

## A. CALL TO ORDER

A regular meeting of the Palmer City Council was held on April 10, 2018, at 7:00 p.m. in the Council Chambers, Palmer, Alaska. Mayor DeVries called the meeting to order at 7:00 p.m.

## B. ROLL CALL

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

Edna DeVries, Mayor	Richard Best, Deputy Mayor
Steve Carrington	Sabrena Combs
David Fuller	Brad Hanson
Peter LaFrance	

Staff in attendance were the following:

Nathan Wallace, City Manager	Norma I. Alley, MMC, City Clerk
Michael Gatti, City Attorney	Angie Anderson, Deputy City Clerk
John McNutt, Fire Chief	David Meneses, Interim Community Development Director

## C. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was performed.

## D. APPROVAL OF AGENDA

1. Approval of Consent Agenda
  - a. **Action Memorandum No. 18-044:** Authorizing the City Manager to Execute a Consent to Assignment for the Assumption of the Proprietary Lease from Joshua Nance to Eldon E. Bell, Jr. & Holly A. Bell for Palmer Hangars Owners Association Unit No. 4, Lot 11, Block 3 at the Palmer Municipal Airport
  - b. **Action Memorandum No. 18-045:** Authorizing the City Manager to Negotiate and Execute a Renewed Agricultural Lease with Ben VanderWeele for a Parcel of Land Containing Approximately Five Acres of Airport Land Located on Outer Springer Loop
  - c. **Action Memorandum No. 18-046:** Authorizing the City Manager to Negotiate and Execute a New Agricultural Hay Lease Agreement with Adam J. Janski, dba RK Ranch, on Approximately 110 Acres of Airport Lands Currently in Hay Fields at the Palmer Municipal Airport
2. Approval of Minutes of Previous Meetings
  - a. February 27, 2018, Regular Meeting
  - b. March 27, 2018, Special Meeting
  - c. March 27, 2018, Regular Meeting

### Main Motion: To Approve Consent Agenda and Minutes

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

## **E. COMMUNICATIONS AND APPEARANCE REQUESTS**

1. Presentation from ADOT&PF Highway Design Chief James Amundsen

Mr. Amundsen discussed the possibility of a crosswalk in Palmer per Mayor DeVries' request. He stated the Department of Transportation (DOT) will not construct the crosswalk, but they will assist the city with guidance, aide as to how to procure grant funds, and will grant the city a permit to do the work in the DOT right of way.

## **F. REPORTS**

1. City Manager's Report

City Manager Nathan Wallace Highlighted his written report.

2. City Clerk's Report

City Clerk Norma Alley highlighted her written report and announced next week's meeting will be at 6 p.m.

3. Mayor's Report

Mayor DeVries highlighted her written report.

4. City Attorney's Report

None

## **G. AUDIENCE PARTICIPATION**

Mr. Russ Ingram, Boy Scouts of America, summarized the Boy Scouts of America (BSA) Pinewood Derby event, asked Council for their support, and requested approval of the BSA grant application.

Mr. Larry Clark, Valkyrie Security and Asset Protection Inc. President (Valkyrie), requested approval of AM No. 18-048 regarding the firearm permit. He testified this project is in the negotiation phase with Fred Meyer, summarized his proposal in the packet, and provided additional information about Valkyrie.

Mrs. Carol Ryan Aube, Mr. Bill Aube, and Mrs. Maggie Aube-Trammell spoke of concerns for a gun range in downtown Palmer.

Ms. Lynn Fuller expressed concern for a gun range inside city limits, presence so close to the Post Office and day care, and increased traffic. She stated she would like a more neighborhood friendly tenant in that location.

Ms. Marta Zegzdryn requested postponement of AM No. 18-048 to allow for more public opinion to be heard.

Mr. Niall Linden expressed concern for a gun range at the old Fred Meyer location and suggested the space be utilized as a winter activity center or place for children.

Mr. Rob Czarnasky stated he is a resident of downtown Palmer and right across from the proposed location. He testified he is not for or against a shooting range, but did have safety concerns with the daycare nearby and the potential of negligent discharge occurring in the parking lot. He asked for the number of negligent discharges that had occurred at the current shooting range outside of the city of Palmer.

Mr. Chris Evens asked the City Council to consider postponing the vote to give it more thought, hoped the city will operate in a forward-thinking manner, stated the current prospective tenant, Valkyrie, is a desirable tenant, but thought further consideration should be given.

Ms. Jenel Gagnon, Friends of the Library Board Member, asked City Council to allow further public comment before decision is made and agreed with previously stated comments.

Mrs. Lorrie Koppenberg expressed gratitude and appreciation to Palmer Police Department for their hard work, dedication, and attention to activities in the early mornings. She stated it had been valued that patrols were occurring near her shops, as early as 5:00 a.m., when her staff goes to work; all of which provides for a feeling of a safe community.

Ms. Amanda Wolfe asked for postponement of vote and requested a public hearing be held.

