

**A. CALL TO ORDER**

A regular meeting of the Palmer City Council was held on June 26, 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  
Steve Carrington  
Sabrena Combs  
Peter LaFrance

Richard Best, Deputy Mayor  
Linda Combs  
David Fuller

Staff in attendance were the following:

Nathan Wallace, City Manager  
Michael Gatti, City Attorney

Norma I. Alley, MMC, City Clerk  
Angie Anderson, Deputy City Clerk

**C. PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was performed.

**D. APPROVAL OF AGENDA**

1. Approval of Consent Agenda
  - a. **Action Memorandum No. 18-065:** Authorizing the City Manager to Negotiate and Execute a One Year Contract with the Matanuska-Susitna Borough to Provide Fire Emergency Response to the Greater Palmer Fire Service Area (GPFSA)
  - b. **Action Memorandum No. 18-066:** Authorizing the City Manager to Negotiate and Execute a One Year Contract for Rescue Services with the Matanuska-Susitna Borough
  - c. ~~**Action Memorandum No. 18-067:** Authorizing the City Manager to Execute Change Order #1, Execution of Additive Alternate #3, Apron Replacement at Fire Station 3-1, with North Star Excavation and Asphalt, Inc. in an Amount Not to Exceed \$36,000.00~~
2. Approval of Minutes of Previous Meetings
  - a. April 24, 2018, Regular Meeting
  - b. June 19, 2018, Special Meeting

**Main Motion: To Approve Agenda as amended, Consent Agenda, and Minutes**

Moved by:	S. Combs
Seconded by:	Fuller
Action:	Motion Carried Unanimously
In favor:	Best, Carrington, L. Combs, S. Combs, DeVries, Fuller, LaFrance

**Primary Amendment #1: To Move Action Memorandum No. 18-067 to New Business**

Moved by:	Best
Seconded by:	L. Combs
Action:	Motion Carried Unanimously
In favor:	Best, Carrington, L. Combs, S. Combs, DeVries, Fuller, LaFrance

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

1. Presentation of a Proclamation for Palmer High School Baseball Team for Achievement as Southcentral Conference Champions

Mayor DeVries read and presented the proclamation to Coach David Combs and the Palmer High School baseball team.

## **F. REPORTS**

1. City Manager's Report

City Manager Wallace highlighted his written report and reported there was movement, by residents, to get Remple Avenue paved. Council Member Linda Combs stated water and sewer problems had previously been reported on Remple Avenue and asked the city manager to make note of this for future reference.

2. City Clerk's Report

City Clerk Alley highlighted her written report and announced:

- Election officials were needed to serve all across the borough;
- Notice of Vacancy in Office had been published for Council seats;
- Candidate filing starts on July 16 and ends at 4:00 p.m. on July 27; and
- Applications for the vacant board and commission seats would be accepted until 4:30 p.m. on June 29.

3. Mayor's Report

Mayor DeVries highlighted her written report and requested Council's input on the AML position papers. Council Member Linda Combs requested municipal revenue sharing and retirement funding remain a legislative priority.

4. City Attorney's Report

City Attorney Mike Gatti stated due to a recent supreme court ruling, local tax could be charged on internet purchases within the city; if the city chooses to pursue that.

## **G. AUDIENCE PARTICIPATION**

Mr. Jeff Johnson expressed concern that the new self-storage business on Cobb Street would not be beneficial to Palmer's Downtown District.

Mr. Gary Wolfe stated the zoning code was a tool to shape the community, asked that the process outlined in the code be followed, and requested a meeting be held with the business community and Council to acquire a common vision.

Mr. Mark Austin testified he loved the city and felt the economic development of Palmer had not been considered by the Council.

Mr. Chris Whittington asked the Council to follow Palmer Municipal Code Title 17, felt a storage business in any Cobb Street building was not permitted according to the code, and requested future building plans be sent to the Planning and Zoning Commission through the variance process.

Ms. Jill Valerius stated zoning codes appeared to have been loosely followed and asked Council to consider evaluating zoning more carefully.

Mr. Kevin Middleton and Ms. Samantha Berg agreed with previous speakers and felt City Council needed to follow the code.

