

**A. CALL TO ORDER**

A regular meeting of the Palmer City Council was held on May 9, 2017, at 7:00 pm in the council chambers, Palmer, Alaska.

Mayor DeVries called the meeting to order at 7:00 pm.

**B. ROLL CALL**

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

Edna DeVries, Mayor  
Steve Carrington  
Peter LaFrance

Linda Combs, Deputy Mayor – arrived at 7:03 pm  
David Fuller

Council Members Best and Hanson were absent and excused.

Also in attendance were the following:

Nathan Wallace, City Manager  
Cynthia L. Cartledge, City Attorney

Norma I. Alley, MMC, City Clerk  
Bernadette Packa, CMC, Deputy City Clerk

**C. PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Council Member LaFrance.

**D. APPROVAL OF AGENDA**

1. Approval of Consent Agenda
  - a. **Action Memorandum No. 17-033:** Authorizing the City Manager to Negotiate and Execute an Assumption of Proprietary Lease from Chad Nuttall & David Nuttall to Ken & Jackie Williams for Palmer Hangars Owners Association Unit No. 9 Lease Lot 11, Block 3 at the Palmer Municipal Airport
2. Approval of Minutes of Previous Meetings
  - a. April 11, 2017, Special Meeting
  - b. April 11, 2017, Regular Meeting

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

Moved by:	Fuller
Seconded by:	LaFrance
Action:	Motion carried unanimously by all members present
In favor:	Carrington, DeVries, Fuller, LaFrance
Opposed:	None
Absent:	Best, Combs, Hanson

**E. COMMUNICATION AND APPEARANCE REQUESTS**

**Item 1 – Presentation of a Proclamation for Older American’s Month**

Mayor DeVries read and presented the proclamation.

**Item 2 – Presentation of a Proclamation for Memorial Day**

Mayor DeVries read the proclamation.

**Item 3 – Presentation from Mat-Su Health Foundation Chief Executive Officer Elizabeth Ripley and Director of Programs Dr. Melissa Kemberling:**

- Provided an overview of the Mat-Su Health Foundation (MSHF) and its three focus areas;
- Highlighted results from the 2016 Mat-Su Community Health Needs Assessment;
- Noted 50% of an individual’s health status was related to poverty, education, housing, and inequality;
- Announced creation of a community resource center in the new MSHF building in Wasilla to help provide connection to the services and supports;
- Spoke to plans to virtually connect the resource center across the borough and noted the focus would be to connect people to the social services which already exist; and
- Encouraged the Council to remember the health impact in all policy.

Deputy Mayor Combs expressed appreciation to the presenters for the presentation.

**F. REPORTS**

**Item 1 – City Manager’s Report**

City Manager Nathan Wallace:

- Highlighted his written report;
- Addressed the outcome of the IT Contract Appeal stating the judge rejected the Notice of Intent to Award;
- Noted two diseased trees at the Visitor’s Center were to be removed;
- Noted the City Street Sweeper was down and a replacement had to be rented;
- City Manager Wallace provided an update on potential funding sources for the DEA Officer. The proposed borough budget included \$75,000.00 toward funding the position, and the Mat-Su Health Foundation was considering a grant application for an additional \$75,000.00;
- Spoke to the City Clean-Up taking place on the weekend and encouraged everyone to join the effort by volunteering; and
- Fielded questions from the Council.

**Item 2 – City Clerk’s Report**

City Clerk Norma Alley:

- Highlighted her written report;
- Addressed the upcoming AML Summer Conference;
- Handed out material provided by Deputy Mayor Combs to the Council; and
- Shared a letter from Jan Newman from the Parks, Recreation, and Cultural Resources Advisory Board.

### Item 3 – Mayor’s Report

Mayor DeVries:

- Highlighted her written report;
- Commented on throwing out the Opening Pitch for the Palmer Little league;
- Remarked on Alaska’s Top 40 Under 40 for 2017; and
- Reminded Council of the upcoming Palmer Pride awards.

### G. AUDIENCE PARTICIPATION

Larry Hill:

- Expressed appreciation from the 49<sup>th</sup> State Street Rodders for help from the City over the weekend;
- Spoke in favor of the Council having the final word on a Planned Unit Development;
- Addressed the lack of follow-up from staff regarding concerns shared on Conditional Use Permits; and
- Spoke to boards and commissions performance issues.

Emily Davenport:

- Spoke in agreement with Mr. Hill; and
- Expressed confidence in the City Council.

James Roy spoke against a planned development near First Street and Second Street.

Julie Zendle agreed with Larry Hill.

Larry Zendle concurred with Larry Hill.

### H. PUBLIC HEARINGS

**Item 1 – Ordinance No. 17-007:** Repealing Chapter 17.84 of the Palmer Municipal Code in its Entirety and Adopting a New Chapter 17.84 Planned Unit Development

Mayor DeVries asked for a staff report. City Manager Wallace explained the format of the packet included both the old and new language. He pointed out the new version was a permit process rather than a rezone/overlay zone process, and it does provide final authority to the Council.

Mayor DeVries opened the public hearing.

Larry Hill:

- Spoke in appreciation of the permitting processes and zoning of living in the City of Palmer; and
- Believed adoption of Ordinance No. 17-007 would remove needed authority from the Council.

Hearing no objection, Mayor DeVries closed the public hearing.

