

Mayor Edna B. DeVries
Deputy Mayor Richard W. Best
Council Member Steve Carrington
Council Member Sabrena Combs
Council Member David Fuller
Council Member Brad Hanson
Council Member Pete LaFrance

City Attorney Michael Gatti
City Clerk Norma I. Alley, MMC
City Manager Nathan Wallace

City of Palmer, Alaska
Regular City Council Meeting
January 23, 2018, at 7 PM
City Council Chambers
231 W. Evergreen Avenue, Palmer
www.cityofpalmer.org

Agenda

- A. Call to Order
- B. Roll Call
- C. Pledge of Allegiance
- D. Approval of Agenda
 - 1. Approval of Minutes of Previous Meetings
 - a. February 7, 2017, Joint City Council and Board of Economic Development MeetingPage 3
 - b. October 10, 2017, Regular Meeting..... Page 7
 - c. October 24, 2017, Regular Meeting..... Page 15
 - d. November 28, 2017, Regular Meeting Page 23
 - e. December 12, 2017, Regular Meeting Page 29
- E. Communications and Appearance Requests
 - 1. Presentation of a Proclamation Declaring January 26 as Kawasaki Disease Day
 - 2. Quarterly Report from Airport Advisory Commission Chair John Lee
- F. Reports
 - 1. City Manager's Report Page 35
 - 2. City Clerk's Report
 - 3. Mayor's Report Page 41
 - 4. City Attorney's Report
- G. Audience Participation
- H. Public Hearing
 - 1. **Action Memorandum No. 18-007:** Directing the City Clerk to Notify the State of Alaska of the City Council's Statement of Non-Objection to Liquor License #4336, for Fred Meyer Stores, Inc., Located at 535 W. Evergreen Avenue Page 43
 - 2. **Action Memorandum No. 18-008:** Directing the City Clerk to Notify the State of Alaska of the City Council's Statement of Non-Objection to Liquor License #1194, for Caboose Lounge, Located at 606 S. Alaska Street..... Page 49
- I. Action Memoranda
 - 1. **Action Memorandum No. 18-009:** Accepting the Wayfinding Report and Committee Input Page 55
 - 2. **Action Memorandum No. 18-010:** Authorizing an Extension of the Temporary Building for Lazy Mountain Enterprises, LLC on the Property Located at 561 E. Steel Loop, Palmer, Alaska until December 31, 2018 Page 75

- 3. **Action Memorandum No. 18-011:** Authorizing the Extension of the Temporary Building for Matanuska Electric Association on the Property Located at 163 E. Industrial Way, Palmer, Alaska until December 31, 2018 Page 85
- 4. **Action Memorandum No. 18-012:** Authorizing an Extension of the Temporary Building for Matanuska Electric Association on the Property Located at 1317 S. Industrial Way, Palmer, Alaska until December 31, 2018 Page 89
- 5. **Action Memorandum No. 18-013:** Authorizing the Extension of the Temporary Building for Perkup Espresso on the Property Located at 1800 S. Glenn Highway, Palmer, Alaska until December 31, 2018 Page 93

J. New Business

- 1. **Resolution No. 18-008:** Amending the November, 2011, Economic Development Strategic Plan Page 97
- 2. Golden Heart Lifetime Achievement Award Selection..... Page 143

K. Record of Items Placed on the Table

L. Audience Participation

M. Council Member Comments

N. Adjournment

Tentative 2018 Palmer City Council Meetings

Meeting Date	Meeting Type	Time	Notes
Feb 13	Joint	6 pm	PRCRAB
Feb 13	Regular	7 pm	
Feb 27	Regular	7 pm	
March 6	Joint	6 pm	BED
March 13	Regular	7 pm	
March 27	Regular	7 pm	

Special Joint Board of Economic Development Meeting
February 7, 2017

A. CALL TO ORDER

A special meeting of the Joint Board of Economic Development and the Palmer City Council was held on February 7, 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	Richard Best
Steve Carrington	David Fuller
Brad Hanson	Peter LaFrance

Deputy Mayor Linda Combs was absent and excused.

Comprising a quorum of the Board of Economic Development, the following were present:

LaMarr Anderson, Chair	Dusty Silva, Vice Chair
Christopher Chappel	Peter Christopher
Lorie Koppenberg	Tendra Nicodemus

Board of Economic Development Member Janet Kincaid was absent and excused.

Also in attendance were the following:

Nathan Wallace, City Manager	Sandra Garley, Community Development Director
Norma I. Alley, MMC, City Clerk	Michael Gatti, City Attorney

C. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was performed.

D. APPROVAL OF AGENDA

Mayor DeVries requested Approval of the Agenda be added to the agenda. Hearing no objection from the Council and Board concerning the agenda, the agenda was approved.

E. AUDIENCE PARTICIPATION

None

F. NEW BUSINESS

Item 1 – Committee of the Whole (note: action may be taken by the council following the committee of the whole)

- a. Review the Updated Airport Master Plan
- b. Review the Updated Airport Regulations
- c. Other Matters Related to the Palmer Municipal Airport

Main Motion: To enter into a Committee of the Whole to Review the Updated Airport Master Plan, Review the Updated Airport Regulations, and Discuss Other Matters Related to the Palmer Municipal Airport

Moved by:	Best
Seconded by:	Hanson
Action:	Motion carried by unanimous voice vote
In favor:	Best, DeVries, Fuller, Hanson, LaFrance
Opposed:	None
Absent:	Carrington, Combs

Main Motion: To enter into a Committee of the Whole to Review the Updated Airport Master Plan, Review the Updated Airport Regulations, and Discuss Other Matters Related to the Palmer Municipal Airport

Moved by:	Koppenburg
Seconded by:	Chappel
Action:	Motion carried by unanimous voice vote
In favor:	Lee, More, Weaver, Jardine, Linn
Opposed:	None
Absent:	Momarts, Jardine

The Council entered into a Committee of the Whole at 7:15 pm.

1.a. Review of the Updated Airport Master Plan – Items of discussion included the following:

Airport Master Plan Project Manager Scott Hattenburg addressed the content and purpose of the Airport Master Plan, as well as the deliverables provided. They include:

- Airport Layout Plan Drawing Set approved by the FAA – a blueprint of what the City intends to do at the airport in the next ten to twenty years;
- Aviation Forecast – which confirmed the airport was a B3 Airport;
- Noise Exposure Study – noted most of the noise was contained in the airport property;
- Airport Property Plan – contained records of how all the property at the airport was acquired;
- 20 Year Capital Projects Plan;
- Financial Analysis;
- Aeronautical Survey; and
- Obstacle Action Plan.

Mr. Hattenburg suggested the focus over the next few years should specifically address the noise concerns laid out in the Master Plan. He also recommended working with the Mat-Su Borough to ensure land use compatibility with surrounding properties, as well as locating quality tenants, and making greater connectivity between the airport, the golf course, and the community.

1.b. Review of the Updated Airport Regulations – Items of discussion included the following:

- Payment options for aircraft registrations and parking;
- Maintenance or aircraft repairs occurring on the ramp;
- Review of the tie down agreement;
- An independent insurance analysis of other airports for standard insurance requirements; and
- Training for fuel personnel.

Brian Groseclose, Palmer Hangars business owner:

- Addressed liability insurance for aircraft at the airport; and
- Expressed concern regarding obtaining insurance to meet lease requirements.

1.c. Other Matters Related to the Palmer Municipal Airport

Items of discussion included Provision of utilities to the other side of the airport and update on the institution of the fuel flowage fee.

Council Member Hanson requested to direct the City Manager to look into the possibility of cancelling out money owed by the Airport to the Enterprise Fund. Council Member Best offered support.

The Council and Board exited the Committee of the Whole and reconvened the regular meeting at 9:02 pm.

G. RECORD OF ITEMS PLACED ON THE TABLE - Report on Changes to Airport Regulations.

H. COUNCIL AND COMMISSION MEMBER COMMENTS

Commission Vice Chair Kenneth More:

- Expressed appreciation to Superintendent Kelly for the relationships he established with the Federal Aviation Administration and the aviation community.

Commission Chair John Lee:

- Expressed appreciation to the City Manager for his efforts.

Council Member Best:

- Expressed appreciation to the Commission Members and their work on revising the regulations.

Council Member Fuller:

- Commended the Airport Advisory Commission on their work with the regulations revision.

Council Member Hanson:

- Encouraged the commission to continue to define where the airport is going, its relationship with the community, and what it will become; and
- Noted the noise abatement issues need to be taken seriously.

Mayor DeVries:

- Agreed with Council Member Hanson's comments;
- Encouraged the Council to also have the discussion concerning the type of airport the City wants;
- Thanked the Airport Advisory Commission Members for their time and hard work.

I. ADJOURNMENT

With no further business before the Council, the meeting adjourned at 9:12 pm.

Approved by the City Council on this _____ day of _____, 2018.

Norma I. Alley, MMC, City Clerk

Edna DeVries, Mayor

Approved by the Board of Economic Development this ____ day of _____, 2018.

David Meneses, Community Development Director

Dusty Silva, Board of Economic Development Chair

A. CALL TO ORDER

A regular meeting of the Palmer City Council was held on October 10, 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
Sabrina Combs
David Fuller
Peter LaFrance

Richard Best, Deputy Mayor
Steve Carrington
Brad Hanson

Also in attendance were the following:

Nathan Wallace, City Manager
Norma I. Alley, MMC, City Clerk

Michael Gatti, City Attorney (participated telephonically)
Pamela Whitehead, Minutes Recorder

C. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was performed.

D. APPROVAL OF AGENDA

1. Approval of Consent Agenda
 - a. **Action Memorandum No. 17-065:** Authorizing the City Manager to Award and Execute a Contract for Snow Hauling Services to Dirtworks, Incorporated in the Amount of \$67.95 per Hour for Truck and Operator.

Main Motion: To Approve the Consent Agenda.

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

E. COMMUNICATION AND APPEARANCE REQUESTS

Item 1 – Presentation from Board of Economic Development Chair LaMarr Anderson.

Chairman Anderson:

- Presented the Board's proposed Update to the City's Economic Development Strategic Plan goals and objectives (BED Resolution No. 17-005) with a recommendation to approve;
- Spoke to and encouraged support of the Babb Arboretum development plan created by the Community Arboretum Action Group (BED Resolution 17-004);

- Encouraged expansion of the City's online payment options for City services (BED Resolution 17-006);
- Spoke in support of Livable Communities (supports Goal 11B);
- Spoke to the diversity of the BED members and their passionate connections to Palmer regardless of whether or not they live in the City; and
- Fielded questions from the Council concerning the Strategic Plan Update.

Mayor DeVries spoke in great appreciation for Chairman Anderson's service to the community.

Council Member LaFrance commented in full support of BED Resolution No.s 17-004 and 17-006 and encouraged they come before the Council as soon as possible.

Item 2 – Presentation from Rachel Greenburg and Stephanie Allen Regarding Livable Communities.

Rachel Greenberg, Mat-Su Senior Services Executive Director, (also Board Member of the Mat-Su Trails and Parks Foundation); and Stephanie Allen, United Way of Mat-Su Representative, (also Board Member of the Palmer Parks, Recreation, and Cultural Resources Advisory Board):

- Provided a follow-up presentation to the March, 2017, presentation on AARP Livable Communities;
- Described the partnership (Memo of Understanding) between Mat-Su Senior Services and United Way of Mat-Su (Palmer Livable Communities Group) to lead this project;
- Gave an overview of the program and described the domains of livability (see packet);
- Emphasized the program is a nonpartisan and nonpolitical initiative;
- Described the process and spoke to opportunities and methods of assessment;
- Asked the Council for a commitment letter of support, resolution, or proclamation for them to move forward in the process; noted support from the PR&CRAB and BED; and
- Fielded questions from the Council.

Council Members LaFrance, Combs, and Fuller commented in support. Mayor DeVries spoke in agreement with the aspects of livable communities but questioned whether it is nonpolitical related to AARP.

F. REPORTS

Item 1 – City Manager's Report

City Manager Nathan Wallace:

- Highlighted his written report;
- Reported on the status of City projects, including Wastewater Treatment Plant, Rehabilitation of Airport Runway 16/34 and related Airport improvements, Flight Service Station Heating System Replacement, FSS Interior Improvements, and Bogard Road Booster Station;
- Updated as to status of the Golf Course, MTA Events Center, eligibility for future FAA grant funding, and final budget preparation; and
- Fielded questions from the Council.

Item 2 – City Clerk's Report

City Clerk Norma Alley:

- Highlighted her written report; and
- Noted Boards and Commissions appointments will come before the Council for confirmation at the October 24, 2017 meeting.

Item 3 – Mayor’s Report

Mayor DeVries:

- Highlighted her written report;
- Requested input from the Council regarding applying for the All-American City designation; and
- Deputy Mayor Best asked that the discussion be added to the next Council agenda. Council Member Fuller offered support.

Item 4 – City Attorney’s Report – None

G. AUDIENCE PARTICIPATION

Kenni Psenak Linden, former City Council candidate:

- Relayed the concerns of the people she spoke with during the election campaign process, including:
 - Vehicle speeding through residential neighborhoods, specifically behind the Tsunami Warning Center and Valley Trails; residents asking for speed humps;
 - Partnership between the City and the School District to provide more opportunities for youth;
 - Partnership with organizations, like Mat-Su Health Foundation, for resources to address depression, grief, and high rates of suicides, especially among teens, and teen homelessness;
 - Recycling;
 - Fruit tree map;
 - Connecting bikes paths and bike lanes;
 - Promoting trails with tourism;
 - Pedestrian crossing between North and South Valley Way connecting the schools;
 - Better communication from the City regarding roads and Public Works upgrades;
 - Better election notification – some people did not know there was an election coming up; and
 - Term limits, worthy of a community-wide discussion.
- Spoke to her experiences concerning negative campaigning during the recent election;
- Encouraged the Mayor and Council to use their influence to promote future elections as nonpartisan; and
- Congratulated and welcomed new Council Member Sabrena Combs and returning Council Member Brad Hanson.

Jan Newman spoke in strong support for Livable Communities and advocated in favor of a letter that shows the Mayor’s and Council’s support for the efforts of local leaders and the rest of the community to work towards creating an age-friendly community.

Nick Brocket:

- Spoke with regard to liberty and the government’s job to protect, which begins at the local level; and
- Commended this Council for questioning who is going to pay and what regulations would be imposed on the people; noted just because something sounds or looks good, does not necessarily mean it is.

Lorie Koppenberg:

- Noted that while she is totally in favor of making Palmer a livable community, it is very important to recognize what it means and who is involved;
- Her research revealed AARP’s connection to the United Nations and United Way becoming partners through Impact 2030 and that there are livable communities through HUD, DOT, and EPA;
- Warned of possible “hooks” that the Council should fully understand before it commits to support;
- Spoke to doing a livable community at the local level without any Federal government direction; and
- Commented that Palmer has already come a long way in the last 20 years from where it was as a result of local leaders always stepping up to get things done.

Joan Tower:

- Palmer senior who lives near the Senior Center, does not drive, and depends on walking;
- Spoke to snow and ice on the sidewalks in the winter; and
- Advocated for a good neighbor campaign for property owners to keep their sidewalks cleared.

City Clerk Norma Alley read and email from Helen Woodings into the record, commenting in favor and urging the Council to support the Livable Communities plan developed by the World Health Organization and AARP.

Sally Allee commended the City and spoke in great appreciation for the winter snow plowing.

Catherine Hall, Palmer Senior Center Board President:

- Commended the staff and volunteers who participate in the Senior Center and that it is a wonderful place;
- Would like to see Palmer grow for the next generations to come; and
- Spoke in appreciation for the City Council and the work they do.

Mayor Devries called a recess from 8:33 to 8:42 p.m.

H. PUBLIC HEARINGS

Item 1 – Resolution No. 17-028: Amending Resolution No. 17-003: City of Palmer 2017 Fee Schedule by Adding Large Aircraft Transient Tie Down Fee and Specific Aircraft Tie Down Space Fees.

Council Member Fuller requested a staff report. City Manager Wallace explained the proposed amendment in more detail and recommended approval.

Mayor DeVries opened the public hearing at 8:48 p.m. There being no one in the audience wishing to speak to the issue, and hearing no objection from Council, the public hearing was closed.

City Manager Wallace fielded questions from Council.

Main Motion: To Approve Resolution No. 17-028.

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

Item 2 – Resolution No. 17-030: Accepting and Appropriating the 2017 State of Alaska Homeland Security Program Grant 20SHSP-GY17 in the Amount of \$125,000.00 to Partially Fund the Purchase of New Radio Dispatch Consoles for the Palmer Police Department.

City Manager Wallace summarized the City’s application for grant funding to purchase new radio and computer aided dispatch equipment, pointing out that this is just to accept and appropriate the grant and not the actual purchase of equipment. He stated additional information in the packet outlines the grant requirements, which the City is capable of fulfilling. City Attorney Gatti spoke in agreement with the Manager’s assessment.

Mayor DeVries opened the public hearing.

Lori Koppenberg, Palmer Business owner:

- Commended the Council and Chief Ketterling for doing a great job in protecting Palmer;
- Spoke in high appreciation for the police walk-throughs and making sure her employees are safe at night; and
- Encouraged the Council to approve the resolution to give the police department what they need to keep our community safe.

There being no others coming forward to testify, and hearing no objections from the Council, the public hearing was closed.

Main Motion: To Approve Resolution No. 17-030.

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

City Manager Wallace and City Attorney Gatti responded to Council questions regarding a timeline for grant requirements and penalties for noncompliance.

Council Member Hanson spoke to this being an ongoing process with ongoing funding; believes it requires a comprehensive budget to keep track.

I. ACTION MEMORANDA

Item 1 – Action Memorandum No. 17-066: Authorizing the City Manager to Negotiate and Execute a Contract with the Wolverine Supply, in an Amount Not to Exceed \$97,000.00, to Perform Building Upgrades at the City of Palmer Public Works Maintenance Warehouse.

Council Member Fuller requested a staff report. City Manager Wallace reported the City received a grant from the State for \$150,000.00 for construction upgrades to its Public Works Maintenance Facility; spoke to the bids received and noted the project is fully funded; recommended the action be authorized.

Main Motion: To Approve Action Memorandum No. 17-066.

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

Item 2 – Action Memorandum No. 17-067: Authorizing the City Manager to Execute a Contract with EMC Engineering LLC, for Third Party Concrete Strength and Soil Compaction Testing and Additional Control Building and Sitework Inspections of the Wastewater Treatment Plant (WWTP) Upgrades, in an Amount Not to Exceed \$60,335.00.

Mayor DeVries requested a staff report. City Manager Wallace explained that this is a professional services agreement as opposed to a bid and it is funded through the project. Approval will allow the City to efficiently continue the required activities and keep the project on schedule.

Main Motion: To Approve Action Memorandum No. 17-067.

Moved by:	Best
Seconded by:	Fuller

Action:	Motion carried
In favor:	LaFrance, Hanson, Fuller, Combs, Carrington, Best, DeVries
Opposed:	None

J. NEW BUSINESS

Item 1 – Resolution No. 17-031: Supporting the Naming of an Unnamed Peak Near Mount POW/MIA: Gold Star Peak.

Main Motion: To Approve Resolution No. 17-031.

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

Council Member LaFrance commented in complete support of honoring our fallen Veterans in this way and encouraged all who have not hiked there to do so.

Mayor DeVries suspended the rules at 9:14 p.m. to allow Mr. Ackire to speak; there were no objections.

Kirk Alkire, First Sergeant, Retired, U.S. Army:

- Thanked the Council for supporting his proposal, that it means a lot to have the outpouring of support from the City of Palmer and others to honor the families of the fallen.

Mayor DeVries, on behalf of the Council, thanked Mr. Alkire for coming and for his leadership on the project.

The Council returned to regular order of business.

K. RECORD OF ITEMS PLACED ON THE TABLE - None

L. AUDIENCE PARTICIPATION

Stephanie Allen:

- Previous speaker on Livable Communities, provided additional examples of towns similar in population to Palmer and discussed some meaningful things they have done to enhance their communities; and
- Described Golden Shovel awards, shuttle bus services, turning empty parking lots into parklets, walkability districts, community farms, and pop-up temporary colleges.

M. COUNCIL MEMBER COMMENTS

Council Member Hanson commented on the Livability information discussed by Lori Koppenburg and asked if she would give it to City Manager Wallace.

Council Member Fuller:

- Spoke in support of the Livability concepts and believes the AARP part is more like a recommendation rather than an affiliation;
- Thinks it could be a benefit for the city to be on the list of Livable Communities; and
- Appreciated the information provided by Kenni Psenak Linden from the campaign trail.

Council Member Combs:

- Echoed the comments of Council Member Fuller regarding Livable Communities, that it is an endorsement that makes our city more attractive;
- Spoke in appreciation of members of our community spearheading these projects and believes that Palmer is filled with volunteers willing to make our community better;
- Commended Mrs. Psenak for coming in and talking about all the issues that she encountered on the campaign trail; noted that she also encountered some of the same; and
- Announced that Palmer High School is playing this weekend.

Council Member LaFrance:

- Thanked everyone who came forward to testify this evening;
- Thanked Mr. Alkire for spearheading the naming of the peak to Gold Star Peak;
- Commented with regard to Livable Communities, recommending that as a board we should be very careful when people come before us, to be welcoming of new ideas; and
- Stated Livable Communities topic deserves to come to the Council for a full up or down vote; asked for a second to support a resolution to come before the Council in the next couple of meetings in order to make a determination on what direction to go.

