Present and constituting a quorum were Board Members:

Dusty Silva, Chair	Kelly Turney, Vice Chair
Christopher Chappel	Peter Christopher
Janet Kincaid	Barbara Hunt

Excused absence:

Lorie Koppenberg

Ex-Officio member present:

David Fuller, Palmer City Council

Also present were:

Brad Hanson, Community Development Director

Nathan Wallace, City Manager

Pam Whitehead, Recording Secretary (arrival at 6:25 p.m.)

**C. PLEDGE OF ALLEGIANCE:** The Pledge was led by Board Member Christopher.

**D. APPROVAL OF AGENDA:**

The Agenda was unanimously approved as presented by all members present. There were no objections.

[Kincaid, Christopher, Hunt, Chappel, Turney, Silva; *Absent:* Koppenberg]

**E. MINUTES OF PREVIOUS MEETING:**

1. The Minutes of the **November 5, 2018 Regular Meeting** were unanimously approved as presented by all members present. There were no objections.

[Kincaid, Christopher, Hunt, Chappel, Turney, Silva; *Absent:* Koppenberg]

**F. AUDIENCE PARTICIPATION:**

1. Presentation by Dave Cruz, Cruz Construction

Dave Cruz, Owner, at the invitation of Director Hanson, spoke on various topics including:

- Provided a synopsis of Cruz Companies noting locations at Palmer Municipal Airport and the Main Office on the Palmer-Wasilla Highway;

- Spoke in high appreciation for Palmer Airport noting it is very much a jewel of this community that most people don't really recognize the extent of what is there;
- Noted that prior to the economic downturn to the oil industry, his company was 80% oil field/20% public works heavy civil construction and now it's the reverse at 80% public works/20% oilfield;
- Described the CMGC (Construction Manager General Contractor) highway job on the Tok cutoff, explaining that it is the first job the State has done using this concept;
- Provided a site drawing and discussed their plans to build T-Hangars on the two lots between Cruz and Palmer Hangar Association with construction of the first 10-unit condo hangar building expected to begin next spring; spoke in high regard for Airport Superintendent Frank Kelly and working with other City officials;
- Responded to board member questions and further discussion ensued;
- As Chairman of the Alaska Gasline Development Corporation, he explained and strongly advocated for compressed natural gas (CNG) in Alaska; encouraged attending the presentation at Wasilla Chamber tomorrow; offered to bring a presentation before the Board.

The Board thanked Mr. Cruz for his presentation.

#### **G. REPORTS:**

1. Boards and Commission Report – Director Hanson:
  - Highlighted his written report (IM 18-018) in the packet synthesizing the September and October 2018 activities of the Council and other Boards and Commissions; responded to questions.
2. Work Plan Activities Report
  - Deferred to agenda item under New Business.
3. Manager/Staff Report – City Manager Wallace:
  - Reported status of the City following the earthquake Friday, November 30;
  - Palmer fared well – no water line breaks, no sewer line breaks, power was not lost, and there was no structural damage to any City facilities, extra police and fire were called in for emergency services and by Noon double staff was no longer necessary; reported concerning the schools and other areas of the Mat-Su Valley.
  - Overall message to the community – City is strong, the community helped each other across the board and it was amazing to see all the postings offering help.

**H. UNFINISHED BUSINESS:** None.

#### **I. NEW BUSINESS:**

1. Committee of the Whole to Discuss PMC 5.28 Roving Vendors (note: action may be taken by the Board following the committee of the whole)

**Main Motion: To enter Committee of the Whole for open and ease of discussion**

**on PMC 5.28 Roving Vendors.**

Moved by:	Turney
Seconded by:	Chappel
Action:	Motion Carried Unanimously by all members present.
In favor:	Kincaid, Christopher, Hunt, Chappel, Turney, Silva
Opposed:	None
Absent:	Koppenberg

[The Board entered Committee of the Whole at 6:57 p.m.; exited at 8:21 p.m.]

Staff Report: Director Hanson directed attention to the packet for IM 18-019 offering a series of questions designed to help focus the discussion primarily to clarify roving vendors. The proposed ordinance (PMC 5.28, Roving Vendors) is also included for the Board's review. City Manager Wallace offered input and suggestions. Gena Davis, Finance Department, was available in the audience for any finance or licensing questions.

Committee of the Whole points of discussion included:

- *Lengthy* discussion on adequately defining the whole process of regulating roving vendors;
- Director Hanson cited "itinerant vendor" as an alternative definition to roving; further discussion followed favoring "itinerant" instead of "roving" vendor;
- Discussion regarding business license and insurance requirements;
- Discussion concerning itinerant vendors on private versus public property;
- Consensus that itinerant vendors should be required to have a license other than a business license;
- Consensus that Friday Fling vendors should be considered itinerant vendors;
- Consensus that as a result of a user agreement with Friday Fling, the City should *not* restrict any itinerant vendor to within a certain distance of that activity.

[Chair Silva called a 3-minute break at 8:09 p.m.; the meeting resumed at 8:12 p.m.]

Director Hanson summarized that we have a better definition, that no one wishes to prohibit vendors during public celebrations, that there needs to be a definition between public and private, that roving vendors should be required to have a license. He will bring back a revised Ordinance for continued review at the next meeting if possible.

Board member Hunt suggested to include exploration of a performance standard for an itinerant vendor in terms of geography versus brick and mortar. There was further discussion and debate in opposition on the issue.

[The Board exited Committee of the Whole at 8:21 p.m. There were no objections.]

**J. BOARD MEMBER COMMENTS:**

**Board Member Kincaid:**

- Commented she is excited about the new business coming to town bringing 70 jobs and a bright spot to Palmer economy;
- Delighted that Chris Chappel's boss has been named the new Commissioner of Health and

Social Services, a wise choice on the part of Governor Dunleavy;

- Commented on the huge generosity of our community, noting that she recently hosted a table at a luncheon in Anchorage and raised \$28,084 for the Salvation Army; that it was great that the Good Lord provided this money especially at a time to help people after the earthquake.

**Board Member Christopher:**

- Commented that he enjoyed Dave Cruz' talk and that he is encouraged in the direction Palmer is moving.

**Council Member Fuller:**

- Echoed appreciation for Dave Cruz' talk; commented on his attendance at the Airport Advisory Commission meetings and hearing about private investment at the Airport; thinks it is a big step and will produce a lot of dividends in the future.

**Board Member Chappel:**

- Commented in appreciation for Director Hanson, City Manager Wallace, and other City personnel's help at the meeting tonight. It's a lot of work and he appreciates the help.
- He is glad to be back for another term on the Board and looks forward to the next meeting.

**Chair Silva:**

- Spoke in appreciation for the discussion at tonight's meeting; that it will be helpful for Director Hanson to hear the differing opinions on the topic.
- Commented that she has heard nothing but positive feedback from people about the City of Palmer's response to the earthquake.
- Announced that because the **City Council/BED Joint Meeting is scheduled for Tuesday, February 5, 2019**, the Board's **Regular Meeting on February 4, 2019 is cancelled**.

**K. ADJOURNMENT:**

There being no further business, the meeting adjourned at 8:26 p.m.

**APPROVED by the Board of Economic Development the 7th day of January, 2019.**

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Dusty Silva, Chair

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Brad Hanson, Community Development Director