Mrs. Cynthia McMillen stated her and her neighbors had been cited for parking cars and RV's on the street overnight and hoped all codes would be enforced as strongly.

Mr. Tom Endman testified he felt a storage facility was a nuisance and eyesore and would bring down property value and increase crime.

Mr. Bill Aube stated a self-storage business should not be allowed in the Downtown District and is more appropriate in the industrial zone.

Mrs. Anne Thomas expressed concern the code was not followed and Council was not looking into zoning codes thoroughly.

City Clerk Alley handed out two written comments received.

## H. NEW BUSINESS

1. **Resolution No. 18-016:** Supporting the Construction of a Restroom Facility on the Alaska State Fair Grounds

City Manager Wallace reported the city's wastewater facility would benefit from this project and a monetary contribution would be appropriate from the water/sewer fund. Council Member Fuller stated he endorsed this project, but requested the city not appropriate funds yet. Deputy Mayor Best supported not designating funds yet.

### Main Motion: To Approve Resolution No. 18-016

Moved by:	LaFrance
Seconded by:	Fuller
Action:	Motion Carried Unanimously
In favor:	Best, Carrington, L. Combs, S. Combs, DeVries, Fuller, LaFrance

2. **Action Memorandum No. 18-067:** Authorizing the City Manager to Execute Change Order #1, Execution of Additive Alternate #3, Apron Replacement at Fire Station 3-1, with North Star Excavation and Asphalt, Inc. in an Amount Not to Exceed \$36,000.00

City Manager Wallace reported due to remaining funds available for this project, Action Memorandum 18-067 approves the paving of Fire Station 3-1's parking lot.

### Main Motion: To Approve Action Memorandum No. 18-067

Moved by:	Fuller
Seconded by:	Best
Action:	Motion Carried Unanimously
In favor:	Best, Carrington, L. Combs, S. Combs, DeVries, Fuller, LaFrance

## I. RECORD OF ITEMS PLACED ON THE TABLE

City Clerk Alley reported written testimony under audience participation were Items Placed on the Table.

## J. AUDIENCE PARTICIPATION

None

## K. COUNCIL MEMBER COMMENTS

Council Member Carrington commented on upcoming Fourth of July events and suggested all have fun and stay safe.

Council Member LaFrance:

- Announced little a triathlon was to be held on June 30, at Matanuska Lakes State Recreation Area;
- Announced Hatcher Pass Marathon was to be held on July 7;
- Stated city manager's interpretation of the code was not appropriate and requested careful consideration be given when making decisions for Palmer's future; and
- Asked consideration be given to expanding Palmer's refuse service area.

City Manager Wallace stated further research would be done to see if the city's refuse service area could be offered to more citizens. City Attorney Gatti reminded the Council of the Regulatory Commission of Alaska regulations.

Deputy Mayor Best stated he felt the code was interpreted correctly, which did allow for a self-storage business in the commercial general use zone, and hoped U-Haul would be a good neighbor to Palmer business owners.

Council Member Linda Combs requested a staff report regarding funds appropriated for installation of ADA compliant and senior citizens signs in the downtown area, announced Palmer Pride Picnic to be held on July 27, and stated she was grateful for public participation but sad more citizens did not fully understand code.

Council Member Fuller stated he felt the code and comprehensive plan were followed, but needed to be updated. He expressed appreciation to the Palmer Fire Department and Borough ambulance services for responding to mile 104 to help an injured individual.

Council Member Sabrena Combs:

- Agreed with Council Member LaFrance's previous comments and added she felt Kroger was responsible for the unfortunate new tenant at the Cobb Street location as they did not hold to their company policy of back filling stores with a business which best suits the neighborhood's needs;
- Encouraged Council and administration to rally harder to ensure Palmer's vision in the comprehensive plan be executed;
- Congratulated Palmer High School baseball team for their championship; and
- Thanked Mayor DeVries for recognizing the team with her proclamation.

## L. ADJOURNMENT

With no further business before the Council, the meeting adjourned at 8:21 p.m.

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

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Norma I. Alley, MMC, City Clerk

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Edna B. DeVries, Mayor