Deputy Mayor Best:

- Found the Livable Communities conversation interesting, but is still at a loss of what more could be added to our current structure of the boards and commissions and various groups;
- Appreciates the concerns raised about traversing our town; suggested those issues be brought to the Council, Parks and Recreation, Planning and Zoning, and let's try to fix them;
- Commented as funding becomes available we try to address these issues; and
- Stated he did not see the need for a different structure.

N. ADJOURNMENT

With no further business before the Council, the meeting adjourned at 9:25 p.m.

Approved this ___ day of _____, 2018.

Norma I. Alley, MMC, City Clerk

Edna B. DeVries, Mayor

A. CALL TO ORDER

A regular meeting of the Palmer City Council was held on October 24, 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, Deputy Mayor
Sabrina Combs (participated telephonically)	Steve Carrington
David Fuller	Brad Hanson
Peter LaFrance	

Also in attendance were the following:

Nathan Wallace, City Manager	Norma I. Alley, MMC, City Clerk
Michael Gatti, City Attorney	Pamela Whitehead, Minutes Recorder

C. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was performed.

D. APPROVAL OF AGENDA

1. Approval of Consent Agenda
 - a. Introduction of **Ordinance No. 17-013**: Amending Palmer Municipal Code 8.36.025: Certain Acts Requiring Permit, Authorizing the City Manager to Grant a Noise Permit Extension for Public Construction Projects.
 - b. Introduction of **Ordinance No. 17-014**: Amending Palmer Municipal Code 17.64.021: Parking Lot Design Standards, Deleting 17.64.121(H) Requiring Refuse Containers Located Within or on the Same Pavement as the Parking Area to be Screened.
 - c. **Resolution No. 17-032**: Designating Authorized Signatures for the General Checking Account, the Palmer Construction Account and Designating City Representatives Who Are Authorized and Empowered to Execute and Deliver All Documentation and Instructions on City Investment Accounts.
 - d. **Action Memorandum No. 17-068**: Authorizing the City Manager to Negotiate and Execute a Two-Year Contract for Professional Audit Services with BDO USA, LLP.
2. Approval of Minutes of Previous Meetings
 - a. September 26, 2017, Regular Meeting
 - b. October 9, 2017, Special Meeting

Main Motion: To Approve Consent Agenda and Minutes

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

E. COMMUNICATION AND APPEARANCE REQUESTS

Item 1 – Presentation from Planning & Zoning Commission Chair Dan Lucas.

City Clerk Alley reported receiving a phone call from Chairman Lucas informing that he will not be able to attend tonight due to illness and sends his apologies. He asked that she inform the Council that the Commission is currently focusing on complete review of Title 17 as requested by the Council.

F. REPORTS

Item 1 – City Manager’s Report

City Manager Nathan Wallace:

- Highlighted his written report;
- Reported on the recent meeting of the Mat-Su Borough sales tax group and fielded questions regarding its purpose;
- Reported on the Borough’s exploration of a road bond package and fielded questions regarding the list of roads covered by the bond package; and
- Fielded further questions by the Council regarding the use of city assets.

Item 2 – City Clerk’s Report

City Clerk Norma Alley:

- Fielded questions concerning election notifications.

Item 3 – Mayor’s Report

Mayor DeVries:

- Highlighted her written report;
- Noted she will be presenting a Proclamation for Small Business Saturday at the Palmer Chamber of Commerce Meeting on November 8 and a yearly update at Palmer Chamber of Commerce Meeting on November 13;
- Reminded Council of the Legislative and Assembly Meeting on November 1, Wasilla Library, 10 a.m.;
- Informed of invitations received from Alaska Family Services and Mat-Su Special Santa Program for November 7 at 6:30 p.m. – will respond with regret as it conflicts with the scheduled Council meeting; and
- Shared a Flyer on a Holiday Craft Workshop at Charter College on October 4.

Item 4 – City Attorney’s Report - None

G. AUDIENCE PARTICIPATION - None

H. PUBLIC HEARINGS

Item 1 – Resolution No. 18-001: Adopting a Budget for the City of Palmer, Alaska for Fiscal Year Beginning January 1, 2018, and Ending December 31, 2018, and Appropriating Monies.

Mayor DeVries opened the public hearing on Resolution No. 18-001. Seeing no one come forward to speak, and hearing no objection from the Council, the public hearing was closed.

Item 2 – Resolution No. 18-002: Adopting the 2018 City of Palmer Employee Pay Plan.

Mayor DeVries opened the public hearing on Resolution No. 18-002. Seeing no one come forward to speak, and hearing no objection from the Council, the public hearing was closed.

Item 3 – Resolution No. 18-003: Adopting the 2018 Fee Schedule for the City of Palmer for the Fiscal Year Beginning January 1, 2018, and Ending December 31, 2018.

Mayor DeVries opened the public hearing on Resolution No. 18-003. Seeing no one come forward to speak, and hearing no objection from the Council, the public hearing was closed.

Item 4 – Resolution No. 18-004: Adopting the 2018 Fine Schedule for the City of Palmer for Year Beginning January 1, 2018, and Ending December 31, 2018.

Mayor DeVries opened the public hearing on Resolution No. 18-004. Seeing no one come forward to speak, and hearing no objection from the Council, the public hearing was closed.

Item 5 – Resolution No. 18-005: Adopting the Five-Year Capital Improvement Program for the Fiscal Year Beginning January 1, 2018, and Ending December 31, 2018.

Mayor DeVries opened the public hearing on Resolution No. 18-005. Seeing no one come forward to speak, and hearing no objection from the Council, the public hearing was closed.

[No action was taken following the public hearings on the above Resolutions at this time.]

I. ACTION MEMORANDA

Item 1 – Action Memorandum No. 17-069: Confirming the Mayor’s Nomination of Jeff Helmericks and Joyce Momarts to the Airport Advisory Commission with a Term Ending October 31, 2020.

Main Motion: To Approve Action Memorandum No. 17-069.

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

Item 2 – Action Memorandum No. 17-070: Confirming the Mayor’s Nomination of Kelly Turney and Barbara Hunt to the Board of Economic Development with a Term Ending October 31, 2020.

Main Motion: To Approve Action Memorandum No. 17-070.

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

Item 3 – Action Memorandum No. 17-071: Confirming the Mayor’s Nomination of Stephanie Allen, David Dodd, and Wes Rathe with Terms Ending October 31, 2020, and Sally Pollen with a Term Ending October 31, 2019, to the Parks, Recreation and Cultural Resources Advisory Board.

Main Motion: To Approve Action Memorandum No. 17-071.

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

Item 4 – Action Memorandum No. 17-072: Confirming the Mayor’s Nomination of Dan Lucas and Gena Ornquist with Terms Ending October 31, 2020, and Richard Benedetto with a Term Ending October 31, 2019, for appointment to the Planning and Zoning Commission.

Main Motion: To Approve Action Memorandum No. 17-072.

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

Item 5 – Action Memorandum No. 17-073: Appointing a Council Member to Serve as an Ex-Officio Member on the Board of Economic Development for a Term Expiring October 31, 2018.

Council Member Carrington nominated Deputy Mayor Richard Best to serve. There were no objections or additional nominations.

Main Motion: To Approve Action Memorandum No. 17-073, appointing Deputy Mayor Best to serve as an Ex-Officio member of the Board of Economic Development.

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

Item 6 – Action Memorandum No. 17-074: Approving Robyn Schroeder as the Winner of the City of Palmer Bicycle Rack Design Competition, Awarding \$200.00 to the Winner, and Authorizing Installation of Bicycle Racks of the Winning Design.

Council Member LaFrance abstained from voting and temporarily exited Council chambers disclosing that Robyn Schroeder is his wife.

Council member Hanson inquired as to available funding. City Manager Wallace reported there is enough funding for installation of four bike racks including the winner’s award.

Main Motion: To Approve Action Memorandum No. 17-074.

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

Upon completion of voting, Council Member LaFrance rejoined the Council.

Item 7 – Action Memorandum No. 17-075: Approving a Council Community Grant in the Amount of \$1,200.00 to the Greater Palmer Chamber of Commerce to Support Small Business Saturday on November 25, 2017.

Main Motion: To Approve Action Memorandum No. 17-075.

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

Council Member Fuller disclosed that his wife, Andrea Fuller, is a part of the group working on the event, but not a direct recipient of the funding for Small Business Saturday. The Council had no objections to him voting on this matter.

Item 8 – Action Memorandum No. 17-076: Supporting the Community Efforts to Pursue the All America City Award by Directing Staff to Pay the \$250.00 Application Fee.

Main Motion: To Approve Action Memorandum No. 17-076.

Moved by:	
Seconded by:	
Action:	Motion failed for lack of action by the Council.
In favor:	
Opposed:	

Item 9 – Action Memorandum No. 17-077: Approving the Cancellation of the November 14, 2017, Regular Council Meeting.

Mayor DeVries spoke to the purpose for the proposed cancellation, being time conflicts with AML functions in Anchorage at which several Council members and City personnel will be in attendance.

Deputy Mayor Best proposed amending the agenda to move this item to the last order of business in case there is discussion under Continued Business that reveals any time sensitive reasons to not cancel the meeting.

Main Motion: To Amend the Agenda, Moving Action Memorandum No. 17-077 to Continued Business, Item 2.

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

J. CONTINUED BUSINESS

Item 1 – Resolution No. 17-023: Authorizing the City Manager to Negotiate and Enter into a Four-Year Agreement with Motorola Solutions to Lease-Purchase Radio and Computer Aided Dispatch Equipment in the Amount of \$725,913.28 and to Lease Over a Term Ending No Later Than August of 2021, and to Obtain the Equipment Under the Governmental and Proprietary Procurements Section of Palmer Municipal Code 3.21.230.

City Manager Wallace provided the staff report:

- Updated as to current status, noting postponement from the June 27, 2017, meeting;
- Provided details/options concerning the lease-purchase agreement and the expenditure;
- Recommended approval; and
- Fielded questions from the Council.

Council Member Hanson spoke in support but noted concern related to the increase in cost.

Main Motion: To Approve Resolution No. 17-023.

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

Item 2 - Action Memorandum No. 17-077: Approving the Cancellation of the November 14, 2017, Regular Council Meeting [action moved from item I-9 to J-2 per amended agenda].

Main Motion: To Approve Action Memorandum No. 17-077.

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

K. RECORD OF ITEMS PLACED ON THE TABLE

There were no items placed on the table.

L. AUDIENCE PARTICIPATION

Eugene Carl Haberman:

- Reported on the actions of the joint meeting of the Borough Assembly and the Planning Commission held earlier tonight;
- Noted there was a presentation by Fairbanks North Star Borough Representative Carl Castle on the implications of being designated an air quality nonattainment district, which was quite informative;
- Commented the public should not have to choose whether to go to a Borough or a City Council meeting when the community is split on the issues; and
- Commented the public should always be afforded the opportunity to participate in all meetings concerning important issues.

M. COUNCIL MEMBER COMMENTS

Council Member LaFrance:

- Announced back country ski season has started at Hatcher Pass;
- Stated the avalanche signs to test beacons are up and hanging;
- Commented he took his son to the Library today and reported it was wonderful to see such a bustling center in the community; and
- Commended the Council's commitment to the Library as a public service.

N. ADJOURNMENT

With no further business before the Council, the meeting adjourned at 8:24 p.m.

Approved this ___ day of _____, 2018.

Norma I. Alley, MMC, City Clerk

Edna B. DeVries, Mayor

A. CALL TO ORDER

A regular meeting of the Palmer City Council was held on November 28, 2017, at 7:00 p.m. in 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 |
| Sabrina Combs | Steve Carrington |
| David Fuller | Brad Hanson |
| Peter LaFrance | |

Also in attendance were the following:

- | | |
|------------------------------|------------------------------------|
| Nathan Wallace, City Manager | Norma I. Alley, MMC, City Clerk |
| Michael Gatti, City Attorney | Pamela Whitehead, Minutes Recorder |

C. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was performed.

D. APPROVAL OF AGENDA

1. Approval of Consent Agenda
 - a. **Introduction to Ordinance No. 17-015:** Adopting a New Official Zoning Districts Map Superseding the Prior Map Adopted February 24, 2015, in Accordance with Palmer Municipal Code 17.16.040 Map – Replacement.
 - b. **Action Memorandum No. 17-078:** Authorizing the City Manager to Negotiate and Execute a Replacement Agricultural Lease with Robert Shumaker for a Parcel of Land Containing Approximately 5.44 Acres of Airport Land Described as Lots 1, 2, 3, 4 & 5 Mohan Subdivision Located on Outer Springer Loop.
2. Approval of Minutes of Previous Meetings
 - a. October 17, 2017, Special Meeting
 - b. October 24, 2017, Special Meeting

Mayor DeVries called for approval of the Agenda.

Main Motion: To Approve the Consent Agenda and Minutes

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

E. COMMUNICATION AND APPEARANCE REQUESTS

Item 1 – Presentation from MEA Director of Public Affairs, Julie Estey, Regarding MEA Easement Clearing and Rate Adjustments.

Julie Estey, MEA Director of External Affairs:

- Reported on the planned easement clearing within Palmer city limits;
- Explained recent rate changes and rate projections for 2018;
- Provided pertinent information contained in the packet; and
- Responded to Council member questions.

Mayor DeVries thanked Ms. Estey for her presentation.

Item 2 – Presentation from Palmer Golf Course.

Director George Collum:

- Provided a slide show report summarizing the Palmer Golf Course 2017 season;
- Highlighted golfing events and tournaments attracting golfers from out of state as well as Alaska;
- Discussed condition of the greens, promotion, maintenance, equipment, revenue, goals and projections; and advocated for a new maintenance building and renewal of his contract; and
- Responded to Council member questions regarding contract elements, fee schedule, capital requests, and junior golf.

Mayor DeVries thanked Mr. Collum for his report and noted the Council looks forward to his budget presentation for capital improvements.

F. REPORTS

Item 1 – City Manager’s Report

City Manager Nathan Wallace:

- Highlighted his written report;
- Provided an update of October statistics for Police, Fire, Community Development, Building Department, and Airport;
- Advised the new sign unveiling for Warren “Bud” Woods Palmer Municipal Airport is scheduled for November 8 in addition to celebrating the renamed Randy Thom Flight Service Center in conjunction with the beginning of Colony Christmas; and
- Reported on security measures being taken at the Airport and discussed the Airport Watch program;
- Discussed insurance coverage for the Airport.

Item 2 – City Clerk’s Report

City Clerk Norma Alley:

- Highlighted her written report on the table;
- Reported there are no concerns related to attendance records of the boards and commissions;
- Announced that Angie Anderson will begin her duties as the new Deputy Clerk on December 4;
- Reported on the AAMC and AML Conference and felt the training was exceptional;
- Spoke to elections and voter rolls; and
- Provided a tentative schedule for Boards and Commissions joint meetings.

Item 3 – Mayor’s Report

Mayor DeVries highlighted her written report speaking to upcoming events and announced the Hanukah Celebration on December 13 and the Depot

Item 4 – City Attorney’s Report - None

G. AUDIENCE PARTICIPATION

Eugene Carl Haberman spoke to the lack of transparency by Matanuska Electric Association referencing its presentation on rates this evening without opportunity for the public to question the reports.

H. PUBLIC HEARINGS

Item 1 – Ordinance No. 17-013: Amending Palmer Municipal Code 8.36.025: Certain Acts Requiring Permit, Authorizing the City Manager to Grant a Noise Permit Extension for Public Construction Projects.

City Manager Wallace provided a brief overview noting the amendment would give the City Manager discretion, if warranted, to authorize a time extension of a noise permit for longer than 8 hours following review of any impact to the public.

Mayor DeVries opened the public Hearing. There being no one coming forward to speak, and hearing no objection by the Council, the public hearing was closed.

Main Motion: To Adopt Ordinance No. 17-013.

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

Mayor DeVries called a recess from 8:24 to 8:34 p.m.

Item 2 – Ordinance No. 17-014: Amending Palmer Municipal Code 17.64.021: Parking Lot Design Standards, Deleting 17.64.121(H) Requiring Refuse Containers Located Within or on the Same Pavement as the Parking Area to be Screened.

City Manager Wallace provided background information and outlined the underlying reasons for the proposed amendment, referencing the Planning and Zoning Commission’s recommendation that the screening requirement (paragraph H) be removed from PMC 17.64.021 and more appropriately addressed in the sanitation section of the Palmer Municipal Code.

Mayor DeVries opened the public Hearing. There being no one coming forward to speak and hearing no objection by the Council, the public hearing was closed.

Main Motion: To Adopt Ordinance No. 17-014.

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

The Council discussed the issue at length, primarily debating the intent of the requirement, endeavoring to find a balance between aesthetics and public health. The majority were ultimately in favor of removal and to more appropriately deal with the screening requirement in Title 8 of the Palmer Municipal Code.

Council Member LaFrance expressed concern of fully removing the requirement without a clear plan for amendment or replacement.

I. ACTION MEMORANDA

Item 1 – Action Memorandum No. 17-079: Approving a Council Community Grant in the Amount of \$1,500.00 to Radio Free Palmer to Support Live Video Streaming/Recording of City Council Meetings.

Main Motion: To Authorize Action Memorandum No. 17-079, as amended, in the amount of \$1,335.00 to Radio Free Palmer to Support Live Video Streaming/Recording, as Amended

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

Primary Amendment #1: To Reduce the Grant Amount to \$1,335.00.

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

Applicant, Mike Chimelewski, Radio Free Palmer:

- Responded to Council questions, addressed some of the concerns raised, and described how the video software system would work; suggested visiting the Eugene, Oregon, website for an example;
- Emphasized the value in being able to key agenda items to the video;
- Noted the system could be used for other community events as well as city meetings.

Motion to Postpone: To the December 12, 2017 Council Meeting.

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

Concerns were raised about implementing the video system for City Council meetings until it can be discussed further.

Primary Amendment #2: To Strike “Of City Council Meetings” From the Subject Line of AM No. 17-079 Until There is Further Discussion on The Matter.

Moved by:	Combs
Seconded by:	Carrington
Action:	Motion Carried by a 6-1 voice vote.
In favor:	Carrington, Combs, LaFrance, Best, Hanson, DeVries
Opposed:	Fuller

J. NEW BUSINESS

Item 1 – Information Memorandum No. 17-018: Reporting on an Airport Influence Area as Recommended by the Airport Advisory Commission and the Planning and Zoning Commission.

Upon request, City Manager Wallace provided a staff report explaining the defined Airport Influence Area. The purpose is for notification purposes only of proximity to the airport and not for imposing any restrictions.

K. RECORD OF ITEMS PLACED ON THE TABLE

City Clerk Norma Alley reported the following documents were Items Placed on the Table:

- Flyer highlighting Golf Board features; and
- City Clerk's Report.

L. AUDIENCE PARTICIPATION

Eugene Carl Haberman:

- Spoke to the lack of notice for public participation in the Mat-Su Borough sales tax meetings;
- Suggested it would be inappropriate for the City to participate in such meetings if they are held without public involvement; and
- Commented in opposition to the location of the Borough Assembly January special meeting for a financial overview of the 2019 budget being held in Talkeetna.

M. COUNCIL MEMBER COMMENTS

Council Member Carrington commented in support of the video streaming issue, reflecting that one of his jobs when he worked for MEA years ago was to audio-record the MEA Board Meetings and place them on the web; and spoke in appreciation for software that would lay it all out instead of doing it manually.

Council Member Hanson spoke in appreciation for Stan Guthrie and Country Cutts for the magnificent fireworks display this past Friday, noting it was his 18th year.

Council Member Fuller:

- Commented in support of the video streaming and hopes it goes forward;
- Thinks it would set a new level of transparency and hopefully get more people involved;
- Thought it was a great Black Friday/Small Business Saturday in Palmer; and
- Commented also that it was a great firework show.

Council Member Combs agreed that the video-keyed agenda would be an amazing addition and Spoke in appreciation of Radio Free Palmer for all of the work that they do in our community.

N. ADJOURNMENT

With no further business before the Council, the meeting adjourned at 10:28 p.m.

Approved this ___ day of _____, 2018.

Norma I. Alley, MMC, City Clerk

Edna B. DeVries, Mayor

A. CALL TO ORDER

A regular meeting of the Palmer City Council was held on December 12, 2017, at 7:00 p.m. in 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 |
| Sabrina Combs (participated telephonically) | Steve Carrington (participated telephonically) |
| David Fuller | Brad Hanson |
| Peter LaFrance | |

Also in attendance were the following:

- | | |
|-----------------------------------|------------------------------------|
| Nathan Wallace, City Manager | Norma I. Alley, MMC, City Clerk |
| Angie Anderson, Deputy City Clerk | Pamela Whitehead, Minutes Recorder |

C. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was performed.

D. APPROVAL OF AGENDA

1. Approval of Consent Agenda
 - a. Introduction to **Ordinance No. 18-001**: Amending Palmer Municipal Code Chapter 17.49.020 Permitted Uses in A-M Airport Mixed Use District to Add Aeronautical Campgrounds as a Permitted Use.
2. Approval of Minutes of Previous Meetings
 - a. November 7, 2017, Special Meeting
 - b. November 21, 2017, Special Meeting
 - c. November 28, 2017, Special Meeting

Main Motion: To Approve Consent Agenda and Minutes

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

E. REPORTS

Item 1 – City Manager’s Report

City Manager Nathan Wallace:

- Highlighted his written report on the table;
- Provided a year-end summary of Public Works activity;
- Fielded brief questions by the Council;

- Discussed the MSB Sales Tax Task Force Memorandum; and
- Advised he will be on vacation December 16-20; Public Works Director is authorized to act on in his behalf if needed.

