



Mayor Edna B. DeVries  
 Deputy Mayor Sabrena Combs  
 Council Member Julie Berberich  
 Council Member Richard W. Best  
 Council Member Steve Carrington  
 Council Member Brian Daniels  
 Council Member Jill Valerius

City Attorney Michael Gatti  
 City Clerk Norma I. Alley, MMC  
 City Manager John Moosey

**City of Palmer, Alaska**  
**City Council Meeting**  
**January 12, 2021, at 7:00 PM**  
 City Council Chambers  
 231 W. Evergreen Avenue, Palmer  
[www.palmerak.org](http://www.palmerak.org)

**AGENDA**

**A. CALL TO ORDER**

**B. ROLL CALL**

**C. PLEDGE OF ALLEGIANCE**

**D. APPROVAL OF AGENDA**

1. Approval of Consent Agenda
  - a. **Action Memorandum No. 21-001:** Authorizing the City Manager to Sign Palmer Museum of History and Art’s Service Contract Amendment No. 9 for Care, Custody and Control of Historical Artifacts Owned by the City in the Amount of \$46,200.00 to Reflect 2021 Payments .. Page 3
  - b. **Action Memorandum No. 21-002:** Authorizing the City Manager to Sign Amendment No. 1 to the Palmer Museum of History and Art’s Management Service Contract for Operation of the Visitor Information Center in the Amount of \$75,115.00 to Reflect 2021 Payments ..... Page 7
  - c. **Action Memorandum No. 21-003:** Authorizing the City Manager to Negotiate and Execute a Management Services Contract with Eagle Golf Course Management, Inc. in the Amount of \$417,000.00 to Expire in 2026..... Page 11
  - d. **Action Memorandum No. 21-004:** Authorizing the City Manager to Execute a One-Year Extension of the Brand License Agreement with Matanuska Telephone Association for the MTA Events Center to Expire December 31, 2021 ..... Page 25
  - e. **Action Memorandum No. 21-005:** Authorizing the City Manager to Negotiate and Execute a Purchase Agreement with Western Peterbilt, Inc. for a Solid Waste Collection Vehicle in the Amount of \$351,927.00 Using the Governmental and Property Procurement Process . Page 39
  - f. **Action Memorandum No. 21-006:** Directing the City Manager to Notify the State of Alaska of the City Council’s Statement of Non-Objection for The Palmer Bar, Located at 828 South Colony Way, Palmer, Liquor License No. 1274 of Liquor License Renewal..... Page 63
  - g. **Action Memorandum No. 21-007:** Directing the City Manager to Notify the State of Alaska of the City Council’s Statement of Non-Objection for Matanuska Brewing Company, LLC. Located at 513 South Valley Way, Palmer, AK, of Liquor License Renewal. Liquor License No. 5566 ..... Page 67
  - h. **Action Memorandum No. 21-008:** Directing the City Manager to Notify the State of Alaska of the City Council’s Statement of Non-Objection for Moose Loyal Order 793, Located at 1136 South Cobb Street, Palmer, Liquor License No. 744 of Liquor License Renewal..... Page 71
2. Approval of Minutes of Previous Meetings
  - a. November 10, 2020, Special Meeting ..... Page 75
  - b. November 10, 2020, Regular Meeting ..... Page 77
  - c. November 18, 2020, Special Meeting ..... Page 83
  - d. November 24, 2020, Special Meeting ..... Page 87
  - e. November 24, 2020, Regular Meeting ..... Page 89
  - f. November 25, 2020, Special Meeting ..... Page 97
  - g. December 4, 2020, Special Meeting ..... Page 99

**E. COMMUNICATIONS AND APPEARANCES REQUEST**

- 1. Presentation from Matanuska-Susitna Borough Planning Services Manager Kim Sollien Regarding the Arctic Winter Games ..... Page 101

**F. REPORTS**

- 1. City Manager’s Report
- 2. City Clerk’s Report
- 3. Mayor’s Report
- 4. City Attorney’s Report

**G. AUDIENCE PARTICIPATION**

**H. NEW BUSINESS**

- 1. **Committee of the Whole:** Discussion on Proposed Ordinances Regarding (note: action may be taken by the council following the committee of the whole):
  - a. Amending Palmer Municipal Code Chapters 17.08 Definitions, Palmer Municipal Code 17.28 Commercial Limited and 17.32 Commercial General, and Enacting a New Chapter Titled Palmer Commercial Land Use Matrix ..... Page 129
  - b. Amending Palmer Municipal Code Title 17 Zoning Creating a Central Business District Within Palmer Municipal Code Title 17, Zoning ..... Page 153

**I. RECORD OF ITEMS PLACED ON THE TABLE**

**J. AUDIENCE PARTICIPATION**

**K. COUNCIL COMMENTS**

**L. ADJOURNMENT**

**Tentative Future Palmer City Council Meetings**

Meeting Date	Meeting Type	Time	Notes
<b>Jan 26</b>	Regular	7 pm	
<b>Feb 9</b>	Regular	7 pm	
<b>Feb 23</b>	Regular	7 pm	
<b>Mar 9</b>	Regular	7 pm	
<b>Mar 23</b>	Regular	7 pm	
<b>Apr 13</b>	Regular	7 pm	
<b>Apr 27</b>	Regular	7 pm	
<b>May 11</b>	Regular	7 pm	
<b>May 25</b>	Regular	7 pm	