

A. CALL TO ORDER

A regular meeting of the Palmer City Council was held on July 25, 2017, 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
David Fuller
Peter LaFrance

Linda Combs, Deputy Mayor
Steve Carrington
Brad Hanson

Also in attendance were the following:

Nathan Wallace, City Manager
Michael Gatti, 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. 17-054:** Approving Commission Member Erick Cordero-Giorgana's Resignation from the Planning & Zoning Commission
 - b. **Action Memorandum No. 17-055:** Authorizing the City Manager to Enter into a Sole Source Procurement and Execute a Contract with Badger Meter, Inc. for Badger Water Meters and Supplies in the Amount of \$26,052.00
 - c. **Action Memorandum No. 17-056:** Authorizing the City Manager to Negotiate and Execute an Assignment of Lease, Acceptance and Assumption of Assignment, Personal Guarantee and Consent to Assignment Agreement with James D. DeNier and The Hangar, LLC for the PMA Lease No. 96-1 on Block 3, Lease Lot 32, Palmer Municipal Airport for the Purpose of Transferring the Lease from Mr. DeNier Back to The Hangar, LLC Following the Payoff of Its Indebtedness to Mr. DeNier
2. Approval of Minutes of Previous Meetings
 - a. July 11, 2017, Joint City Council and Park, Recreation, and Cultural Resources Advisory Board Meeting
 - b. July 11, 2017, Regular Meeting

Main Motion: To Approve Consent Agenda and Minutes

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

E. COMMUNICATION AND APPEARANCE REQUESTS

Item 1 – Visitor Center/Museum Director Selena Ortega-Chiolero provided an overview of the Museum Year in Review to include:

- Five grants received and the projects funded;
- Museum events undertaken; and
- The scheduling of two Temporary Exhibits.

Museum and Visitor Services Coordinator Brooke Steinke spoke to the 2018 Palmer and Vicinity Visitors and Resource Guide and the Historic Walking Tour/Audio Tour Map Project being worked on.

F. REPORTS

Item 1 – City Manager’s Report

City Manager Nathan Wallace:

- Highlighted his written report;
- Noted both construction projects are on track;
- Commented on the Celebrate Palmer with the Miners game scheduled for tomorrow;
- Reminded everyone of Palmer Pride celebration on Friday at the Depot; and
- Introduced the new Finance Manager Michele Tefft.

Item 2 – City Clerk’s Report

City Clerk Norma Alley:

- Provided a verbal report addressing the upcoming election;
- Noted the Nomination Period was scheduled to close on July 28;
- Commented on having two current candidates already; and
- Reminded everyone to register to vote by September 3, 2017, to ensure their vote will count.

Item 3 – Mayor’s Report

Mayor DeVries:

- Highlighted her written report;
- Commented on receiving a request to have an electrical transfer box removed and asked for input from the Council;
- Noted receipt of an invitation from the 49th State Street Rodders for 9/11 event;
- Shared about the Beautification Awards; and
- Directed staff to research and try for the National Awards for Financial Excellence in Reporting. Council Member Best offered support.

G. AUDIENCE PARTICIPATION

Larry Hill:

- Provided two letters for the Council;

- Spoke against Ordinance No. 17-011; and
- Noted concern over the proposed definition change to the word dwelling.

Emily Davenport:

- Spoke against land owners in R-1 zoned areas renting out rooms in their homes.

H. PUBLIC HEARINGS

Item 1 – Ordinance No. 17-011: Amending the City of Palmer Municipal Code Chapter 5.04 Business Licenses Regarding Landlords

Mayor DeVries requested a staff report. City Manager Wallace provided an overview of the development of the ordinance and the changes to be made to the code.

Mayor DeVries opened the public hearing.

City Clerk Alley shared Katherine Vanover’s request for an additional public hearing on the issue and her objection to the ordinance due to the proposed definition of dwelling.

City Clerk Alley read into the record a letter from Larry Hill and a letter from Deborah and Dan Giffen speaking against the proposed ordinance.

Larry Hill:

- Requested an additional public hearing be granted to allow others to speak to Ordinance No. 17-011.

Seeing no one else come forward, and with no objection from the Council, Mayor DeVries closed the public hearing.

Discussion by the Council ensued and addressed the following:

- The difference between a landlord and a business;
- The proposed code change and existing Planning & Zoning code; and
- How an Air B&B would be handled.

Motion to Postpone: To Postpone to the Meeting on August 22, 2017, and Hold an Additional Public Hearing

Moved by:	Combs
Seconded by:	Best
Action:	Motion failed by a 3-4 voice vote
In favor:	Best, Carrington, Hanson,
Opposed:	Combs, DeVries, Fuller, LaFrance

Main Motion: To Adopt Ordinance No. 17-011

Moved by:	Hanson
Seconded by:	Carrington
Action:	Motion failed 0-7
In favor:	None
Opposed:	Best, Carrington, Combs, DeVries, Fuller, Hanson, LaFrance

The Council took a brief recess from 8:34 to 8:49 p.m.

I. NEW BUSINESS

Item 1 – Committee of the Whole to Discuss Mid-Year Budget Review (note: action may be taken by the council following the committee of the whole)

Main Motion: To Enter Into a Committee of the Whole to Discuss the Mid-Year Budget Review

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

City Manager Wallace distributed the 2017 Mid-Year Budget Review handout. The overall report indicated the City was in good shape financially.

Main Motion: To Come out of a Committee of the Whole

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

The Council entered into a Committee of the Whole at 8:50 p.m. and exited at 9:19 p.m.

J. RECORD OF ITEMS PLACED ON THE TABLE

- Palmer Museum / Visitor Center PowerPoint Presentation
- Letter from Larry Hill regarding Ordinance No. 17-011
- Letter from Deborah and Dan Giffen regarding Ordinance No. 17-011
- Street Rodders Invitation to 9/11 Event
- Mid-Year Budget Review PowerPoint

K. AUDIENCE PARTICIPATION

L. COUNCIL MEMBER COMMENTS

Deputy Mayor Combs:

- Expressed appreciation for the boy scout and his grandmother who attended the meeting;
- Expressed pleasure at hearing the needed election workers had been recruited;
- Spoke to tomorrow's speakers at the Chamber of Commerce meeting; and
- Reminded everyone to attend the Palmer Pride events on Friday.

Council Member Fuller:

- Commented on participating telephonically at the August 22 meeting;
- Spoke to efforts being made by the Mat-Su Borough and School District to promote the proposed sales tax.

Council Member Hanson:

- Expressed the very best to Deputy Mayor Combs and her family;
- Requested support to clarify definition of dumpster enclosures in downtown. Deputy Mayor Combs offered support.

Council Member Best:

- Encouraged everyone to be mindful of motorcyclists.

Council Member LaFrance:

- Noted he was glad to be back;
- Expressed appreciation for the planned completion of the sidewalk behind the depot; and
- Commented on the possibility of painting murals on electrical boxes.

Council Member Carrington:

- Conveyed his thoughts and prayers to Deputy Mayor Combs and her family.

Mayor DeVries:

- Commented on the Hot August Nights event scheduled for August 12.

M. ADJOURNMENT

With no further business before the Council, the meeting adjourned at 9:29 p.m.

Approved this 8th day of August, 2017.

Norma I. Alley, MMC, City Clerk

Edna B. DeVries, Mayor