Item 2 – City Clerk’s Report

City Clerk Norma Alley:

- Highlighted her written report;
- Reported no concerns related to the attendance records of the boards and commissions;
- Reported joint meeting confirmations for AAC on January 13 and PRCRAB on February 13;
- Commented on the Clerk’s Coalition Meeting debriefing on the election;
- Introduced and welcomed new Deputy City Clerk Angie Anderson; and
- Advised she will be out of the office December 25-29.

Item 3 – Mayor’s Report

Mayor DeVries:

- Highlighted her written report;
- Reminded Council for nominations for the Golden Heart Award, which will be presented on February 13; and
- Spoke to upcoming events.

Based on recommendation by Council Member Fuller, Mayor DeVries presented City of Palmer Certificates of Appreciation to Palmer Pool’s Lifeguard Lehvi Minder and to Water Safety Instructor Sandra Lee, to say thank you for the pride they have demonstrated in the conduct of their duties and outstanding contributions to the community; citing the recent lifesaving measures administered at the Palmer Pool.

Item 4 – City Attorney’s Report

F. AUDIENCE PARTICIPATION - None

G. PUBLIC HEARINGS

Item 1 – Ordinance No. 17-015: Adopting a New Official Zoning Districts Map Superseding the Prior Map Adopted February 24, 2015, in Accordance with Palmer Municipal Code 17.16.040 Map – Replacement.

Mayor DeVries opened the public hearing. There being no one coming forward to testify, and hearing no objection by the Council, the public hearing was closed.

Main Motion: To Adopt Ordinance No. 17-015.

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

Item 2 – Resolution No. 18-001: Adopting a Budget for the City of Palmer, Alaska for the Fiscal Year Beginning January 1, 2018, and Ending December 31, 2018, and Appropriating Monies (3rd Public Hearing).

Mayor DeVries opened the public hearing. There being no one coming forward to testify, and hearing no objection by the Council, the public hearing was closed.

City Clerk Norma Alley restated Primary Amendments 1 through 10 to Resolution No. 18-001 for the council's reference.

Main Motion: To Adopt Resolution No. 18-001, as Amended.

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

Item 3 – Adoption of: (3rd Public Hearing)

- a. **Resolution No. 18-002:** Adopting the 2018 City of Palmer Employee Pay Plan.
- b. **Resolution No. 18-003:** Adopting the 2018 Fee Schedule for the City of Palmer for the Fiscal Year Beginning January 1, 2018, and Ending December 31, 2018.
- c. **Resolution No. 18-004:** Adopting the 2018 Fine Schedule for the City of Palmer for the Fiscal Year Beginning January 1, 2018, and Ending December 31, 2018.

Mayor DeVries opened the public hearing. There being no one coming forward to testify, and hearing no objection by the Council, the public hearing was closed.

Main Motion: To Accept Resolution No. 18-002, Reflecting Amendments Approved in 18-001; Resolution No. 18-003, as Amended; and Resolution No. 18-004, as Presented.

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

Primary Amendment #1: To Restore Airport Fees for Apron C to be Consistent with Aprons A and B.

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

Item 4 – Resolution No. 18-005: Adopting the Five-Year Capital Improvement Program for the Fiscal Year Beginning January 1, 2018, and Ending December 31, 2018 (3rd Public Hearing).

Mayor DeVries opened the public hearing. There being no one coming forward to testify, and hearing no objection by the Council, the public hearing was closed.

Main Motion: To Accept Resolution No. 18-005, Reflecting Amendments Approved in Resolution No. 18-001.

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

H. ACTION MEMORANDA

Item 1 – Action Memorandum No. 17-080: Approving the Cancellation of the December 26, 2017, Regular Council Meeting.

Main Motion: To Authorize Action Memorandum No. 17-080.

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

I. RECORD OF ITEMS PLACED ON THE TABLE

City Clerk Norma Alley reported the City Manager's Report was the Items Placed on the Table.

J. AUDIENCE PARTICIPATION

Eugene Carl Haberman:

- Spoke to the many city meetings he has attended in Anchorage and the Valley since 2012 and in addressing the issues there has been difficulty getting the message out;
- Noted there is cooperation in controlling the message, particularly by the Frontiersman;
- Spoke to the failure of balanced reporting to include public comments as well as council representatives; and
- Stated it is the responsibility of city officials to hear from the public before making decisions.

K. COUNCIL MEMBER COMMENTS

Council Member Combs:

Main Motion: To Authorize the City Manager to Award \$1,500.00 Bonuses to Permanent Full-Time and Part-Time Employees of the City of Palmer and to Include the City Manager and the City Clerk.

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

Council Member LaFrance:

- Commented he is happy to see the bonuses pass for city employees and challenged the employees to spend as much of it as possible in the city of Palmer supporting our merchants and businesses;
- Voiced disappointment in having to miss Colony Christmas in its entirety because he was sick; and
- Wished everyone Happy Holidays and Happy New Year.

Deputy Mayor Best:

- Commented it was a wonderful Colony Christmas including the lighting of the tower and the parade;
- Spoke to the Fireworks being a wonderful event, but was hearing from people about blocked streets and sidewalks not accessible; and
- Recommended finding a way to have some temporary signage to inform folks when pathways and streets are closed.

Council Member Hanson wished everyone a Merry Christmas and commented in amazement of the most number of people ever downtown during Colony Christmas.

Council Member Fuller expressed support to establish signage for closing streets during fireworks and wished everyone a Merry Christmas and Happy New Year.

Mayor DeVries shared support for signage during some of the big events in Downtown Palmer and wished everyone a Merry Christmas and Happy New Year

L. ADJOURNMENT

With no further business before the Council, the meeting adjourned at 7:54 p.m.

Approved this __ day of _____, 20__.

Norma I. Alley, MMC, City Clerk

Edna B. DeVries, Mayor



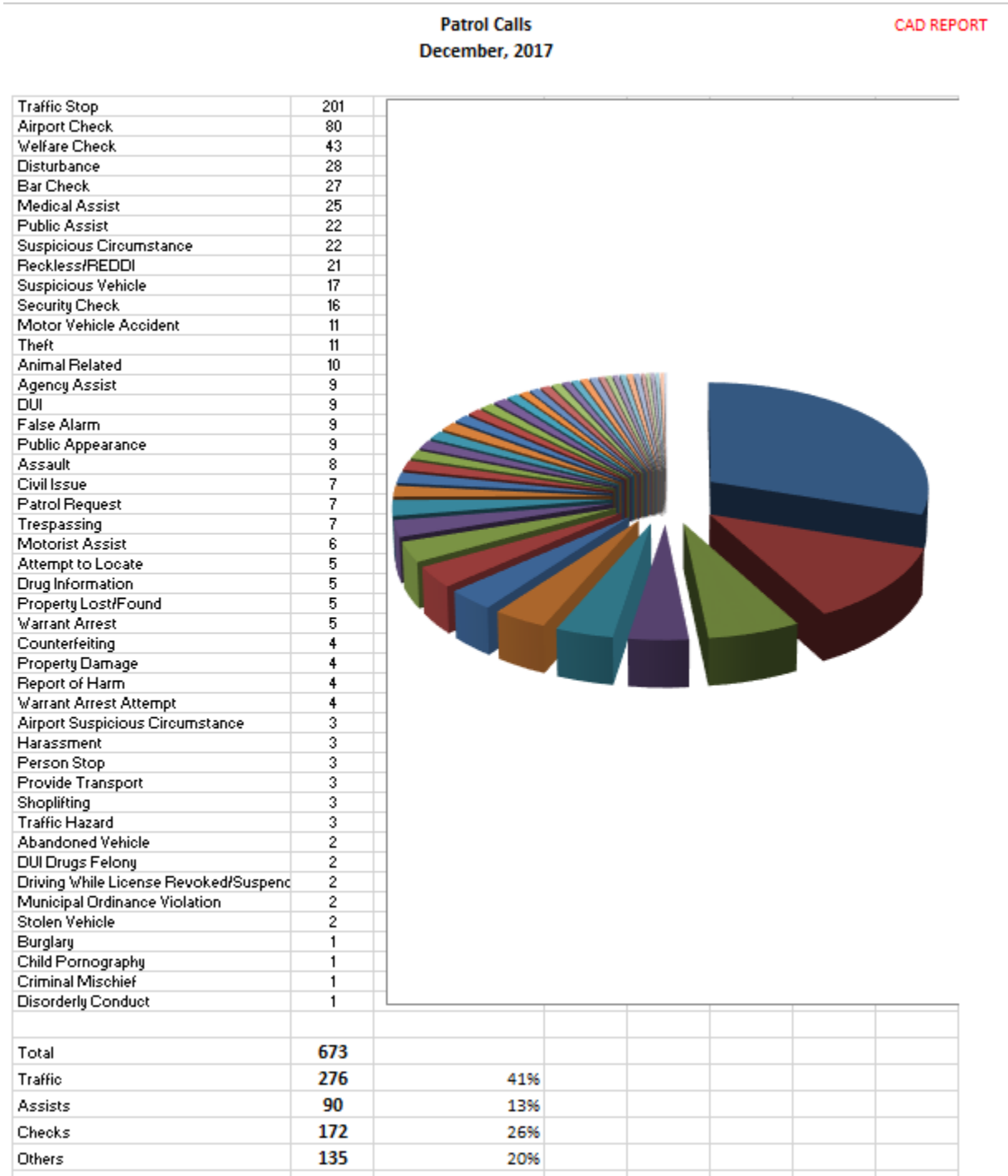
Report to Council
 City Manager Nathan Wallace
 January 22, 2018

Staff Update and analysis (December 2017):

Police Department:

Total calls: 673 down from 681 in November

Call breakdown - 41%(November - 34%) traffic/vehicle related, 26%(November - 29%) checks (welfare/property), 13%(November - 16%) citizen assistance, 20%(November - 21%) other.





Palmer Fire & Rescue

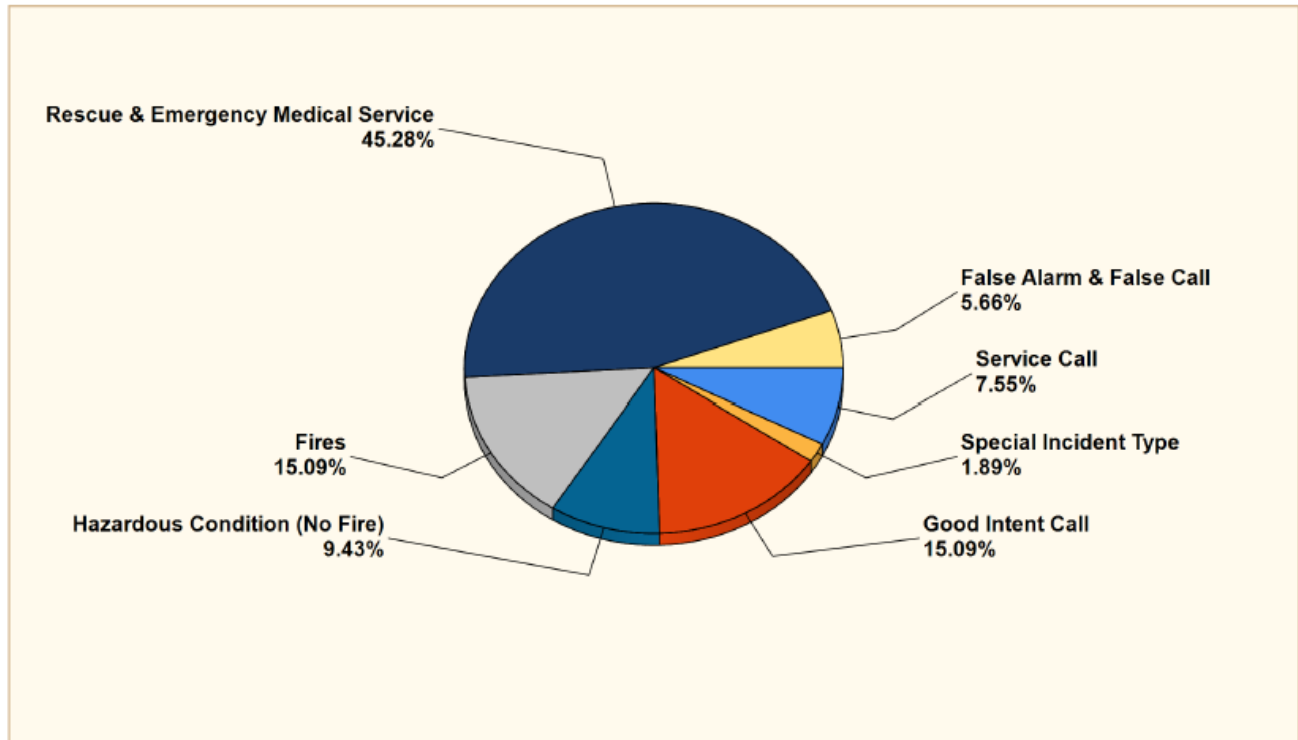


Palmer, AK

This report was generated on 1/4/2018 7:46:15 PM

Breakdown by Major Incident Types for Date Range

Zone(s): All Zones | Start Date: 12/01/2017 | End Date: 12/31/2017



MAJOR INCIDENT TYPE	# INCIDENTS	% of TOTAL
Fires	8	15.09%
Rescue & Emergency Medical Service	24	45.28%
Hazardous Condition (No Fire)	5	9.43%
Service Call	4	7.55%
Good Intent Call	8	15.09%
False Alarm & False Call	3	5.66%
Special Incident Type	1	1.89%
TOTAL	53	100.00%

Fire Department: Calls: 53(46 - November) in December 2017, up 15% from last month, down by 23% from last year. Fire: 8(7 - November), Rescue: 24(16 - November), Hazard: 5(5 - November), Good intents: 8(11 - November), False alarm: 3(6 - November), Special Incident: 1(0 - November), Service call: 4(1 - November), Overpressure/explosion/overheat: 0(0 - November).



Report to Council
 City Manager Nathan Wallace
 January 22, 2018

Community Development:

Library:

Patrons:	November	December
<i>Total Registered Patrons</i>	<i>13,490</i>	<i>13,511</i>

Total Mat-Su Borough Resident Patrons	10,405	10,421
Total City of Palmer Resident Patrons	3,085	3,090
New Library Users	59	21

Usage:	November	December
Patron Visits/Count	8,420	7,768
Reference Questions	1,942	2,000
Library Computer Sessions	1,321	1,104
WIFI Sessions	1,197	1,208
Circulation (PPL items)	8,171	7,128
Magazine circulation	624	435
Take Home Paperbacks	359	216

Programs:

Children's Programs	16 Events	1,427 Participants	12 Events	1,458 Participants
Class Visits	6 Events	482 Participants	3 Events	634 Participants
Young Adult Programs	5 Events	130 Participants	2 Events	100 Participants
Adult Programs	7 Events	442 Participants	5 Events	590 Participants
Total Library Programs	34 Events	2,481 Participants	22 Events	2,782 Participants
Community Events	40 Events	122 Participants	25 Events	255 Participants
Total Events	74 Events	2,603 Participants	47 Events	3,037 Participants

Building and Compliance:

Compliance Letters dispatched: 0(4-November) (unsightly premise), 0(2- November) (clean up follow up), and 1(10 - November) (permit follow ups), other: 3(10 - November)



Building Department Report
NOVEMBER 2017

Permit Type	Count	Total Valuation	Permit Fees Collected	Plan Review Fees Collected
Building Permit	4	\$126,064.00	\$1,872.50	\$934.50
Sign Permit	1	\$4,125.00	\$158.00	
Fence Permit	0	\$0.00	\$0.00	
Totals	5	\$130,189.00	\$2,030.50	\$934.50

TYPE OF PERMITS:

Applicant	Valuation	Type of Work	Permit Fee	Plan Review Fee
Alaska Job Corps	\$39,963.00	COM Alteration	\$604.25	\$392.75
Mitchell, Adrian & Babee	\$4,125.00	Sign	\$158.00	
Bolshio Misha, Inc.	\$64,101.00	COM Alteration	\$833.75	\$541.75
Lewis, Sandra	\$2,000.00	Storage Shed	\$77.00	
Anderson, Angela D.	\$20,000.00	RES Alteration	\$357.50	

YEAR TO DATE COMPARISON:

Year	Building Permits	Sign Permits	Fence Permits	Year to Date Valuation	Year to Date Permit Fees	Year to Date Plan Review Fees
2008	91	30	27	\$6,085,179.00	\$54,455.00	
2009	92	18	29	\$16,874,269.00	\$99,733.50	
2010	106	44	15	\$22,158,233.00	\$122,659.65	
2011	113	24	24	\$7,892,027.00	\$67,955.25	
2012	93	33	12	\$21,450,341.00	\$137,489.50	
2013	92	26	19	\$12,433,959.00	\$92,530.00	
2014	103	34	12	\$16,401,333.00	\$121,305.25	
2015	95	27	13	\$11,253,279.00	\$97,526.75	
2016	89	37	19	\$38,493,202.00	\$204,556.75	\$38,118.25
2017	87	22	17	\$6,187,869.00	\$57,413.85	\$20,712.25



PALMER GOLF COURSE

	November 2017/16	December 2017/16
Operational Days:	3 /6	5
Number of Rounds:	21 /149	28
Green Fees:	\$ 78.00 /\$4,901.00	\$5,275.04
Cart Rental:	\$ 84.00 /\$524.00	\$6.00
Club Rental:	\$ 0.00 /\$ 0.00	\$0.00
Driving Range:	\$13.00 /\$35.00	\$50.00
Merchandise Sales:	\$126.00 /\$1,315.00	\$7,528.75
Snack Bar:	\$ 14.75 /\$52.50	\$219.50
Beer & Wine:	\$4.00 /\$82.00	\$83.00

Mayor's Memo

Council Meeting report – January 24, 2018

UP COMING EVENTS

- ❖ **Outreach to High school age student(s) for Boards and Commission**
- ❖ **Martin Luther King – Senior center – January 15, 1 pm**
- ❖ **Governor's appointment to Commuter Railroad Study Group**
- ❖ **Agenda Setting, Feb 15**
- ❖ **Mayor/Manager – January 15, Palmer – guest Consular Office of Japan**
- ❖ **Mayor/Manager – February 15 – Houston**
- ❖ **Job Corp graduation – Feb. 24**
- ❖ **Alaska Municipal League – Juneau- Feb. 20-22**

Legislative session bills – of interest to the City of Palmer –

HB 199; SB 76 – Liquor Licenses

HB256 – Pick, Click and Give;

HB264 – Bag tax;

SB 130 voter ratification of sales or income tax

PENDING ITEMS –

- **Flag Pole by Library,**
- **Electric stands on South Alaska,**
- **tennis courts request,**
- **Rotary Daron Park,**
- **4 Way Stop Inner and Outer Springer,**
- **Golden Shovel Award**

Edna DeVries

Mayor

**City of Palmer
Action Memorandum No. 18-007**

Subject: Directing the City Clerk to Notify the State of Alaska of the City Council's Statement of Non-Objection to Liquor License #4336, for Fred Meyer Stores, Inc., Located at 535 W. Evergreen Avenue

Agenda of: January 23, 2018

Council Action: **Approved** **Amended:** _____
 Defeated


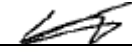

Originator Information:

Originator: Norma Alley, City Clerk

Department Review:

Route to:	Department Director:	Signature:	Date:
_____	Community Development	_____	_____
_____	Finance	_____	_____
_____	Fire	_____	_____
_____	Police	_____	_____
_____	Public Works	_____	_____

Approved for Presentation By:

	Signature:	Remarks:
City Manager		_____
City Attorney		_____
City Clerk		_____

Certification of Funds:


Total amount of funds listed in this legislation: \$ Unknown

This legislation (√):

- Creates revenue in the amount of: \$ Unknown
- Creates expenditure in the amount of: \$ _____
- Creates a saving in the amount of: \$ _____
- Has no fiscal impact

Funds are (√):

- Budgeted Line item(s): _____
- Not budgeted

Director of Finance Signature: 

Attachment(s):

- Review Form
- Notice

Summary Statement/Background:

Fred Meyer Stores, Inc., has applied for renewal of their liquor license. State law requires local governing bodies to review requests pertaining to liquor licenses within their municipalities. The City may voice a non-objection or may file a protest to a request.

As of the date of packet publication, the City Clerk's Office had not received any written comments or phone calls from the public expressing concern or support for this application.

Administration's Recommendation:

To approve Action Memorandum No. 18-007 directing the City Clerk to notify the State of Alaska of the City Council's statement of non-objection to Liquor License #4336, for Fred Meyer Stores, Inc.

√City of Palmer • Liquor License Review Form

BUSINESS NAME: Fred Meyer Stores, Inc.

OWNER: Fred Meyer Stores, Inc.

LICENSE TYPE: Package Store

LOCATION: 535 W. Evergreen Ave.