**Main Motion: To Adopt Ordinance No. 17-007 as Amended**

Moved by:	Hanson
Seconded by:	Carrington
Action:	Motion carried unanimously by all members present
In favor:	Carrington, Combs, DeVries, Fuller, LaFrance
Opposed:	None
Absent:	Best, Hanson

**Item 2 - Ordinance No. 17-008:** Adopting a City of Palmer Parks, Recreation and Outdoor Facilities Memorial and Donation Policy

Mayor DeVries requested a staff report. City Manager Wallace noted the ordinance was not adopting code, but rather an operating procedure put into effect by the City Manager. He noted it also included plans for life cycle funding for all donations.

Mayor DeVries opened the public hearing. Seeing no one come forward to speak and hearing no objection from the council, the public hearing was closed.

**Main Motion: To Adopt Ordinance No. 17-008**

Moved by:	Combs
Seconded by:	Fuller
Action:	
In favor:	
Opposed:	
Absent:	

**Motion to Postpone: To Postpone to May 23 Meeting with Another Public Hearing**

Moved by:	Carrington
Seconded by:	Combs
Action:	Motion carried unanimously by all members present
In favor:	Carrington, Combs, DeVries, Fuller, LaFrance
Opposed:	None
Absent:	Best, Hanson

**Item 3 - Action Memorandum No. 17-035:** Directing the City Clerk to Notify the State of Alaska of the City Council's Statement of Non-objection to Liquor License #5566 for Matanuska Brewing Company, Located at 513 S. Valley Way

Mayor DeVries requested a staff report. City Clerk Alley noted a City of Palmer Business License was obtained by the Matanuska Brewing Company since preparation of packet documents. No comments were received from the public regarding the license application.

Mayor DeVries opened the public hearing. Seeing no one come forward to speak and hearing no objection from the council, the public hearing was closed.

**Main Motion: To Authorize Action Memorandum No. 17-035**

Moved by:	Combs
Seconded by:	Carrington
Action:	Motion carried unanimously by all members present
In favor:	Carrington, Combs, DeVries, Fuller, LaFrance
Opposed:	None
Absent:	Best, Hanson

The council took a brief recess from 9:01 pm to 9:10 pm.

## I. ACTION MEMORANDA

**Item 1 – Action Memorandum No. 17-034:** Authorizing the City Manager to Negotiate and Execute a New Lease Agreement with Dr. Louis M. Packer and Ellen R. Varosi, for Their Newly Formed LP HANGAR, LLC for a Lease on Block 3, Lease Lot 25, Palmer Municipal Airport for the Purpose of Establishing a Personal Use Aircraft Hangar

Mayor DeVries requested a staff report.

City Manager Wallace provided an overview of the lease process and plans for the property.

**Main Motion: To Authorize Action Memorandum No. 17-034**

Moved by:	LaFrance
Seconded by:	Fuller
Action:	Motion carried unanimously by all members present
In favor:	Carrington, Combs, DeVries, Fuller, LaFrance
Opposed:	None
Absent:	Best, Hanson

**Item 2 - Action Memorandum No. 17-036:** Authorizing the City Manager to Negotiate and Execute a Contract with Roger Hickel Construction, Inc. for General Construction of the Waste Water Treatment Plant Facilities Upgrade, in an Amount not to Exceed \$9,514,000.00

Mayor DeVries requested a staff report.

City Manager Wallace provided an overview of the bid process and negotiations. A discussion with USDA resulted in a rescope of the project. There was only one responsive bidder to the rescope.

**Main Motion: To Authorize Action Memorandum No. 17-036**

Moved by:	Fuller
Seconded by:	Combs
Action:	Motion carried unanimously by all members present
In favor:	Carrington, Combs, DeVries, Fuller, LaFrance
Opposed:	None
Absent:	Best, Hanson

## J. RECORD OF ITEMS PLACED ON THE TABLE

Packet of Information Provided by Deputy Mayor Combs  
Parks Recreation and Cultural Resources Advisory Board Letter  
2016 Mat-Su Community Health Needs Assessment

## K. AUDIENCE PARTICIPATION

## L. COUNCIL MEMBER COMMENTS

Council Member Carrington:

- Commented on attendance of the car show; and
- Commended City Manager Wallace on the sewer project.

Council Member LaFrance:

- Reminded everyone of Bike to Work Week; and
- Expressed appreciation of the Manager's presentation on the health initiative; and
- Expressed a desire to have the parking lot spruced up when the repaving takes place.

Council Member Fuller:

- Expressed appreciation to Dave Meneses for the outreach presentation to the Friday Fling vendors;
- Provided an overview on the success of Who Let the Girls Out 5K race;
- Commented on racers wanting to establish Palmer as a base of operations for future endeavors; and
- Appreciated the great report provided by the Hatcher Pass Avalanche Center.

Deputy Mayor Combs:

- Provided an overview of the information she provided on the Palmer Veterans and Pioneer Home;
- Commented on the success of Who Let the Girls Out;
- Noted attendance of the Mat-Su Miners dinner;
- Commented on attending the 49<sup>th</sup> State Street Rodders car show; and
- Commented on being a judge at the World Fair at Academy Charter School.

## **M. ADJOURNMENT**

With no further business before the Council, the meeting adjourned at 9:34 pm.

**Approved this 13<sup>th</sup> day of June, 2017.**

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Norma I. Alley, MMC, City Clerk

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Edna B. DeVries, Mayor