

A. CALL TO ORDER

A regular meeting of the Palmer City Council was held on January 9, 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	Julie Berberich
Steve Carrington	Linda Combs
Sabrena Combs	David Fuller (teleconferenced at 7:07 p.m. and arrived at the meeting at 7:56 p.m.)
Pete LaFrance, Deputy Mayor	

Staff in attendance were the following:

Nathan Wallace, City Manager	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 Minutes of Previous Meetings
 - a. October 8, 2018, Special Meeting
 - b. October 9, 2018, Regular Meeting
 - c. October 16, 2018, Special Meeting
 - d. October 23, 2018, Special Meeting
 - e. October 23, 2018, Regular Meeting

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

Moved by:	S. Combs
Seconded by:	L. Combs
In favor:	Berberich, Carrington, L. Combs, S. Combs, DeVries, LaFrance
Opposed:	None
Absent:	Fuller
Action:	Motion Carried

E. COMMUNICATIONS AND APPEARANCE REQUESTS

1. Presentation from Mark Swearingin, RAVN Alaska

Mr. Mark Swearingin presented an overview of Ravn Air Group (see meeting packet for written report).

F. REPORTS

1. City Manager's Report

City Manager Wallace highlighted his written report and reported the State Commission of Economic Development Grant Department approved the ariel fire apparatus truck and equipment grant and extended the current grant to allow more time to use the funds.

2. City Clerk's Report

City Clerk Alley highlighted her written report, shared her appreciation for the learning opportunity of attending the AML and AAMC conferences as a lot of tools and knowledge were gained. She announced she attended the November board and commission meetings, executed board's and commission's oath of offices for recently appointed members, set up meeting dates for 2019 joint meetings, and the 2019 meeting schedule and new membership lists would be provided to the Council soon.

3. Mayor's Report

Mayor DeVries announced she would be making a radio appearance on December 21; presenting the yearly update at the chamber meeting December 12; and would be absent from the December 4 meeting, if it was kept on that day, as she would be attending the Governor Elect's Inauguration Party. Council Member L. Combs stated she felt the meeting should remain on December 4 to discuss the budget and amendments. Council Member S. Combs said she would like the meeting to stay on December 4.

4. City Attorney's Report

None.

G. AUDIENCE PARTICIPATION

None.

H. PUBLIC HEARING

1. **Ordinance No. 18-007-Z-2-SL:** Amending the Zoning Map to Revise the Zoning Designation of Tax Parcel D8 Located in Section 8, Township 17 North, Range 2 East, Seward Meridian, to Extend the I-Industrial Zoning Classification with Special Limitation

City Manager Wallace provided the staff report explaining the parcel would continue its current zoning until 2024 and the property would gain a five-year extension to 2029.

Mayor DeVries opened the public hearing on Ordinance No. 18-007-Z-2-SL.

Mr. Bill Aube stated he lived on Crowther Road and has been at all the meetings pertaining to this property. He thanked the planning and zoning commission for their hard work and listening to the public regarding this with the property, but was concerned with this third extension.

Mrs. Terri Loyer asked the Council to abide by the original contract with Alaska Demolition and expressed concern for safety.

Mr. Steve Agnee, Alaska Demolition representative, testified the company had good inspection reports and internal appraisals done ensuring no negative impacts due to the business of the project.

Mrs. Linda Cranny encouraged Council to not grant the extension in this residential area.

Mr. Ken Vantreese, Alaska Demolition employee, testified monthly reports were submitted to Department of Environmental Conservation, which had great ratings, no complaints or problems have been filed against the company, a survey was done every year with outstanding reviews, and would like the Council to approve the ordinance.

Mr. Justin Green, Alaska Demolition owner, assured the Council no hazardous material had been put into the pit and only the best interest of Palmer and the project were considered when conducting business.

Hearing no objection from the Council, Mayor DeVries closed the public hearing.

Council Member Fuller arrived at the meeting and was seated at the dais at 7:56 p.m.

Deputy Mayor LaFrance asked Alaska Demolition to guard the ground carefully as Palmer is home to many and needed to be treated right and kept safe.

Council Member Fuller requested this be the last extension, so Palmer would not have a permanent gravel pit in that area.

Council Member S. Combs agreed and asked Alaska Demolition to fill the pit as fast as possible without asking for another extension.

Main Motion: To Adopt Ordinance No. 18-007-Z-2-SL

Moved by:	L. Combs
Seconded by:	S. Combs
In favor:	Berberich, Carrington, L. Combs, S. Combs, DeVries, Fuller, LaFrance
Opposed:	None
Action:	Motion Carried

- Resolution No. 18-025:** Authorizing the City Manager to Negotiate a Real Property Exchange Agreement with the Matanuska-Susitna Borough for the City of Palmer Release of ADL Lease 229118, Referred to as "France Road" Property; Transfer of Title to the City of Palmer of Tax Parcels 18N02E34B005 and 18N02E34B006; and Authorizing the Mayor to Execute the Agreement

Council Member Berberich declared she owned a piece of property that bordered the France Road property, and felt no need to recuse herself as it would not impact her financially.

City Manager Wallace reported the borough is offering to give the city the property with a deed restriction, which would keep the parcel for recreational use.

Mayor DeVries opened the public hearing on Resolution No. 18-025.

Mr. Richard Best stated he had the opportunity to assess the parcel of land and asked the Council to approve the resolution as it will be an asset to Palmer.