Route to: Department of Finance

Department of Finance

Sales Tax Current: √ Yes No

If no, explain: _____

Utilities Current: √ Yes No

If no, explain: _____

Special Assessments Current: √ Yes No

If no, explain: _____

Other Comments: _____

[Signature]

Finance Director

1/5/18

Date

Route to: Department of Community Development

Department of Community Development

Code Compliant: √ Yes No

If no, explain: _____

Fire Compliant (Plans Review): √ Yes No

If no, explain: _____

Other Comments: _____

[Signature]

Community Development Director

1/5/2018

Date


Route to: Police Department

Police Department

Code Compliant: Yes No

If no, explain: _____

Other Comments: _____



Chief of Police 1-5-18
Date


Route to: City Manager's Office

City Manager's Office

Citizen Comments: Yes No

If yes, explain: _____

Other Comments: _____



City Manager 1/5/18
Date

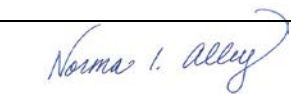
Route to: City Clerk's Office

City Clerk's Office

Citizen Comments: Yes No

If yes, explain: _____

Other Comments: _____



City Clerk January 5, 2018
Date

FORWARD TO COUNCIL FOR AGENDA OF: January 23, 2018



December 21, 2017

City of Palmer
Attn: City Clerk
Via Email: cityclerk@palmerak.org
Cc: mwhisenhunt@matsugov.us

Re: Notice of 2018/2019 Liquor License Renewal Application

License Type:	Package Store	License Number:	4366
Licensee:	Fred Meyer Stores Inc.		
Doing Business As:	Fred Meyer		

We have received a completed renewal application for the above listed license (see attached application documents) within your jurisdiction. This is the notice required under AS 04.11.480.

A local governing body may protest the approval of an application(s) pursuant to AS 04.11.480 by furnishing the director **and** the applicant with a clear and concise written statement of reasons for the protest within 60 days of receipt of this notice, and by allowing the applicant a reasonable opportunity to defend the application before a meeting of the local governing body, as required by 3 AAC 304.145(d). If a protest is filed, the board will deny the application unless the board finds that the protest is arbitrary, capricious, and unreasonable.

To protest the application referenced above, please submit your written protest within 60 days, and show proof of service upon the applicant and proof that the applicant has had a reasonable opportunity to defend the application before a meeting of the local governing body.

Sincerely,

Erika McConnell, Director
amco.localgovernmentonly@alaska.gov

**City of Palmer
Action Memorandum No. 18-008**

Subject: Directing the City Clerk to Notify the State of Alaska of the City Council's Statement of Non-Objection to Liquor License #1194, for Caboose Lounge, Located at 606 S. Alaska Street

Agenda of: January 23, 2018

Council Action: **Approved** **Amended:** _____
 Defeated



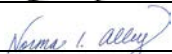
Originator Information:

Originator: Norma Alley, City Clerk

Department Review:

Route to:	Department Director:	Signature:	Date:
_____	Community Development	_____	_____
_____	Finance	_____	_____
_____	Fire	_____	_____
_____	Police	_____	_____
_____	Public Works	_____	_____

Approved for Presentation By:

	Signature:	Remarks:
City Manager		_____
City Attorney		_____
City Clerk		_____

Certification of Funds:


Total amount of funds listed in this legislation: \$ Unknown

This legislation (√):

- Creates revenue in the amount of: \$ Unknown
- Creates expenditure in the amount of: \$ _____
- Creates a saving in the amount of: \$ _____
- Has no fiscal impact

Funds are (√):

- Budgeted Line item(s): _____
- Not budgeted

Director of Finance Signature: 

Attachment(s):

- Review Form
- Notice

Summary Statement/Background:

Caboose Lounge has applied for renewal of their liquor license. State law requires local governing bodies to review requests pertaining to liquor licenses within their municipalities. The City may voice a non-objection or may file a protest to a request.

As of the date of packet publication, the City Clerk's Office had not received any written comments or phone calls from the public expressing concern or support for this application.

Administration's Recommendation:

To approve Action Memorandum No. 18-008 directing the City Clerk to notify the State of Alaska of the City Council's statement of non-objection to Liquor License #1194, for Caboose Lounge.

City of Palmer • Liquor License Review Form

BUSINESS NAME: Caboose Lounge
LICENSE TYPE: Beverage Dispensary
LOCATION: 606 S. Alaska Street

OWNER: Michelle Kincaid

Route to: Department of Finance

Department of Finance

Sales Tax Current: ✓ Yes No

If no, explain: _____

Utilities Current: ✓ Yes No

If no, explain: _____

Special Assessments Current: ✓ Yes No

If no, explain: _____

Other Comments: _____



Finance Director

1/5/2018

Date

Route to: Department of Community Development

Department of Community Development

Code Compliant: ✓ Yes No

If no, explain: _____

Fire Compliant (Plans Review): ✓ Yes No

If no, explain: _____

Other Comments: _____



Community Development Director

1/5/2018

Date

Route to: Police Department

Police Department

Code Compliant: ✓

Yes No

If no, explain:

Other Comments:



Chief of Police

1-5-18

Date

Route to: City Manager's Office

City Manager's Office

Citizen Comments: ✓

Yes No

If yes, explain:

Other Comments:



City Manager

1/5/18

Date

Route to: City Clerk's Office

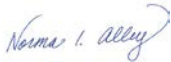
City Clerk's Office

Citizen Comments: ✓

Yes No

If yes, explain:

Other Comments:



City Clerk

January 5, 2018

Date

FORWARD TO COUNCIL FOR AGENDA OF: January 23, 2018



January 5, 2018

City of Palmer
Attn: City Clerk
Via Email: cityclerk@palmerak.org
Cc: mwhisenhunt@matsugov.us

Re: Notice of 2018/2019 Liquor License Renewal Application

License Type:	Beverage Dispensary	License Number:	1194
Licensee:	Michelle & David's Caboose Lounge, Inc.		
Doing Business As:	Caboose Lounge		

We have received a completed renewal application for the above listed license (see attached application documents) within your jurisdiction. This is the notice required under AS 04.11.480.

A local governing body may protest the approval of an application(s) pursuant to AS 04.11.480 by furnishing the director **and** the applicant with a clear and concise written statement of reasons for the protest within 60 days of receipt of this notice, and by allowing the applicant a reasonable opportunity to defend the application before a meeting of the local governing body, as required by 3 AAC 304.145(d). If a protest is filed, the board will deny the application unless the board finds that the protest is arbitrary, capricious, and unreasonable.

To protest the application referenced above, please submit your written protest within 60 days, and show proof of service upon the applicant and proof that the applicant has had a reasonable opportunity to defend the application before a meeting of the local governing body.

Sincerely,

Erika McConnell, Director
amco.localgovernmentonly@alaska.gov

**City of Palmer
Action Memorandum No. 18-009**

Subject: Accepting the Wayfinding Report and Committee Input

Agenda of: January 23, 2018

Council Action: **Approved** **Amended:** _____
 Defeated




Originator Information:

Originator: City Manager

Department Review:

Route to:	Department Director:	Signature:	Date:
_____	Community Development	_____	_____
<u>X</u>	Finance		<u>1/4/18</u>
_____	Fire	_____	_____
_____	Police	_____	_____
<u>√</u>	Public Works		<u>12/26/17</u>

Approved for Presentation By:

	Signature:	Remarks:
City Manager		_____
City Attorney		_____
City Clerk		_____

Certification of Funds:


Total amount of funds listed in this legislation: \$ 0.00

This legislation (√):

- Creates revenue in the amount of: \$ _____
- Creates expenditure in the amount of: \$ _____
- Creates a saving in the amount of: \$ _____
- Has no fiscal impact

Funds are (√):

- Budgeted Line item(s): _____
- Not budgeted _____

Director of Finance Signature: 

Attachment(s):

- PRCRAB Resolution No. 17-004
- SDG Wayfinding Project Report
- Sign Families Options A & B
- Recommended Signage

Summary Statement/Background:

This action seeks to adopt the Wayfinding Committee's recommended design for wayfinding signs for the City of Palmer.

After taking community input and suggestions, and in working closely with Sustainable Design Group (SDG), the City Council Appointed Wayfinding Committee and the PRCRAB, over several meetings and design reviews, seeks the Council's approval of their recommended wayfinding sign design.

The contractor provided 2 design recommendations and the committee recommended a third option that combined elements of the 2 recommendations.

The PRCRAB confirmed the 3rd recommended wayfinding sign design, as presented to them on Oct 5, 2017 and supports the Wayfinding Committees recommendation to the City Council.

If approved, public works will proceed with initial sign procurement for city owned assets (parks and buildings), additional signs will be prioritized for future funding. The Alaska Department of Transportation will also use the approved wayfinding design for signs as part of the Glenn Highway Expansion project.

Administration's Recommendation:

To approve Action Memorandum No. 18-009 accepting the Wayfinding report and Committee input and directing the City Manager to utilize the report and provide a fourth design from staff for consideration.

CITY OF PALMER
PARKS, RECREATION & CULTURAL RESOURCES ADVISORY BOARD
Resolution No. 17-004

**A Resolution of the Parks, Recreation & Cultural Resources Advisory Board
Supporting the Recommendations of the Wayfinding Committee**

WHEREAS, the way people orient themselves in physical space and navigate from place to place is improved by wayfinding signs; and

WHEREAS, on September 27, 2016, the City Council authorized the City Manager to enter into a contract with Sustainable Design Group (SDG) to produce the Palmer Wayfinding Signage guide; and

WHEREAS, the City and SDG held a community Open House on January 25, 2017 to gather input from members of the community on their concept of the value of good signage, sign priorities, transit preferences, areas where signs currently function well, areas where signs need improvement, and to identify favorite and frequently visited locations; and

WHEREAS, on February 2, 2017, the City Council appointed five members of the community to serve on the Wayfinding Committee; and

WHEREAS, the Wayfinding Committee met with representatives of SDG on April 5, 2017 to review an analysis of comments made by the community at the January Open House and the preliminary work done by the consultants on potential sign locations; and

WHEREAS, the Wayfinding Committee ranked design Option B higher than design Option A and recommended that a revised Option B be forwarded to the city Council, and

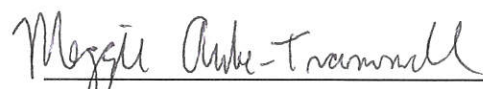
WHEREAS, the Board reviewed the revised Option B being recommended by the Wayfinding Committee on October 5, 2017,

NOW THEREFORE, BE IT RESOLVED that the Parks, Recreation & Cultural Resources Advisory Board supports the recommendation of the Wayfinding Committee.

Passed and approved by the Parks, Recreation & Cultural Resources Advisory Board of Palmer, Alaska, this 5th day of October 2017.



Chris Nall, Director of Public Works



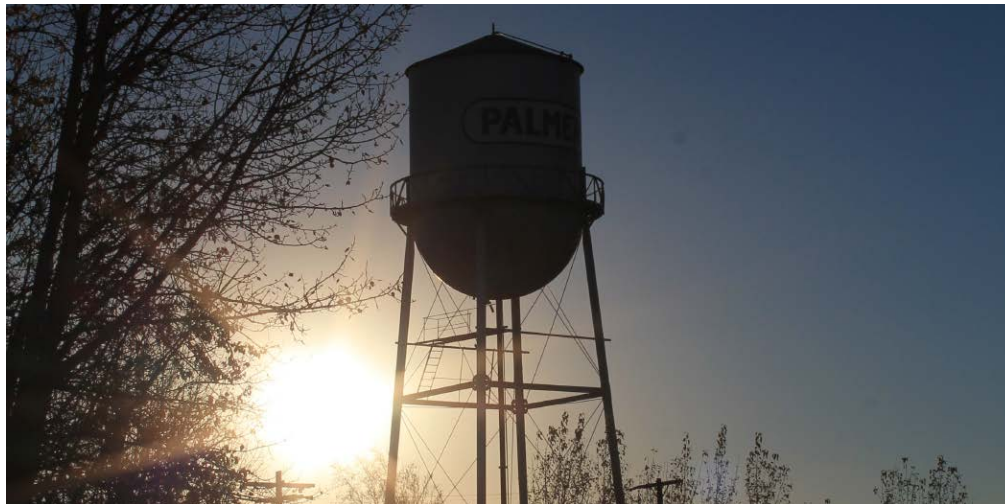
Meggie Aube-Trammell, Chair



City of Palmer Wayfinding Project



SDG is honored to have been involved in the Palmer Wayfinding Project. We appreciate the positive community impact and opportunities this project provides. Our research and findings, as well as project recommendations, are included in this report.



Project Introduction

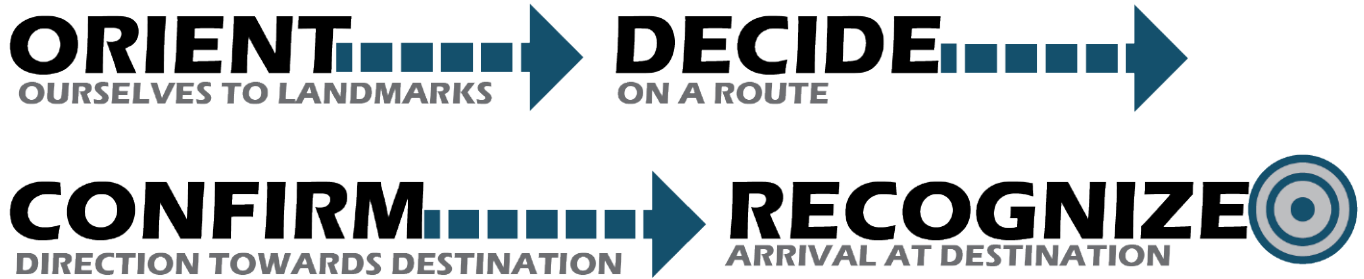
The City of Palmer recognized the need for an update to their current wayfinding system. Palmer needed a more dynamic set of signs to give directional aid throughout Palmer, responding to the local economy, activities, history, and culture. Responding to the City's Request for Proposal (RFP) that outlined the need for wayfinding, SDG proposed a program to assist reaching those goals.

Often wayfinding is misunderstood as a simple addition of signs, but wayfinding is much more than helping people determine where they are going. Wayfinding should respond to the needs of the City, residents and visitors. Identifying these needs is a critical component of wayfinding.

Municipalities are turning to a community-led effort to ensure the resulting project aligns with local needs and values. Using this model throughout the project, SDG was able to avoid inaccurate assumptions. Public input and a local steering committee provided significant insights that identified and justified specific community needs.



Wayfinding is defined as the way people orient themselves in physical space and navigate from place to place. Four key actions (route orientation, route decision, route confirmation and destination recognition) focused public comments and steering group activities towards achieving the project goals.



These actions were the framework SDG used to define the wayfinding needs for Palmer.

SCOPE OF WORK ANALYSIS

Information Gathering & Data Collection

Initially, SDG compiled available information about the City of Palmer and its current signage. This included past wayfinding activities the City of Palmer had undertaken several years ago. We supplemented our research with personal knowledge, interviews, previous work and experiences from living and working in Palmer on a daily basis.



Inventory & Assessments

Preliminary discussions and physical assessments of Palmer’s downtown informed what issues could be solved through wayfinding. In addition to defining the community signage needs, comparative research identified communities similar to Palmer that have addressed their wayfinding concerns in creative ways. Applications of these options were evaluated for suitability. Those with merit were noted and shared with the public and the steering committee.

In order to develop strategies that aid people’s movement and navigation, SDG worked diligently to gain resident and stakeholder insights. The team met with members of the public to gather first-hand experiences with navigational problems and to isolate perceptions. Destinations were targeted, routes were mapped, conflicts and issues were inventoried. Most importantly, the community participants characterized the sense of place that defines Palmer.



In addition, SDG identified community and user groups with specific signage needs. For example, a long-time Palmer resident would not need a sign to find the post office; nor would a tourist visiting Palmer for the day likely need to identify the local print shop. However, a family who has just moved to town may need to know where a variety of services are located. Likewise, visitors may need to know more about their chosen destination than resident services.

Other destinations are important to multiple groups. One community member commented that having “clear direction to the Borough building from all approaches is important since it is the seat of Borough government and will have visitors from all over the Matanuska-Susitna Valley.” Other comments included the need to identify safety destinations, such as the police station and urgent care locations. SDG began to see patterns developing for the downtown area and its adjacent surroundings.



Public Meeting, January 25, 2017

The first public meeting for wayfinding was held in the Palmer Depot. Attendees participated in seven activities across three stations that considered Palmer’s streets and intersections, pedestrian and traffic conflicts, typical routes and connectivity, and existing signage locations and style. In addition, attendees provided feedback about how they envision their community in the future. The overall goal of the public meeting was to gather Palmer’s sense of place. From the information and feedback provided, SDG acknowledged the importance of Palmer’s history, culture, and recreation. A group of secondary characteristics were also identified.



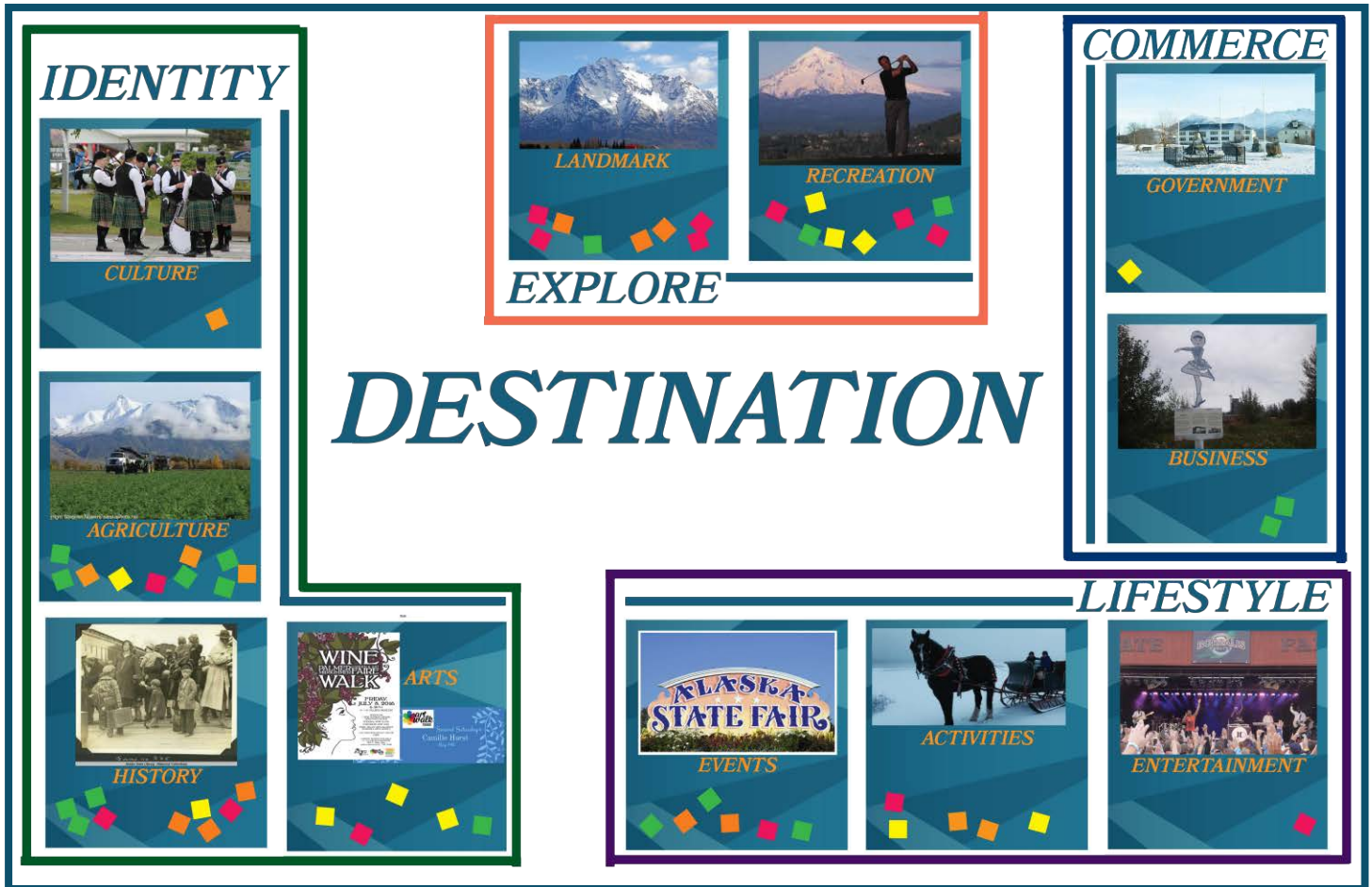
Twelve aspects of community

Course of Action Analysis

Public meeting participants were first asked to do a characterization activity, where they were presented with twelve aspects of a community. They were asked to pick five of the twelve aspects that they feel best define Palmer. Of the twelve, one aspect did not receive any votes: “Destination” was not selected by any attendees as a key aspect of Palmer.

The remaining eleven aspects were grouped into four categories based on their shared features. Landmarks and recreation became the Explore category. Government and business became the Commerce category. Events, activities, and entertainment became the Lifestyle category. Lastly Culture, agriculture, history, and the arts became the Identity category. Interestingly enough, these categories together become the aspects of a destination, which was the abandoned aspect from the initial activity.

These categories were each assigned a color to proceed through the rest of SDG’s investigations, as noted in the graphic pictured on the next page.