**H. ACTION MEMORANDA**

1. **Action Memorandum No. 18-047:** Approving a Council Community Grant in the Amount of \$500.00 to the Great Alaska Council Boy Scouts of America Valleywide Community Pinewood Derby Race to be held on April 19, 2018

<b>Main Motion:</b>	<b>To Approve Action Memorandum No. 18-047</b>
Moved by:	Combs
Seconded by:	Fuller
Action:	Motion Carried
In favor:	Best, Carrington, Combs, DeVries, Fuller, Hanson, LaFrance
Opposed:	None

Deputy Mayor Best stated he was pleased City Council approved the grant, announced he will be absent during the race, and challenged the City Council and mayor to enter a derby car.

2. **Action Memorandum No. 18-048:** City Council Providing a Favorable Opinion, In Accordance with Palmer Municipal Code 9.74.010 Discharge of Firearms, to Allow the City Manager to Issue an Indoor Gun and Target Range Permit

City Manager Wallace summarized his staff report, noted that AM No. 18-048 was not a land use issue, and referenced Palmer Municipal (PMC) Section 9.74.010. He stated this location was privately owned by Fred Meyer and zoned for commercial general use. The PMC reads the City Council will need to provide a favorable opinion in order for a permit to be approved and the applicant does meet the PMC requirements.

<b>Main Motion:</b>	<b>To Approve Action Memorandum No. 18-048</b>
Moved by:	Best
Seconded by:	DeVries
Action:	
In favor:	
Opposed:	

Deputy Mayor Best asked if the business owner could challenge the City Councils ruling and what the legal ramifications would be. City Attorney Mike Gatti answered it is possible for anyone to file a case with the Superior Court.

Council Member Hanson asked what safety standards were enforced and if there were any other organization's standards the City Council should consider. City Manager Wallace responded the National Rifle Association (NRA) standards are what is stipulated in the PMC that the City would adhere to.

Deputy Mayor Best asked what the process was if the permit was issued and concerns arose. City Attorney Gatti responded the permit would be for two years and could be revoked at time of renewal or before if the permit holder is non-compliant.

Council Member Carrington stated he is considering a motion for postponement to allow for additional public comments and due process.

City Manager Wallace stated the AM is for the City Council to provide an opinion regarding the applicant proving they had meet NRA safety standards, which they have, and PMC noise requirements as outlined in PMC Section 8.36.020(F).

Council Member LaFrance asked if there was a decibel level which could be measured to assess noise disturbance and a nuisance. Interim Community Development Director/Building Official David Meneses suggested a test could be given to assess noise decibels and stated the noise would not likely be heard outside of the building.

Deputy Mayor Best asked for the number of calls or safety concerns that had been reported at the current gun range. Fire Chief McNutt answered he had not responded to the current gun range for negligent discharge, injuries, or safety issues in the nine years of his service in Palmer.

Council Member LaFrance asked for clarification on the measurement of disturbing the peace and nuisance in the code. City Manager Wallace read PMC 8.36.020(F).

Mr. Larry Clark, Valkyrie President, assured the City Council that safety is of the upmost importance to Valkyrie, current specs would be adhered to, sound would not be an issue due to inside building baffles, over \$10 Million would be invested into the facility, the building would be developed to Palmer Code specifications, and any additional considerations would be met. He stated postponing the permit approval would negatively affect his business as there are other offers on the perspective property.

**Primary Amendment #1: Motion to Postpone AM No.18-048 from May 22 to April 24, as Amended**

Moved by:	Carrington
Seconded by:	LaFrance
Action:	Motion Carried
In favor:	Carrington, Combs, DeVries, LaFrance
Opposed:	Best, Fuller, Hanson

Deputy Mayor Best commented the City Council is to consider and vote on noise and safety; postponement would not bring new information only more public opinion.

Council Member Hanson commented the task at hand for City Council's consideration is to decide on a favorable opinion on the permit; not to decide who purchases the building. He added based on the PMC, City Council has the information needed to vote.

**Secondary Amendment #1: Motion to Postpone AM No. 18-048 to April 24**

Moved by:	Combs
Seconded by:	Fuller
Action:	Motion Carried
In favor:	Carrington, Combs, DeVries, LaFrance
Opposed:	Best, Fuller, Hanson

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

None

**J. AUDIENCE PARTICIPATION**

None

**K. COUNCIL MEMBER COMMENTS**

Council Member Fuller announced Palmer High School will be hosting the 2018 Track and Field State Competition on May 24-26.

Deputy Mayor Best expressed disappointment on the outcome of Action Memorandum No. 18-048, because proper procedures were followed. He commented the City Council should have voted and not postponed the AM.

**L. ADJOURNMENT**

With no further business before the Council, the meeting adjourned at 9:43 p.m.

**Approved this 24<sup>th</sup> day of April, 2018.**

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Norma I. Alley, MMC, City Clerk

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Edna B. DeVries, Mayor