Hearing no objection from the Council, Mayor DeVries closed the public hearing.

Main Motion: To Approve Resolution No. 18-025

Moved by:	S. Combs
Seconded by:	Fuller
In favor:	Berberich, Carrington, L. Combs, S. Combs, DeVries, Fuller, LaFrance
Opposed:	None
Action:	Motion Carried

Deputy Mayor LaFrance asked if annexation would be an option for this property. City Manager Wallace responded he would get an answer from the borough and report back.

3. **Resolution No. 18-026:** Appropriating \$70,000.00 for the Purchase of Lot 18 Block 1 in the Hidden Ranch Subdivision Phase IV to be Used for a Future City Park, Authorizing the City Manager to Negotiate a Purchase and Sale Agreement with Spinell Homes for the Purchase of Lot 18 Block 1 Not to Exceed \$70,000.00, and Authorizing the Mayor to Execute the Purchase and Sale Agreement

Mayor DeVries opened the public hearing on Resolution No. 18-026.

Mr. Richard Best stated the property in Resolution 18-026 is a great opportunity to invest in park property.

Hearing no objection from the Council, Mayor DeVries closed the public hearing.

Main Motion: To Approve Resolution No. 18-026

Moved by:	L. Combs
Seconded by:	Carrington
In favor:	Berberich, Carrington, L. Combs, S. Combs, DeVries, Fuller, LaFrance
Opposed:	None
Action:	Motion Carried

4. **Resolution No. 18-027:** Naming the Warren "Bud" Woods Palmer Municipal Airport Helicopter Operations Area the "John S. Lee Helipad"

Mayor DeVries opened the public hearing on Resolution No. 18-027.

Mr. Ken Moore, Airport Advisory Commission Chair, testified John Lee was the perfect recipient with all his years of service to the aviation community, humility, generosity, and devoted countless hours to the airport and Palmer community (see official meeting packet for full written report).

Hearing no objection from the Council, Mayor DeVries closed the public hearing.

Main Motion: To Approve Resolution No. 18-027

Moved by:	Fuller
Seconded by:	L. Combs
In favor:	Berberich, Carrington, L. Combs, S. Combs, DeVries, Fuller, LaFrance
Opposed:	None
Action:	Motion Carried

Mayor DeVries called a recess at 8:25 p.m. The meeting reconvened at 8:33 p.m.

I. ACTION MEMORANDA

- 1. **Action Memorandum No. 18-089:** Authorizing the Extension of the Temporary Building for Matanuska Electric Association on the Property Located at 163 E. Industrial Way
- 2. **Action Memorandum No. 18-090:** Authorizing the Extension of the Temporary Building for Matanuska Electric Association on the Property Located at 1317 S. Industrial Way
- 3. **Action Memorandum No. 18-091:** Authorizing the Extension of the Temporary Building for Perkup Espresso on the Property Located at 1800 S. Glenn Highway

Main Motion: To Approve Action Memorandum No. 18-089, Action Memorandum No. 18-090, and Action Memorandum No. 18-091

Moved by:	L. Combs
Seconded by:	S. Combs
In favor:	Berberich, Carrington, L. Combs, S. Combs, DeVries, Fuller, LaFrance
Opposed:	None
Action:	Motion Carried

- 4. **Action Memorandum No. 18-092:** Approving a Council Community Grant in the Amount of \$1,500.00 to the Neighborhood Champions, Managed by Palmer Chamber of Commerce, to Provide Promotional Material and Support to Small Business Saturday 2018

Main Motion: To Approve Action Memorandum No. 18-092

Moved by:	S. Combs
Seconded by:	Berberich
In favor:	Berberich, Carrington, L. Combs, S. Combs, DeVries, Fuller, LaFrance
Opposed:	None
Action:	Motion Carried

J. RECORD OF ITEMS PLACED ON THE TABLE

City Clerk Alley reported the Ravn Air Group presentation, public testimony handouts for Ordinance No. 18-007-Z-2-SL, and public written testimony for Resolution No. 18-027 were Items Placed on the Table.

K. AUDIENCE PARTICIPATION

None.

L. COUNCIL MEMBER COMMENTS

Council Member S. Combs stated AML conference was a great, she was elected to the Board, and she was excited for Colony Christmas.

Council Member Fuller announced Small Business Saturday was a wonderful experience and thanked palmer police for their assistance at his local shop.

Council Member L. Combs commented AML conference was very informative and a great networking opportunity. She suggested the Council invite a state of Alaska census worker to do a presentation on the 2020 Census.

Council Member Carrington remarked he enjoyed the AML sessions and networking.

Council Member Berberich said she was thankful for attending the AML conference, she learned a lot, and enjoyed herself. She thanked the Council for supporting the Small Business Saturday event.

Deputy Mayor LaFrance requested City Manager Wallace look into an excise tax for the City of Palmer. Council Member Fuller provided support for this request. Council Member LaFrance announced the Hatcher Pass Ski Club movie event at the Palmer Depot on Saturday December 1.

Mayor DeVries commented she attended the Alaska Conference of Mayors Meeting, which formed a working group on sales tax and she would keep Council apprised of the working group discussions.

M. ADJOURNMENT

With no further business before the Council, the meeting adjourned at 8:47 p.m.

Approved this 22nd day of January, 2018.

Norma I. Alley, MMC, City Clerk

Edna B. DeVries, Mayor