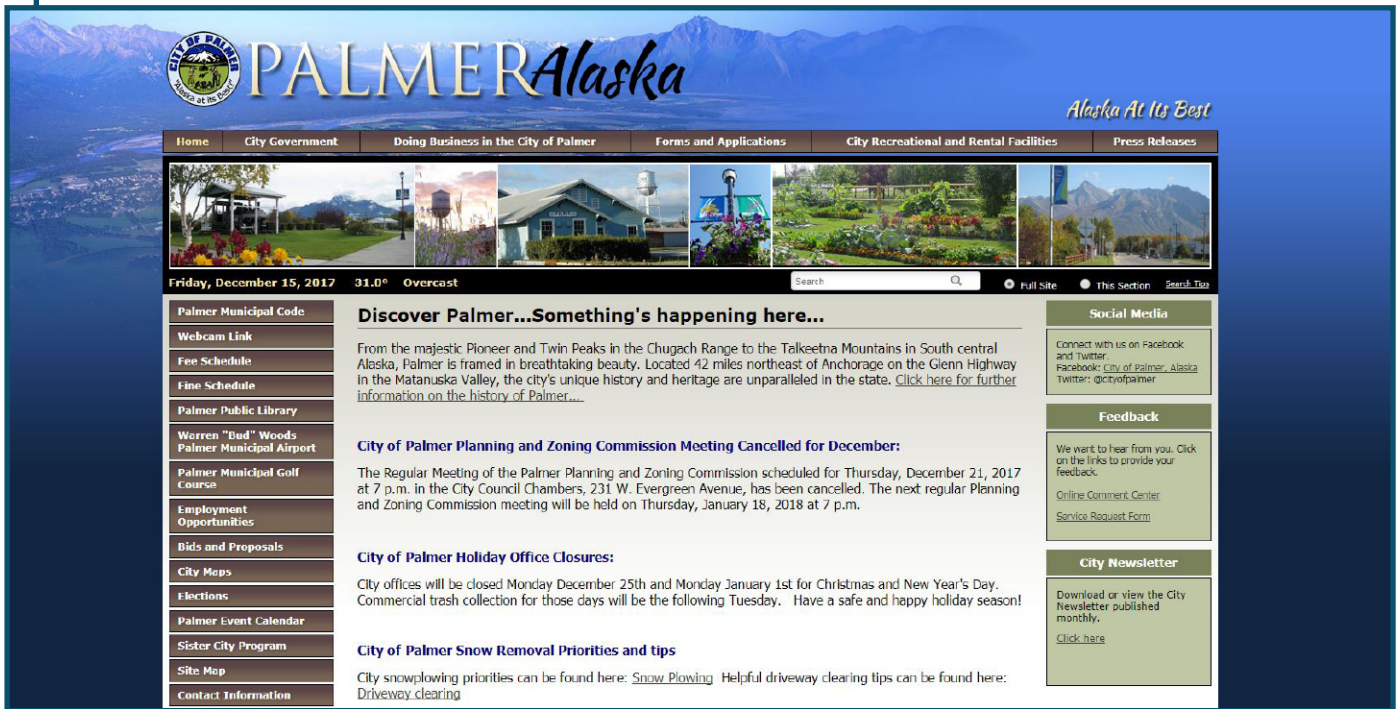
Twelve aspects of community, grouped to form an overall destination.

Participants identified Palmer’s best assets and greatest concerns, shared their favorite routes through town, identified conflict areas, noted destinations, and focused defining community characteristics that would direct wayfinding tasks. They mapped vehicular, walking and biking routes. Missing trail links, broken routes, missing connections, dangerous conflicts with people and cars, and impassible streets due to snow or ice were noted along these routes.

Participants were asked to envision the future—what would Palmer look like? How would demographics change? What was important to retain? What changes were important to embrace? Attracting tourism and expanding recreation were considered as part of experiencing Palmer. Routes to locations outside the city limits were noted and participants were asked to anticipate needs that visitors would have. Favorite locations for restaurants, events, views, and cultural/historical events and activities were noted, and participants voiced future needs, services needing expansion, future needs, and desired additions to downtown.



Participants shared their impressions of Palmer’s current website and social media platforms. Similar communities’ websites were presented for participants to review. Opinions and ideas were collected for ways to improve access to city information and to attract tourism. The City of Palmer website landing page details the history of the Palmer colony and upcoming city meetings. While this is valuable cultural information, many participants suggested a more interactive website that describes Palmer in terms of attractions and events.



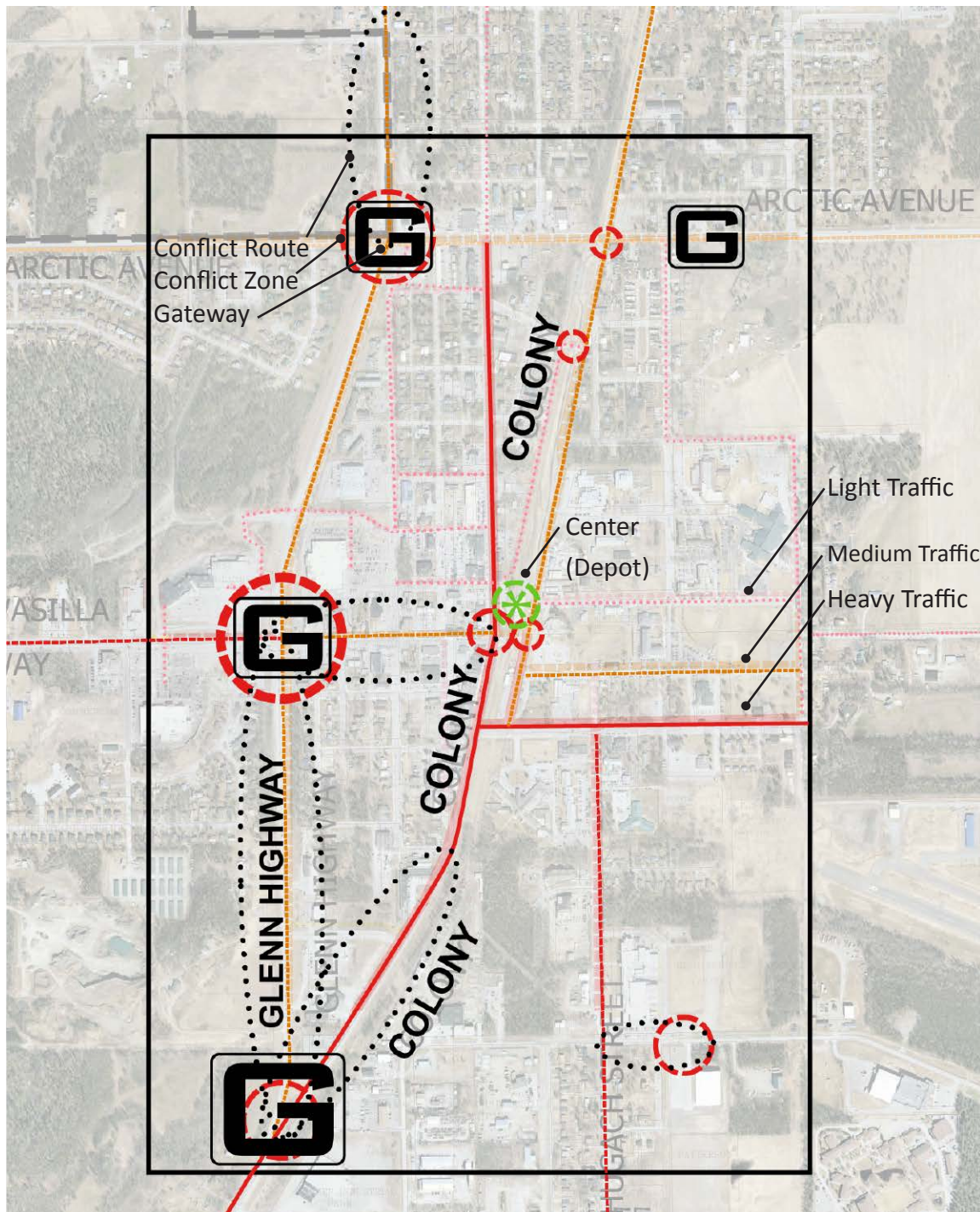
City of Palmer website landing page on December 15, 2017.

The public meeting provided essential insight for SDG to identify and consider:

- Community values and priorities
- Community characteristics and defining attributes
- Transit preferences
- Areas and destinations that function well
- Potential improvements
- Potential issues
- Favorite and frequent locations
- Needs and wishes for residents and tourists
- Potential services to expand or introduce



SDG performed an analysis of the existing signage and conditions in Palmer’s downtown core and surrounding areas. Using feedback from the public meeting and onsite observations, clear disparities emerged in the City of Palmer’s current signage. **The analysis of prominent destinations and locations noted that typical navigation patterns to those places provided little or no directional signage in any of the four (4) key wayfinding actions—route orientation, route decision, route confirmation and destination recognition.** Missing navigation signage was also noted as a safety issue for residents and visitors alike.

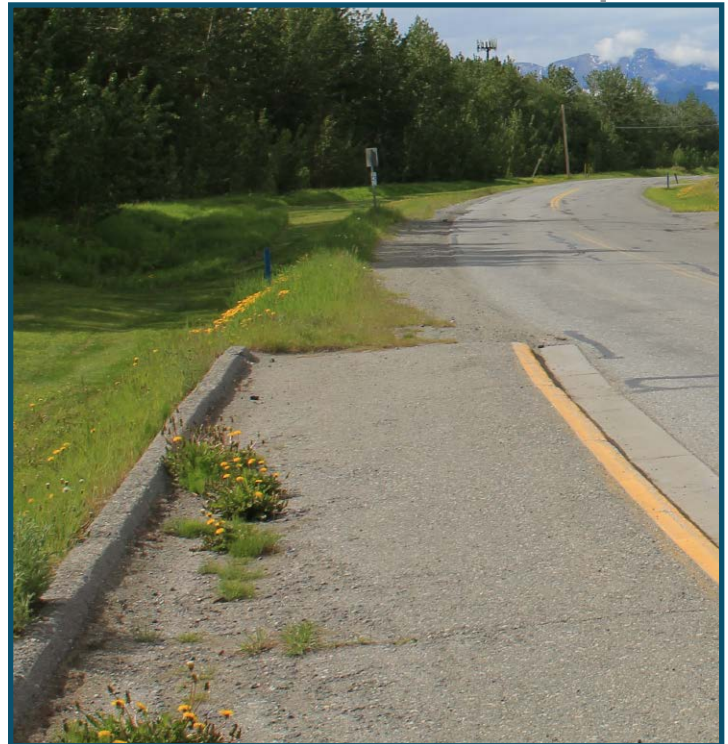


Conflict Analysis, May 2017. Graphics by SDG LLC.



Analysis of the most highly frequented vehicle, bicycle and pedestrian routes through Palmer revealed conflicts between these three modes of travel. Although walkability was a highly favored goal, vehicular traffic dominated route designs with wide streets, multilane intersections, and offset street connections. Limited connections, crossings, and signage for alternative transit routes leave bikers and pedestrians vulnerable to collisions with vehicles.

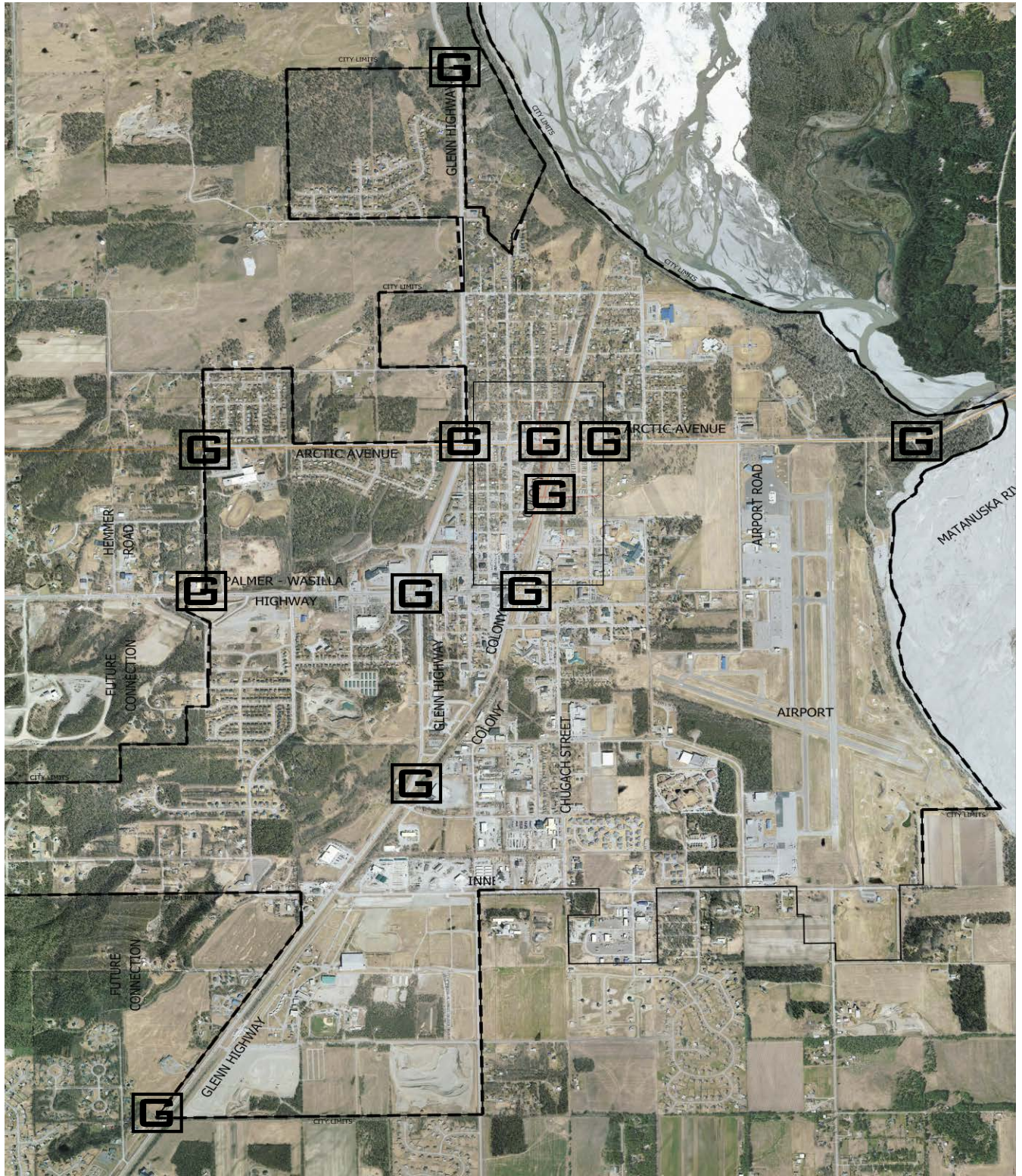
Similarly, frequent mid-street crossings and sporadic placement of pedestrian walkways are compounded by poor physical conditions of walkways, limited ADA routes, curbing that suddenly dead-ends, and excessively steep ramps that fail to connect starting points to destinations.



Examples of dead-end pedestrian routes. Photos bny Taylor Berberich

In addition to navigation and safety, the local economy is limited by the lack of commercial-themed signage. Community members, tourists, and day visitors fail to notice local business areas, parking, and/or destinations due to lack of signage. Lack of wayfinding signage translates to reduced business and service opportunities.

These findings were presented to the Wayfinding Community Advisory Council (CAC), for feedback. Discussions and meeting activities confirmed SDG analysis and expanded community input as collected from the public meeting. SDG presented a preliminary signage and gateway locations map showing major routes entering the City of Palmer. Primary, secondary and tertiary gateways were identified by the CAC.



CAC members voted on Palmer's gateway locations, pictured here.

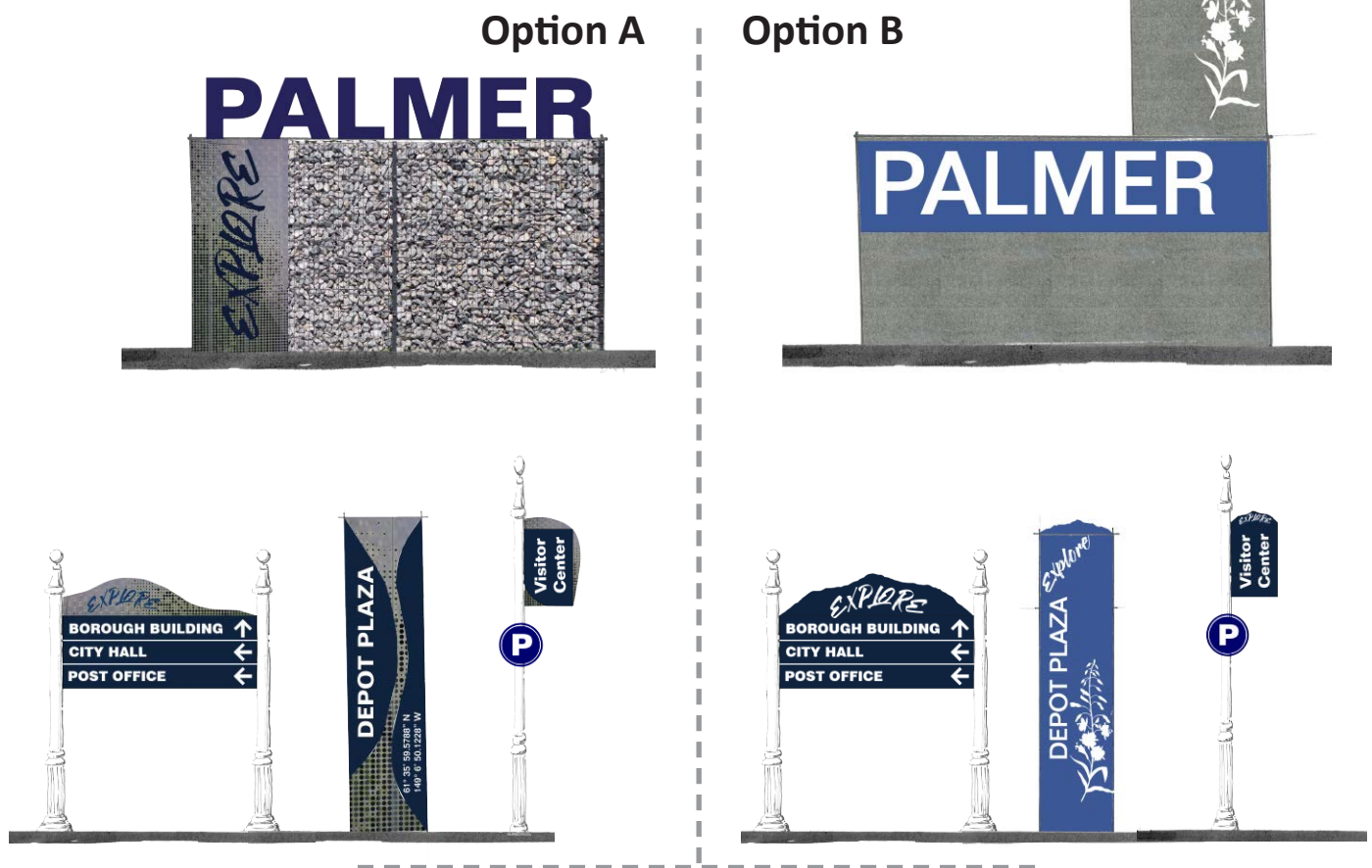


Signage Designs

Using the CAC feedback and recommendations, SDG compiled these findings into two sets of sign families. Each sign family included sign types appropriate for Palmer that would address the four key wayfinding actions; route orientation, route decision, route confirmation and destination recognition. Each family of signs was designed to support activities and needs for users to confidently make route choices and reach their destination.

Designs included primary and secondary gateway signage, directional signage, route confirmation, and informational kiosks. The two sign family designs provided different aesthetic options—one that was sleek and modern (Option A) and one with a more historical and traditional feel (Option B). Through a high-energy discussion noting desirable design elements of both families, the CAC felt that the traditional family (Option B) more closely represented the character of Palmer. They requested revisions that would incorporate pieces of Option A with Option B blending the two ideas into a cohesive final sign family.

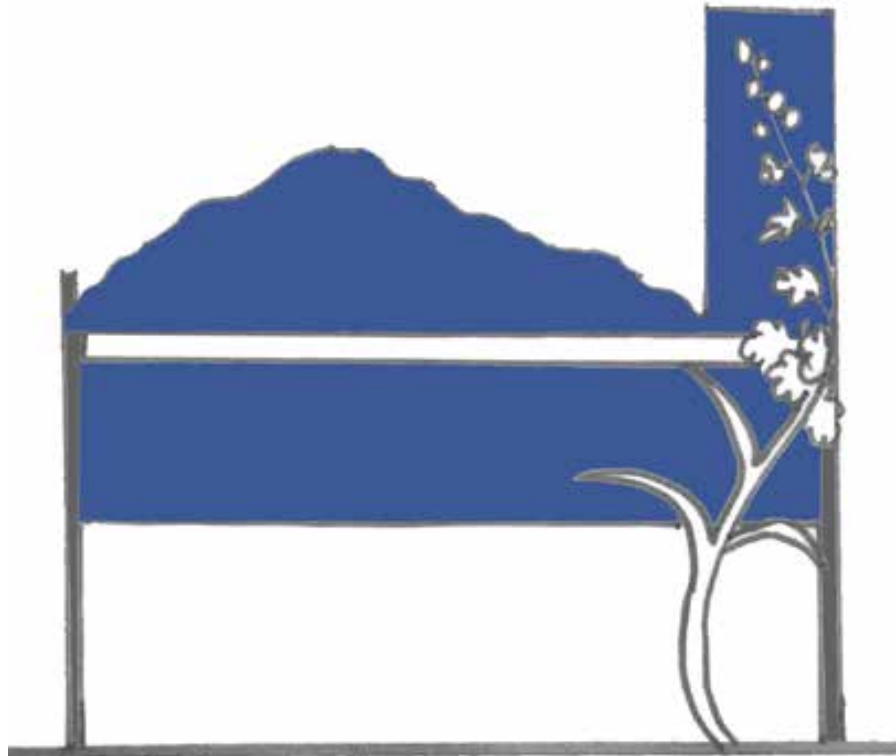
Samples of Signage Families





Signage Designs Revisions

The final designs were presented at the October 5th Parks, Recreation, and Cultural Resources Advisory Board meeting, where the board voted unanimously to send a recommendation to the City Council for approval of the Revised Option B sign family. As of November 2017, the project is waiting for approval by the City Council. Once approved, the final sign family and construction details will be prepared.



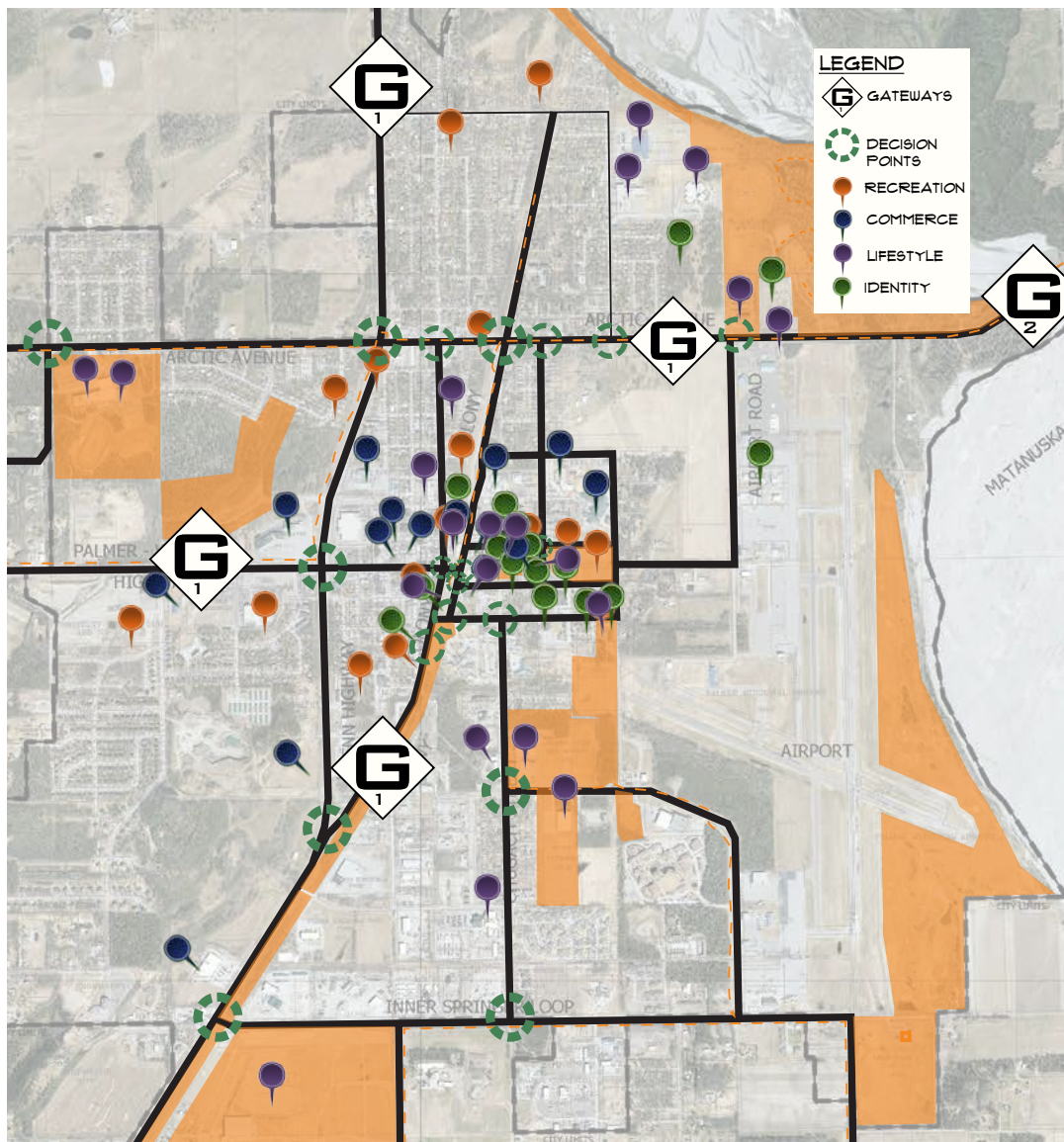
Refined signage designs based on CAC recommendations



Signage Placement Recommendations

While the sign design is a vital piece of this project, the placement of the signs is equally important. Using routes mapped from activities at the January public meeting, sign locations by type were identified for wayfinding based on vehicles, pedestrians and/or bikers. Locations noted for confusion, conflict, and/or safety were addressed to the fullest extent possible. Sign locations and designs were coordinated with ongoing local road upgrades.

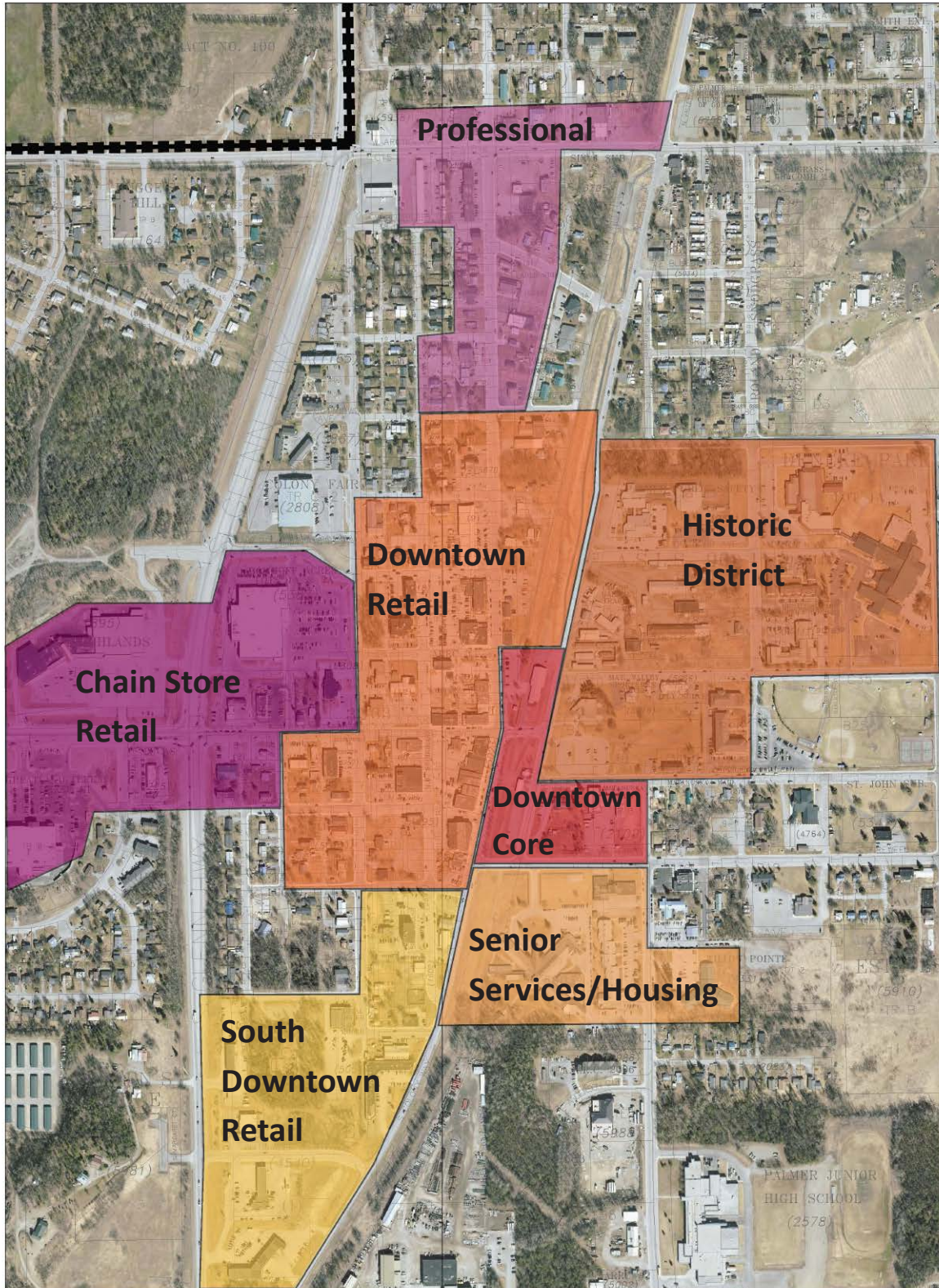
Sign locations were chosen based on user feedback, “decision points,” and identified routes throughout Palmer. A decision point was defined as a location where someone has a choice to change direction. Signage at decision points are key locations because they allow people to ascertain options and make informed decisions. Along routes, walking and biking times and distances are located on color-coded signage assuring users of their route. Vehicular signage is designed to blend with existing street amenities using readable fonts and sign designs that quickly assure drivers of their route and destination.





Palmer Districts

SDG also studied the current zoning, land use, businesses and services in downtown Palmer to create preliminary districts. This was a concept to shape future development.





Next Steps

The wayfinding project will bring much needed assistance to those visiting, living and navigating through Palmer. Implementing wayfinding signage will improve navigation for users and hopefully provide the catalyst for the community momentum to move towards a healthier, walkable community. SDG introduced navigational information addressing multiple forms of transit as part of initial wayfinding exercises. Attendees of the public meeting as well as the CAC expressed a sincere interest in the need to develop infrastructure for alternative transit such as buses, bikes and walking paths. Further, they indicated a desire to create a community with diverse options for multiple ages including age-in-place senior housing to support the fastest growing demographic in the MatSu Borough.

In response to community feedback, SDG conducted a walkability feasibility study to assess the current circulation in Palmer. The preliminary findings show significant disparities in pedestrian and bicycle circulation with downtown infrastructure. SDG recommends expanding an ADA compliant route that connects missing links within the core area (especially to senior services) and facilitates a shared pedestrian-bike route. These steps would greatly improve community health opportunities, visitor experiences, safety, and the quality of life for Palmer residents.





Next Steps

The following list is SDG's top ten recommendations for moving forward with this project.

1. Develop additional strategies to aid with movement and navigation.
2. Identify methods to incorporate the characteristics that define Palmer's sense of place.
3. Identify and develop signage that is integrated into Palmer Wayfinding maps and other materials.
4. Define opportunities to promote Palmer's assets as based on the four destination groups. Use designated colors to promote the opportunities noted as
 - Community values and priorities
 - Community characteristics and defining attributes
 - Transit preferences
 - Areas and destinations that function well
 - Potential improvements
 - Potential issues
 - Favorite and frequent locations
 - Needs and wishes for residents and tourists
 - Potential services to expand or introduce
5. Simplify, organize and update Palmer's website using recommendations provided by the public.
6. Monitor, add, and/or amend new sign locations. Provide directional signage related to the four key wayfinding groups- route orientation, route decision, route confirmation and destination recognition.
7. Track incident and conflict areas to improve pedestrian and multi-modal safety.
8. Update pedestrian routes to achieve full community walkability. Ensure senior services have access throughout Palmer and 'age in place' principles are followed.
9. Assess new signage and locations to determine functionality and performance. Identify missing needs, locations, or other issues.
10. Implement districts to assist with future planning and development.



SIGN FAMILIES



OPTION A

PALMER

PRIMARY GATEWAY

PALMER

SECONDARY GATEWAY



LANDMARK



DISTRICT BOUNDARY



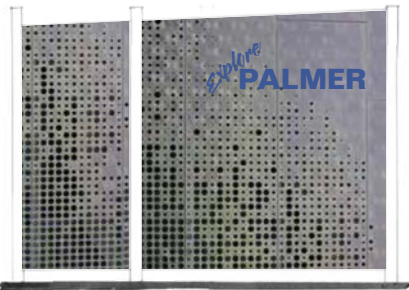
VEHICULAR ROUTE CONFIRMATION



VEHICULAR ROUTE DECISION



PEDESTRIAN ROUTE DECISION



MAJOR KIOSK



MINOR KIOSK

OPTION B



PALMER

PRIMARY GATEWAY



SECONDARY GATEWAY



LANDMARK



DISTRICT BOUNDARY



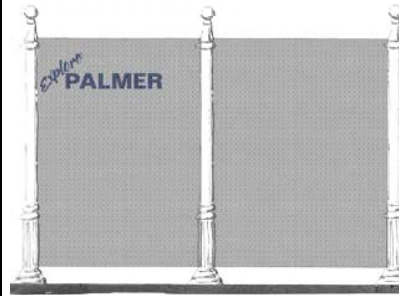
VEHICULAR ROUTE CONFIRMATION



VEHICULAR ROUTE DECISION



PEDESTRIAN ROUTE DECISION



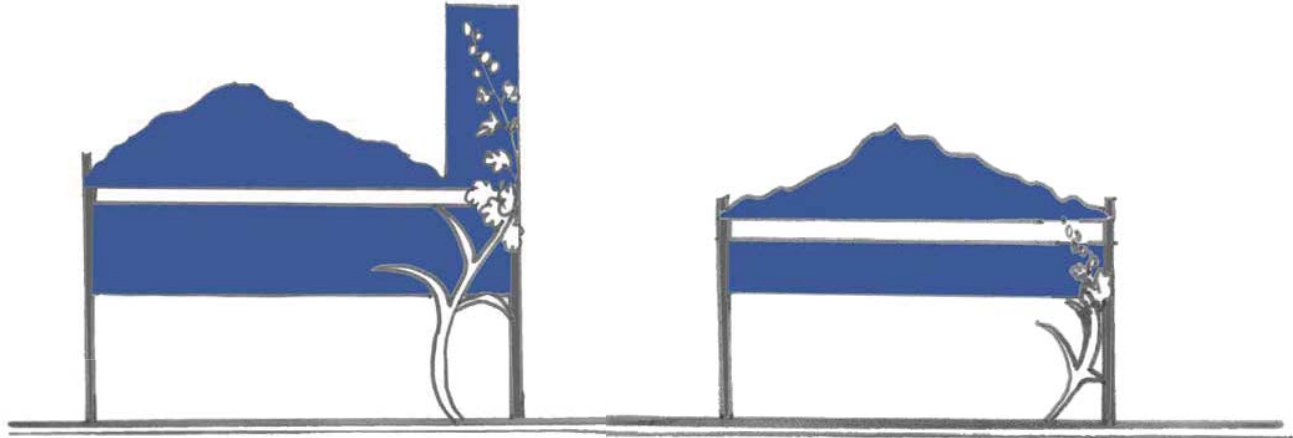
MAJOR KIOSK



MINOR KIOSK

GENERAL DIRECTIONAL SIGNAGE





PRIMARY GATEWAY

SECONDARY GATEWAY



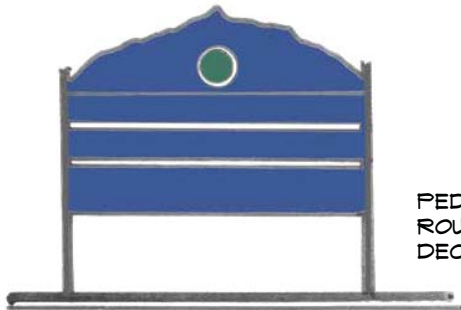
NEW DEAL DISTRICT



DISTRICT BOUNDARY

VEHICULAR ROUTE CONFIRMATION

VEHICULAR ROUTE DECISION



PEDESTRIAN ROUTE DECISION



PARK



LANDMARK



MAJOR KIOSK



MINOR KIOSK

GENERAL DIRECTIONAL SIGNAGE



**City of Palmer
Action Memorandum No. 18-010**

Subject: Authorizing an Extension of the Temporary Building for Lazy Mountain Enterprises, LLC on the Property Located at 561 E. Steel Loop, Palmer, Alaska until December 31, 2018


Agenda of: January 23, 2018

Council Action: **Approved** **Amended:** _____
 Denied




Originator Information:

Originator: City Manager

Department Review:

Route to:	Department Director:	Signature:	Date:
x	Community Development		11/29/17
_____	Finance	_____	_____
_____	Fire	_____	_____
_____	Police	_____	_____
_____	Public Works	_____	_____

Approved for Presentation By:

	Signature:	Remarks:
City Manager		_____
City Attorney		_____
City Clerk		_____

Certification of Funds:


Total amount of funds listed in this legislation: \$ _____

This legislation (√):

- Creates revenue in the amount of: \$ _____
- Creates expenditure in the amount of: \$ _____
- Creates a saving in the amount of: \$ _____
- Has no fiscal impact

Funds are (√):

- Budgeted Line item(s): _____
- Not budgeted

Director of Finance Signature: 

Attachment(s):

- Request from Lazy Mountain Enterprises, LLC
- Lot Layout diagram

Summary Statement/Background:

Palmer Municipal Code 15.08.3102 requires City Council approval for a temporary building or structure to remain in place for longer than six months within the City limits. Lazy Mountain Enterprises, LLC is requesting Council approval for a portable building to remain in place at 561 E. Steel Loop.

No Building Permit for future construction has been issued at this time, temporary office buildings are placed on the property located at 1317 S. Industrial Way. The building was needed as additional office space. The company needs to extend its use of this building beyond the 6 months allowed by PMC 15.08.3102 for house staff. There have been no complaints or compliance actions on this Temporary Building.

Administration's Recommendation:

To approve Action Memorandum No. 18-010 authorizing the Extension of the Temporary Building Located at 1317 E. Steel Loop until December 31, 2018.

LAZY MOUNTAIN ENTERPRISES, LLC
Richard & Jennie Weldin
561 E. Steel Loop/P.O. Box 281
Palmer, AK 99645
907-232-7555

February 4, 2015

City of Palmer
Community Development Dept.
645 E. Cope Industrial Way
Palmer, AK 99645

Attn: Sandra Garley, Director

Re: Request for Approval of Temporary Building Structures
Lots 12 and 13, Palmer Commercial Center

Dear Ms. Garley:

The purpose of this letter is to request approval for two temporary office trailers located on the above-described property.

Lazy Mountain Enterprises, LLC ("LME") is the owner of the real estate and existing building on the property. Weldin Construction, LLC ("Weldin") and CIRI Services Corporation ("CSC") are currently leasing the office/shop facility at 561 E. Steel Loop. Weldin/CSC have outgrown the current facility and are desperately in need of additional office space.

LME intends to erect a new office/shop facility at the premises. We are conducting lease negotiations with Cook Inlet Region, Inc. (the parent corporation of CSC), and have also recently engaged the firm of GDM Architects to design the facility. The new building should be ready for occupancy by early 2017.

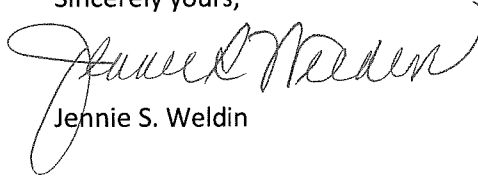
In the meantime, permission to utilize the temporary office trailers is requested. When the new building is completed, we intend to move the office trailers off site to project locations.

In support of this request, enclosed please find photographs of the office trailers, a site layout, and a scaled elevation drawing.

City of Palmer
Community Development Dept.
Page 2
February 4, 2015

Thank you for your consideration of this request, and please feel free to contact me at the above telephone number if you have questions.

Sincerely yours,

A handwritten signature in black ink, appearing to read "Jennie S. Weldin". The signature is written in a cursive style with a large initial "J".

Jennie S. Weldin

Attachments: As noted above

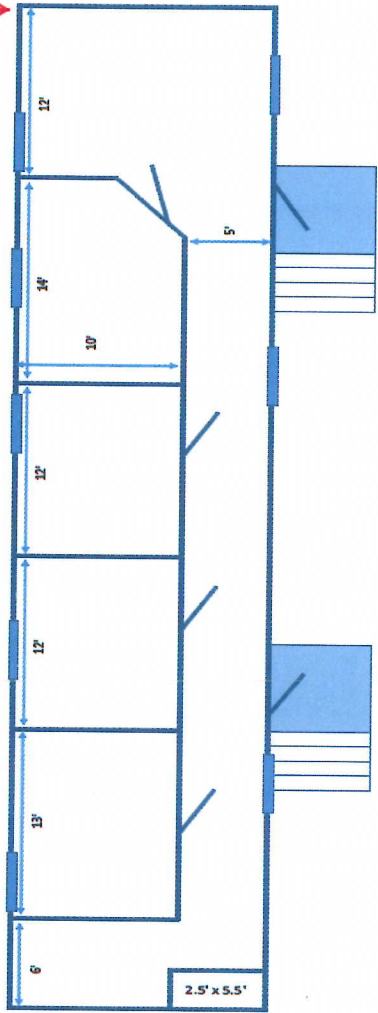
SITE LAYOUT FOR NEW AND EXISTING OFFICE TRAILERS

Weldin Construction LLC & Silver Mountain Construction LLC
Palmer, Alaska 99645

Property Line

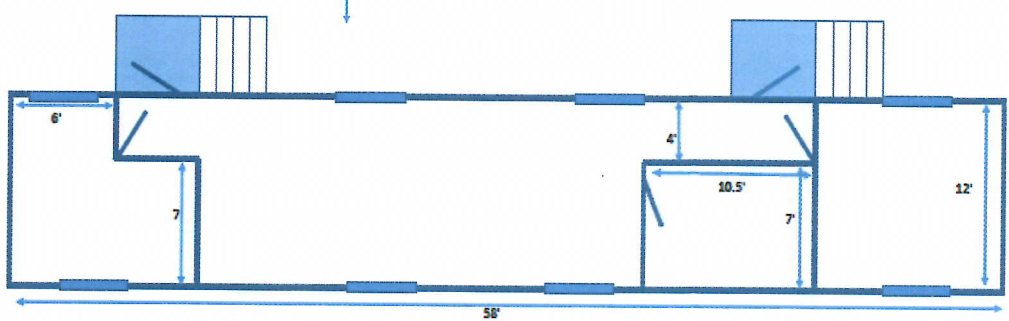
25'

TEMPORARY CONSTRUCTION OFFICE TRAILER

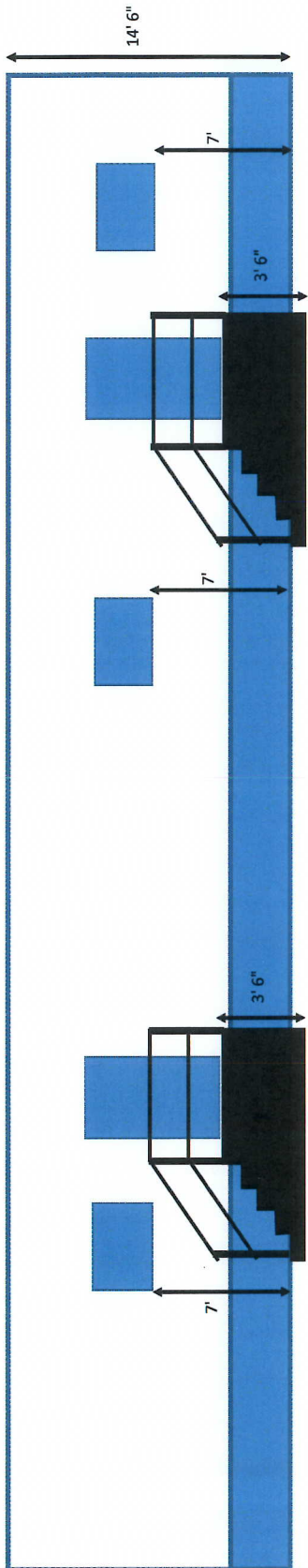


North

25'

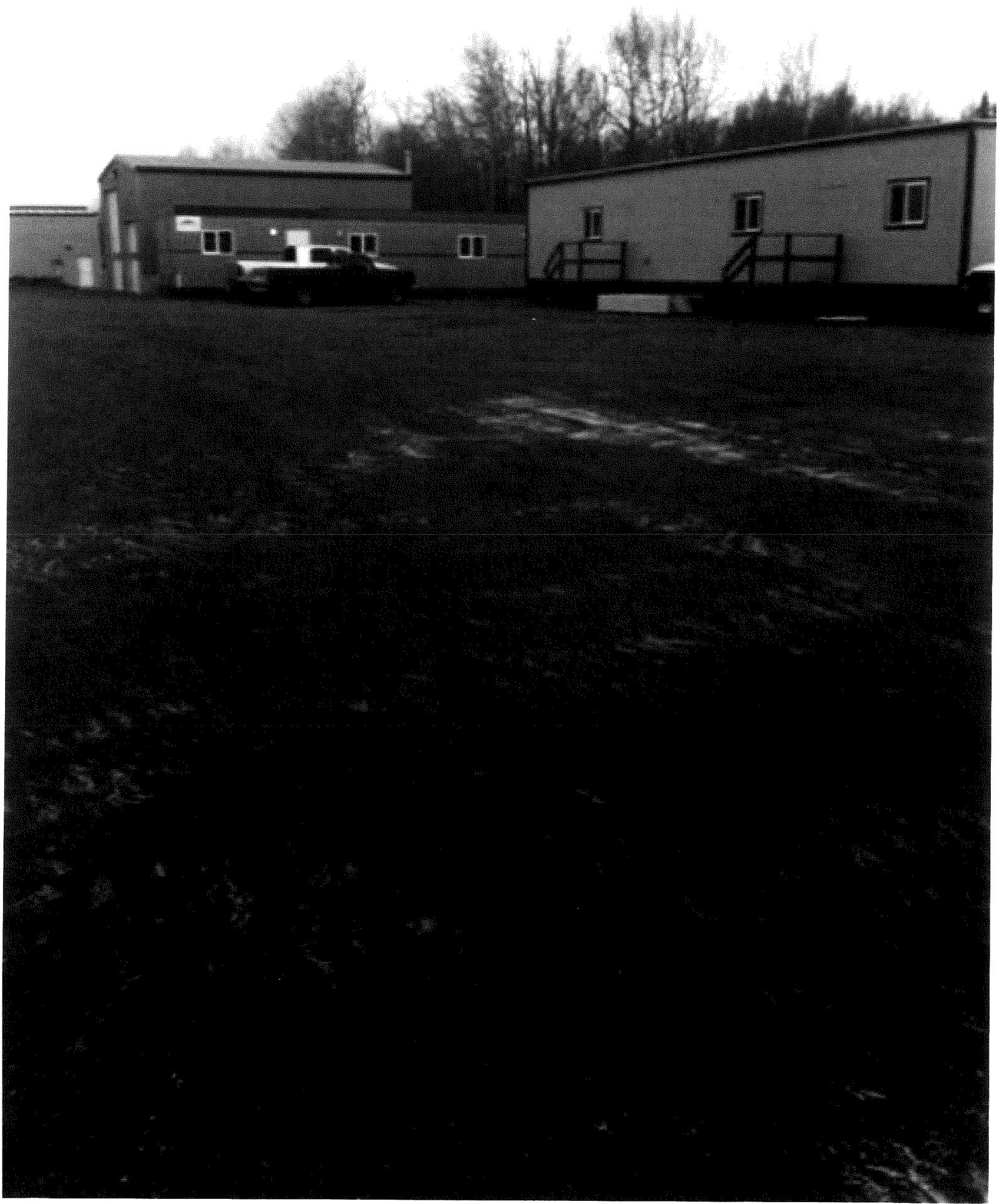


EXISTING SILVER MOUNTAIN/WELDIN CONSTRUCTION OFFICE TRAILER



SCALED ELEVATION VIEW OF TEMPORARY CONSTRUCTION TRAILER

Scale: 1" = 5' 10"







**City of Palmer
Action Memorandum No. 18-011**

Subject: Authorize the Extension of the Temporary Building for Matanuska Electric Association on the Property Located at 163 E. Industrial Way, Palmer, Alaska until December 31, 2018


Agenda of: January 23, 2018

Council Action: **Approved** **Amended:** _____
 Denied




Originator Information:

Originator: City Manager

Department Review:

Route to:	Department Director:	Signature:	Date:
<u>x</u>	Community Development		<u>11/29/17</u>
_____	Finance	_____	_____
_____	Fire	_____	_____
_____	Police	_____	_____
_____	Public Works	_____	_____

Approved for Presentation By:

	Signature:	Remarks:
City Manager		_____
City Attorney		_____
City Clerk		_____

Certification of Funds:


Total amount of funds listed in this legislation: \$ _____

This legislation (√):

- Creates revenue in the amount of: \$ _____
- Creates expenditure in the amount of: \$ _____
- Creates a saving in the amount of: \$ _____
- Has no fiscal impact

Funds are (√):

- Budgeted Line item(s): _____
- Not budgeted

Director of Finance Signature: 

Attachment(s):

- Lot Layout diagram from Building Permit #2012-045

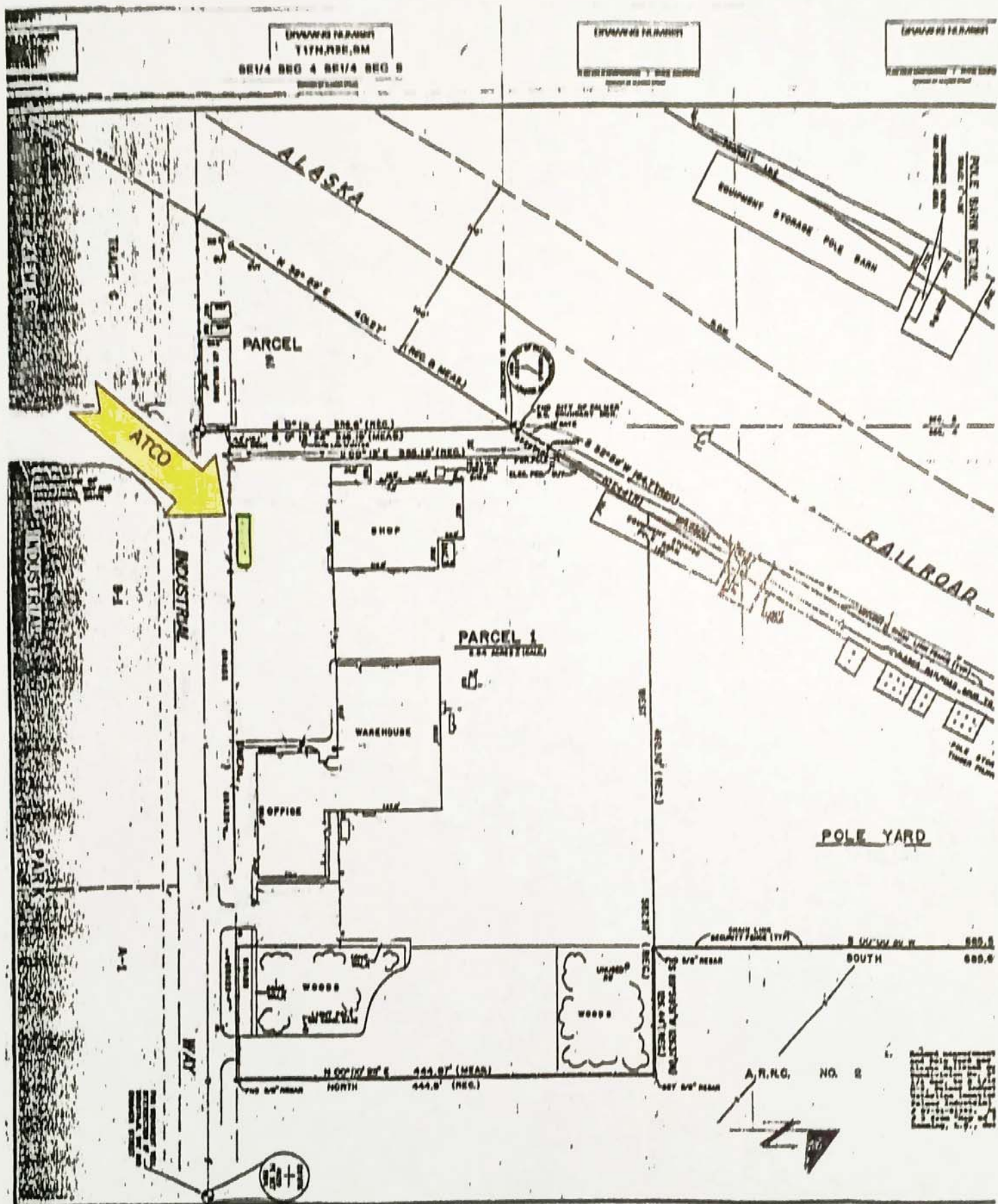
Summary Statement/Background:

Palmer Municipal Code 15.08.3102 requires City Council approval for a temporary building or structure to remain in place for longer than six months within the City limits. MEA is requesting Council approval for an ATCO building to remain in place at 163 E. Industrial Way.

Building Permit #2012-045 was issued on June 1, 2012 to place a temporary ATCO building on MEA property located at 163 E. Industrial Way. The building was needed as alternate office space for MEA staff. The company needs to extend its use of this ATCO building. Action Memorandum 13-040 was approved May 14, 2013 and expired September 2015. There have been no complaints or compliance actions on this Temporary Building.

Administration's Recommendation:

To approve Action Memorandum No. 18-011 authorizing the Extension of the Temporary Building Located at 163 E. Industrial Way until December 31, 2018.



**City of Palmer
Action Memorandum No. 18-012**

Subject: Authorizing an Extension of the Temporary Building for Matanuska Electric Association on the Property Located at 1317 S. Industrial Way, Palmer, Alaska until December 31, 2018


Agenda of: January 23, 2018

Council Action: **Approved** **Amended:** _____
 Denied



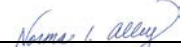
Originator Information:

Originator: City Manager

Department Review:

Route to:	Department Director:	Signature:	Date:
x	Community Development		11/29/17
_____	Finance	_____	_____
_____	Fire	_____	_____
_____	Police	_____	_____
_____	Public Works	_____	_____

Approved for Presentation By:

	Signature:	Remarks:
City Manager		_____
City Attorney		_____
City Clerk		_____

Certification of Funds:


Total amount of funds listed in this legislation: \$ _____

This legislation (√):

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- Creates a saving in the amount of: \$ _____
- Has no fiscal impact

Funds are (√):

- Budgeted Line item(s): _____
- Not budgeted

Director of Finance Signature: 

Attachment(s):

- Request from MEA
- Lot Layout diagram from Building Permit #2014-099

Summary Statement/Background:

Palmer Municipal Code 15.08.3102 requires City Council approval for a temporary building or structure to remain in place for longer than six months within the City limits. MEA is requesting Council approval for an ATCO building to remain in place at 1317 S. Industrial Way.

Building Permit #2014-099 was issued on November 12, 2014 to place a temporary ATCO office buildings on MEA property located at 1317 S. Industrial Way. The building was needed as alternate office space for MEA staff. The company needs to extend its use of this ATCO building beyond the 6 months allowed by PMC 15.08.3102 for house staff. There have been no complaints or compliance actions on this Temporary Building.

Administration's Recommendation:

To approve Action Memorandum No. 18-012 authorizing the Extension of the Temporary Building Located at 163 E. Industrial Way until December 31, 2018.



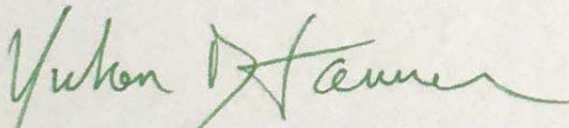
MEMORANDUM

DATE: October 16, 2014
TO: City of Palmer
FROM: Yukon D. Tanner
SUBJECT: Request for approval of a waiver on the six month temporary structure rule.

Matanuska Electric has expanded the number of employees to facilitate the Eklutna Power Plant coming on line in 2014. This has created a need for office space beyond the capacity of our Palmer Headquarters Facility. To alleviate the need for space we are bringing three ATCO office units and a bathroom module over from the generation site to our headquarters site in the industrial park.

These offices will be necessary for more than six months. Our request is for a non-temporary status be granted to MEA. This will allow safe warm office space until we can budget and build a permanent facility.

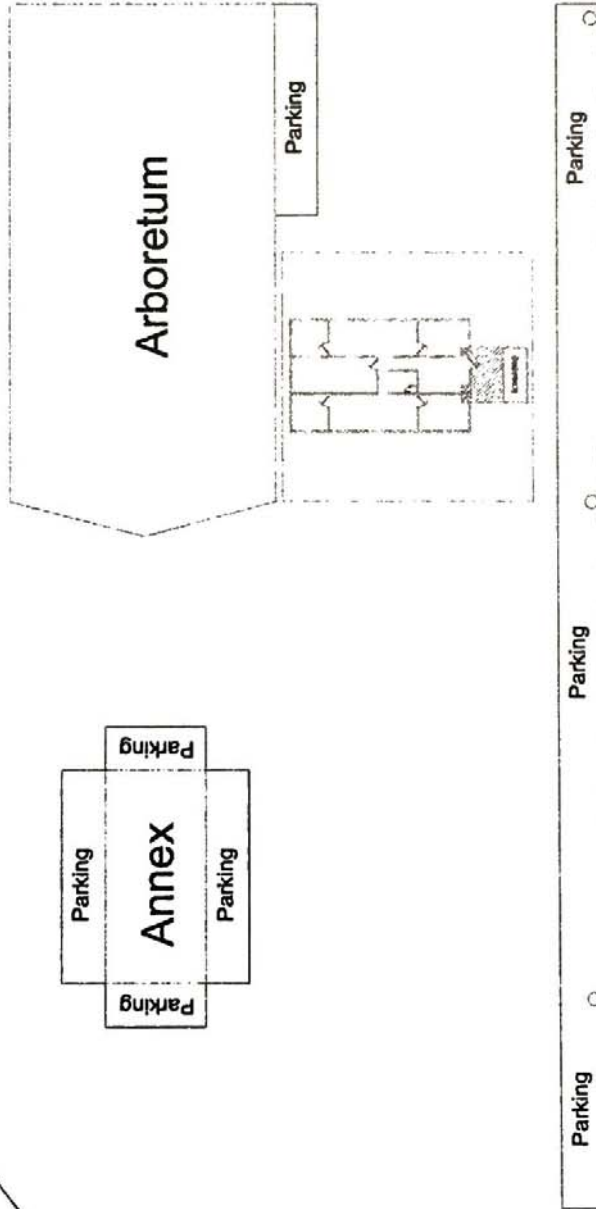
Thank you for your positive consideration.



Yukon D. Tanner
Project Manager

EAST INDUSTRIAL WAY

- ATCO trailers installed on to a 80'x80' pad
- ATCOs are connected together, except for the bathroom trailer
- There is a covered walkway connecting the bathroom trailer to the other three with steps ascending to the walkway
- Contractor will be responsible for connecting water, sewer and gas to ATCO trailers
- Two additional lights to be installed in parking area along back fence
- Outdoor electric outlets to be installed in parking area along back fence for vehicle usage



Received

SEP 11 2014

City of Palmer

Palmer Industrial Park

Tract 6-1

2014-099

**City of Palmer
Action Memorandum No. 18-013**

Subject: Authorize the Extension of the Temporary Building for Perkup Espresso on the Property Located at 1800 S. Glenn Highway, Palmer, Alaska until December 31, 2018


Agenda of: January 23, 2018

Council Action: **Approved** **Amended:** _____
 Denied


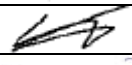

Originator Information:

Originator: City Manager

Department Review:

Route to:	Department Director:	Signature:	Date:
x	Community Development		11/29/17
_____	Finance	_____	_____
_____	Fire	_____	_____
_____	Police	_____	_____
_____	Public Works	_____	_____

Approved for Presentation By:

	Signature:	Remarks:
City Manager		_____
City Attorney		_____
City Clerk		_____

Certification of Funds:


Total amount of funds listed in this legislation: \$ _____

This legislation (√):

- Creates revenue in the amount of: \$ _____
- Creates expenditure in the amount of: \$ _____
- Creates a saving in the amount of: \$ _____
- Has no fiscal impact

Funds are (√):

- Budgeted Line item(s): _____
- Not budgeted _____

Director of Finance Signature: 

Attachment(s):

- Lot Layout diagram from Building Permit # 2001-048

Summary Statement/Background:

Palmer Municipal Code 15.08.3102 requires City Council approval for a temporary building or structure to remain in place for longer than six months within the City limits. The owners of the Perkup coffee stand, located in a temporary building, are requesting Council approval to remain at their current location at 1800 S. Glenn Highway.

Building Permit #2001-048 was issued on May 22, 2001 for the construction of a 8' x 20' temporary building to be used as a coffee stand on a portion of the Palmer Business Park property located at 1800 S. Glenn Highway. Within six months of the completion of construction, the owners of the coffee stand requested Council approval to remain on site for five years. On January 8, 2002, the City Council authorized the temporary building to remain on the property through January 2007. A second five-year period was approved by Council on December 12, 2006. This second five-year period expired in January 2012.

The current owner of the coffee stand, is requesting an extension of this placement. The Finance Department notes that this business has an excellent record on reporting and remitting payment of their sales tax. There is no record of any code compliance or land use complaints regarding this use.

Administration's Recommendation:

To approve Action Memorandum No. 18-013 authorizing the Extension of the Temporary Building Located at 1800 S. Glenn Highway until December 31, 2018.

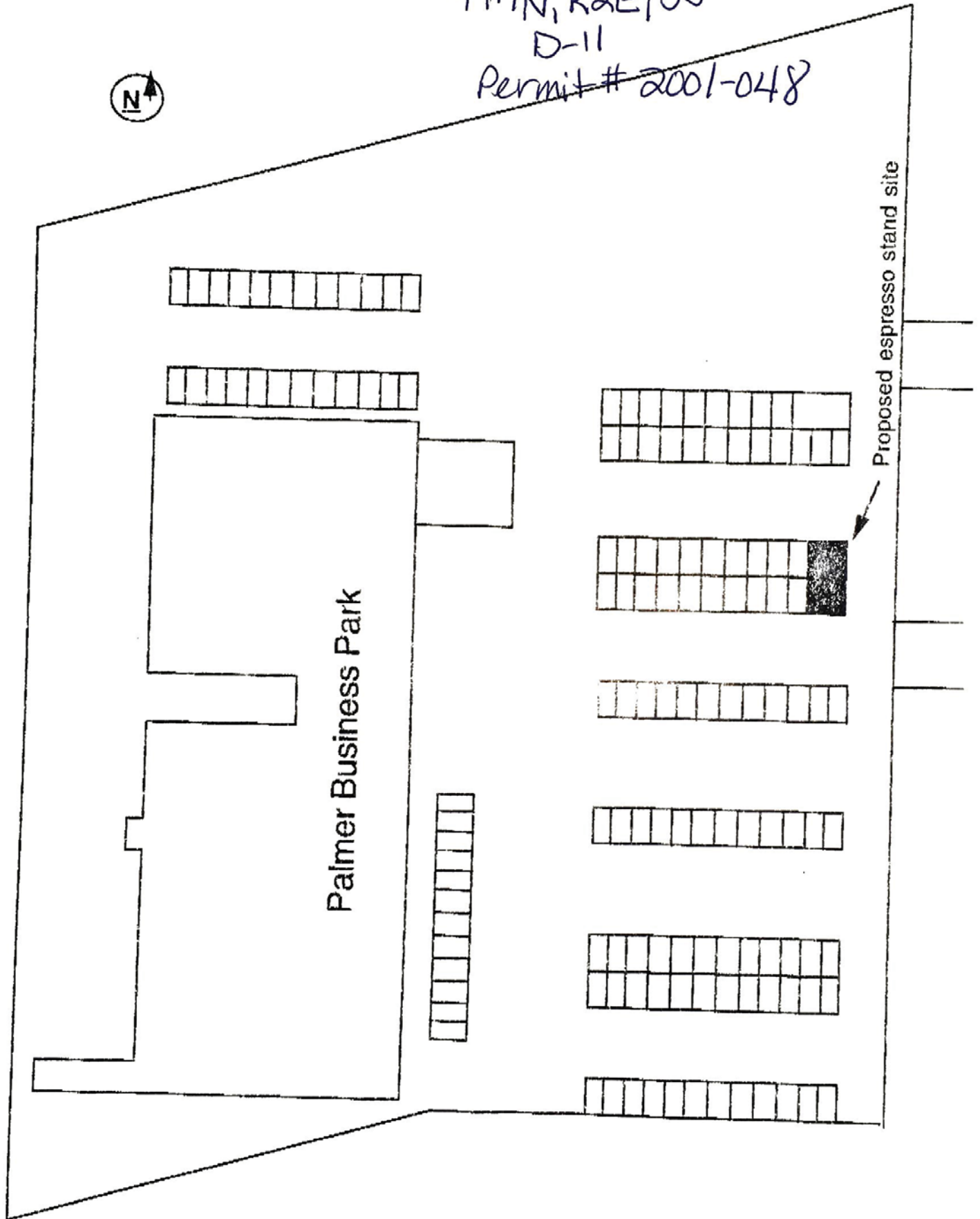
received

05-22-2001

T17N, R2E, S5

D-11

Permit # 2001-048



**City of Palmer
Resolution No. 18-008**

Subject: Approving the Board of Economic Development (BED) Update to the Economic Development Strategic Plan

Agenda of: January 23, 2018

Council Action: **Approved** **Amended:** _____
 Defeated


Originator Information:

Originator: City Manager

Department Review:

Route to:	Department Director:	Signature:	Date:
_____	Community Development	_____	_____
<u> X </u>	Finance		<u> 1/4/18 </u>
_____	Fire	_____	_____
_____	Police	_____	_____
_____	Public Works	_____	_____

Approved for Presentation By:

	Signature:	Remarks:
City Manager		_____
City Attorney	_____	_____
City Clerk	_____	_____

Certification of Funds:


Total amount of funds listed in this legislation: \$ _____

This legislation (√):

- Creates revenue in the amount of: \$ _____
- Creates expenditure in the amount of: \$ _____
- Creates a saving in the amount of: \$ _____
- Has no fiscal impact

Funds are (√):

- Budgeted Line item(s): _____
- Not budgeted _____

Director of Finance Signature: 

Attachment(s):

- Resolution No. 18-008
- Economic Development Strategy November 2011
- BED Resolution No. 17-005
- Draft Updated Economic Development Plan Goals 2017

Summary Statement/Background:

Palmer Municipal Code Chapter 2.30-020 requires the BED to update the economic development plan bi-annually and submit it for council consideration.

The BED concluded its work for 2017 and submits the recommendation for updated Economic Development Goals to the Economic Development Plan dated 2011.

The current Economic Development plan has eight goals listed (numbered but not in priority). The updated plan includes fourteen goals (numbered but not in priority).

Goals 1-5 are similar in nature between the 2011 and 2017 versions.

Goal 6 in 2011 has been expanded to reflect more specificity in 2017 goals 6 and 7.

Goal 7 in 2011 is similar to goal 8 in 2017 and expanded with goal 9 and 14 in 2017.

Goal 8 in 2011 is similar to goal 10 in 2017.

Additional goals 11 and 12 in 2017 are new but expand upon goals and objectives from 2011.

Goal 13 is specifically for the BED

Goal 14 is new and looks to future growth thru annexation.

The remainder of the Economic Development Plan remains unchanged.

Administration's Recommendation:

Approve Resolution No. 18-008 adopting updated economic development plan goals.

LEGISLATIVE HISTORY

Introduced by: City Manager Wallace

Date: January 23, 2018

Action:

Vote:

Yes:	No:

CITY OF PALMER, ALASKA

Resolution No. 18-008

A Resolution of the Palmer City Council Amending the November, 2011, Economic Development Strategic Plan

WHEREAS, Palmer Municipal Code (PMC) Chapter 2.30.005 established the Board of Economic Development (BED) to develop an economic development strategic plan for the city council's consideration; and

WHEREAS, Chapter 2.30.005 further provides the plan is a statement of goals and objectives to guide the city in its provision of long-term, permanent employment opportunities, enhancement of the quality of life for city residents, the highest and best use of land and maximum development of natural resources; and

WHEREAS, under PMC 2.30.020, the BED has a duty to update the plan and submit the proposed update to the City Council; and

WHEREAS, the BED concluded its work, in 2017, on the current update to the Economic Development Strategic Plan's goals and objectives; and

WHEREAS, the BED recommended updates to the economic development goals. Their recommendation is to replace 2011's one through eight goals with a new 2017's one through 14 goals, as outlined in BED Resolution No. 2017-005, while the remainder of the Economic Development Plan remains unchanged.

NOW, THEREFORE, BE IT RESOLVED the Palmer City Council hereby adopts new goals, as developed by the BED, in the updated 2017 Economic Development Strategic Plan, which is hereby attached, adopted and by this reference incorporated.

Approved by the Palmer City Council this ____ day of _____, 2018.

Edna B. DeVries, Mayor

Norma I. Alley, MMC, City Clerk



Economic Development Strategic Plan

Discover Palmer: *Alaska at its Best*

November 2011

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Statistics and resources in support of this document are available under separate cover.

OUR VISION:

To promote and strengthen a vibrant economy where governmental and educational institutions, transportation and utility infrastructure, traditional and high-tech industry, tourism and shopping complement the cultural and historic charm of Palmer and celebrates its importance as the agricultural center of Alaska.

OUR MISSION:

To serve the people and businesses of Palmer and to represent their interests and aspirations



OUR COMMITMENT:

- To provide municipal services and facilities to sustain quality of life for existing and future residents
- To achieve excellence in the management of City resources
- To build positive and productive relationships within this community to facilitate community and social programs
- To sustain the quality of the physical environment for future generations
- To promote and facilitate economic activity for the benefit of our citizens



INTRODUCTION

The City of Palmer is located in the Matanuska Valley in Southcentral Alaska, 40 miles north of Anchorage, the State's largest metropolitan area. The City's distinctive history began as an

experiment in 1935, when the U.S. Government relocated 202 families from the drought plagued Midwest to the fertile Matanuska Valley in order to establish an agricultural settlement in Alaska. With an agrarian heritage and Midwestern small town values, the Matanuska Colony families overcame many difficulties and successfully established the beginnings of the City.

LOCAL ECONOMY

A unique microclimate in the Matanuska Valley accounts for over half of the state's agricultural production and produces the celebrated giant vegetables, displayed at the annual Alaska State Fair. Today, Palmer agriculture provides food to communities across the State of Alaska.



From rural traditions, Palmer has matured into a retail and service-based economy with primary local economic activity through retail, service, construction, professional and government offices. Palmer is the seat of government for the Matanuska Susitna Borough, which spans 23,000 square miles. Residents are employed in retail, professional services, city, borough, state, and federal occupations. Top employers are the Mat-Su Borough and School District, Mat-Su Regional Hospital, Carrs/Safeway and Fred Meyer. The City has a 3% local sales tax and a 3 mil real property tax. Low housing costs, the rural lifestyle, and proximity to Anchorage employment and services make the Palmer area desirable to more people choosing to move to an idyllic rural setting.

The pedestrian-friendly downtown is filled with shops and boutiques with books, arts and crafts, and offerings from local artists, businesses, services, and farmers. Palmer embodies hometown America and small-town Alaska. Increasing population and employment trends may increase and stabilize real estate prices for Palmer neighborhoods. Several public and private schools offer families educational options.

The pedestrian-friendly downtown is filled with shops and boutiques with books, arts and crafts, and offerings from local artists, businesses, services, and farmers. Palmer embodies hometown America and

LOCAL EVENTS AND ATTRACTIONS

Summer activities include the 18-hole Palmer Golf Course, multiple outdoor trail systems for walking, hiking and biking, rafting, glacier viewing, visiting the Palmer Museum of History and Art and gardens, the weekly Friday Fling market and the Alaska State Fair.

The Alaska State Fair greets nearly 300,000 visitors each summer and features extraordinary entertainers, showcase gardens and the world record-setting giant vegetable competition. The Fairgrounds also host over 50 other public events each year.

The winter slopes at nearby Hatcher Pass and surrounding areas offer snow machining, snow-shoeing, ice skating, sled dog mushing and cross country skiing.



Year-round competitive athletic events at the MTA Events Center, Mat-Su Miners Hermon Brothers Baseball Park and fields, and local schools include amateur youth and North American Hockey League hockey, statewide events in basketball, football, soccer, cross-country and track. Colony Days, Colony Christmas, Palmer Pride and other annual events bring out many locals and visitors in celebration.



TRANSFORMATION

Today, Palmer is in the midst of a metamorphosis. In the last decade, offering a safe and pleasant quality of life, the City grew 31%, with an almost 65% growth rate just outside the City boundaries. In less than 20 years, a quiet rural area has transformed into an increasingly thriving commercial center.

The City's population has increased 3.1% per year since 2000, with 5,937 residents currently residing in the 5.2 square mile City. Since 2000, over \$161,630,000 in new construction has occurred in the City. Public and private investment continues to fuel growth. The City completed a major expansion of its water and sewer utilities to the new Mat-Su Regional Medical Center seven (7) miles away. New water and sewer lines and improvement projects and plans for a regional Wastewater Treatment Plant are setting the foundation for future growth.

City facilities include an airport, library, golf course, ice arena and numerous parks and ball fields. In the past year a Board of Economic Development was established by local citizens. These changes come with a unified vision to celebrate the best of Palmer's historic character, embrace responsible growth and keep the extraordinary small-town quality of life.

ECONOMIC DEVELOPMENT PROCESS FOR PALMER

This Economic Development Strategy represents a collective economic vision for the City of Palmer. Input has been incorporated from multiple and diverse segments of the Palmer community. The Goals, Objectives, Strategies and Action steps herein are the means to realizing this vision; from agriculture and tourism to technology and research, they reflect the diversity of Palmer's economy.

The forward process will include refinement of the components by the Board of Economic Development (BED), and the document will be presented in draft form to the Palmer City Council for their input and approval.

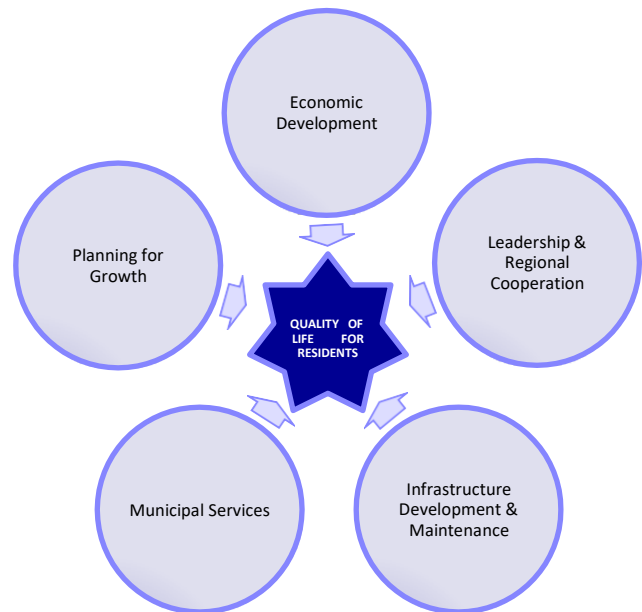
An annual review of the plan will be conducted by the BED, and be incorporated into the ongoing work of the City Council.

The State of Alaska will be provided a copy of the plan in order to encourage support for community and economic development for the City of Palmer.

MUNICIPAL AREAS OF RESPONSIBILITY

The City of Palmer Economic Development Strategy is based on five inter-related areas of municipal responsibility essential to supporting a high quality of life for its residents.

Quality of Life, at a personal level, means the degree of enjoyment and satisfaction experienced in everyday life, embracing health, personal relationships, quality of one's working life, social life and leisure time. At the community level, quality of life means a set of measurable socioeconomic indicators such as educational attainment, unemployment rate, crime rate and availability of housing and recreational opportunities.



ECONOMIC DEVELOPMENT PLAN GOALS

(Based on and adapted from the 2006 City of Palmer Comprehensive Plan)

Goal 1 ... Strengthen Palmer's competitiveness as the region's institutional center

- Goal 2 ... Encourage expansion of technology and research-related economic sectors and other well-paid professional jobs in the Palmer area
- Goal 3 ... Strengthen Palmer’s role as a place to shop for residents of Palmer, residents of surrounding areas, and visitors
- Goal 4 ... Strengthen Palmer as a tourism destination and stopping point for travel through the southern Matanuska-Susitna area
- Goal 5 ...Strengthen efforts to promote quality of life by supporting Palmer as the Agriculture and Educational center of the Mat-Su Valley
- Goal 6 ... Maintain high quality residential neighborhoods and promote a diverse range of quality housing from high density in or near downtown to single family housing which satisfies the needs of all sectors of the housing market
- Goal 7 ... Provide the necessary public infrastructure to support and retain existing industrial uses and expand development within the community to insure that Palmer remain as an industrial leader of the Matanuska-Susitna Borough
- Goal 8 ... Develop and market the municipal airport to maximize its impact on the Palmer economy



PARTNERSHIPS AND COOPERATIVE ORGANIZATIONS

Other organizations serve the citizens of Palmer by working to bring an between organizations.

OBJECTIVES FOR SPECIFIC PLAN GOALS
 (Based on and adapted from the 2006 City of Palmer Comprehensive Plan)

Goal 1 ... Strengthen Palmer’s competitiveness as the region’s institutional center.

Objective A - Maintain existing institutions and secure new institutions.

1. Develop an Interface Schedule / Action Plan with the Matanuska-Susitna Borough to determine and pursue a very specific list of action items necessary to meet their long

- term needs;
2. Develop an Interface Schedule/ Action Plan with the Hospital, Clinics, Job Corps, University and Justice System to determine and pursue a very specific list of action items necessary to meet Hospital, Clinics, Job Corps, University and Justice System long term needs.

Goal 2 ... Encourage expansion of technology and research-related economic sectors and other well-paid professional jobs in the Palmer area.

Objective A - Work with the University of Alaska and Alaska Pacific University to determine what new programs might be developed in the Palmer area, and how the City might help these institutions to expand in the community.

1. Support an annual conference on small technology business development in Palmer;
2. Collaborate with the Greater Palmer Chamber of Commerce and other organizations to actively contact large technology companies;
3. Develop specific promotional literature touting the attributes of Palmer as a business friendly, geographically key location on the Pacific Rim as a satellite location for such companies.

Objective B - Work with community organizations such as the Greater Palmer Chamber of Commerce to market the community to desired businesses, including technology and research-based businesses, and well paid professional businesses such as law, medicine and veterinary science.

Objective C - Develop Palmer as a vocational and career center for Southcentral Alaska.

Goal 3 ... Strengthen Palmer's role as a place to shop for residents of Palmer, area residents and visitors.

Objective A – Work with the Planning & Zoning Commission to provide space for commercial expansion through the development of a new central business zoning district or zoning overlay.

Objective B – Make downtown Palmer a more competitive retail destination.

Objective C – Actively pursue infrastructure improvements and identify areas appropriate for developing new areas for commercial general development.

Goal 4 ... Strengthen Palmer as a tourism destination and stopping point for travel through the southern Matanuska-Susitna area.

Objective A – Preserve, improve and celebrate Palmer's historic character; develop design guidelines for the historic district and explore designation of Palmer as a National Heritage Area.

Objective B – Support efforts to improve and promote community attractions, including cultural facilities and multiple trails systems. Improve linkages between attractions.

Objective C – Build on the success of existing community events, including the Alaska State Fair.

Objective D - Collaborate with the Palmer Visitors Center, the Greater Palmer Chamber of Commerce and other organizations to actively promote Palmer.

Objective E – Support efforts to attract more team sports activities, sporting events and outdoor activities in and around Palmer.

Goal 5 ... Strengthen efforts to promote quality of life by supporting Palmer as the Agriculture and Educational center of the Mat-Su Valley.

Objective A - Support a media campaign to promote distribution and sales of local agricultural products.

A city representative should contact state-funded organizations (schools, prisons, governmental agencies, etc.) to ensure enforcement of the state statute giving local growers an opportunity for priority placement for Alaskan Grown products

Objective B - Promote and expand farmers' market opportunities within the city limits and the greater Palmer area.

Objective C – Review available open land parcels within the city limits and encourage expansion of green areas and adding community gardens.

Objective D – Meet with representatives of local educational institutions (high schools and post-secondary training schools and colleges) to encourage positive communication about their needs and future plans and how the City might be able to help with their goals to the benefit of all citizens.

Goal 6 ... Maintain high quality residential neighborhoods and promote a diverse range of quality housing from high density in or near downtown to single family housing which satisfies the needs of all sectors of the housing market.

Objective A – Encourage a diverse range of quality housing, from attractive higher density housing in or near downtown, to outlying housing in more rural settings.

Objective B – Provide areas for single family housing appealing to the upper end of the housing market.

Objective C – Encourage infill and higher density housing in and around downtown. Prepare new zoning standards and design guidelines to ensure higher density housing is high quality, to benefit the resident and the community.

Objective D – Encourage rehabilitation of older residential structures.

Objective E – Establish, improve and maintain city-wide parks and recreation facilities and programs.

Objective F – Ensure that the location of housing offers residents adequate access to transportation, employment, services and to social and support networks.

Objective G – Promote continued development and maintenance of high quality elder care facilities and senior citizen campuses in Palmer.

Objective H – Increase code enforcement efforts to ensure compliance with city standards and to protect the long-term stability of neighborhoods.

Goal 7 ... Provide the necessary public infrastructure to support and retain existing industrial uses and expand industrial development within the community to ensure that Palmer remains as the industrial leader of the Matanuska-Susitna Borough.

Objective A –Support private sector development of low cost, alternative or renewable energy and power generation, including energy and power distribution systems.

Objective B –Review and identify logistical, environmental and other beneficial resources in the Palmer area available to attract new technology industries.

Objective C – Review current infrastructure master plans to ensure they place a priority on maintaining low cost, effective municipal services.

Objective D – Promote vocational, technical and career training opportunities within the greater Palmer area to prepare residents for a global marketplace.

Objective E- Work to maintain and improve Palmer’s quality of life (Continually enhance hiking and biking trails, parks, health care resources, downtown upgrades, etc.).

Goal 8 ... Develop and market the municipal airport to maximize its economic benefit to the community.

Objective A – Promote the Palmer Municipal Airport as a site for air taxis, aircraft maintenance and repair companies, flight schools, and aircraft rental and leasing businesses.

Objective B – Develop land for expansion of general aviation leases at the facility.

Objective C – Support development of five year master improvement plan as detailed in the most current Airport Master Plan.

Objective D - Convert the current City of Palmer sales tax charges on fuel sales to a flowage fee on fuel quantities.

Note: It is the intent of the City to operate the Airport in a balanced manner, and as an integrated function of the whole. Activities of the airport which generate revenue to the City are desirable, however, not at the risk of diminishing the quality of life for the residents of the City.

Support for All Goals

The City recognizes a solid foundation is required to foster economic development and has included the following action items in its Economic Development Strategy.

- A. Investigate specific tax incentives for new businesses that are consistent with one or more goals of the EDS and other favored attributes. Emphasis should be for investors who restore old buildings, erect landmarks and viewpoints at their establishments, or provide recreational services such as sightseeing and rides and other enterprises that would foster tourism and the other seven goals of the EDS.
- B. Identify and inventory currently City owned and private lots that already have utilities and access that could support certain goals.
- C. Pass new ordinances to effectively address junk accumulation on property and implement a City-wide Clean Up and Beautification Campaign.
- D. Pass new ordinances that address the disposition of dilapidated and unoccupied structures.

- E. Actively pursue infrastructure improvements and identify areas appropriate for expansion of commercial, industrial agricultural and recreational uses.

Appendixes A - D

Economic Development Strategy

Appendix A	Palmer Fast Facts
Appendix B	General Demographics
Appendix C	Economic Statistics
Appendix D	Agricultural Quick Stats

APPENDIX A

PALMER FAST FACTS

Palmer is located in the rapidly growing Matanuska-Susitna Borough in south central Alaska. In 1960, the Borough's population was slightly more than 5,000. By 2010, the population had grown to 89,737. During the same period, Palmer's population increased from 1,181 to 5,937.

PEOPLE (2010 U.S. Census)	
Borough Population	89,737
Palmer Population	5,937
Median age	30.01 - Palmer 35.01 - Borough
Population under 18	29.25% - Palmer
Population 65 +	9.6% - Palmer

MUNICIPAL LAND AREA	
Borough owned	237 acres
City owned	682 acres
Private ownership	2,348 acres
State owned	49 acres
University of Alaska	12 acres
Total Area in city limits	3,328 acres

In the early 1900's, agriculture and mining were the base of Palmer's economy. Currently, only 4% of Palmer's work force is employed in agriculture and mining. Palmer's economy is based on a diversity of retail and other services with 23% of the labor force involved in occupations related to sales, office, and service sectors while 26% is employed in education, health, and social services. An additional 25% are government workers. Self-employed workers make-up about 10%; many residents commute to Anchorage for employment. According to the Alaska Department of Labor in 2001, 47% of Matanuska-Susitna Borough workers commuted to work outside the Borough.

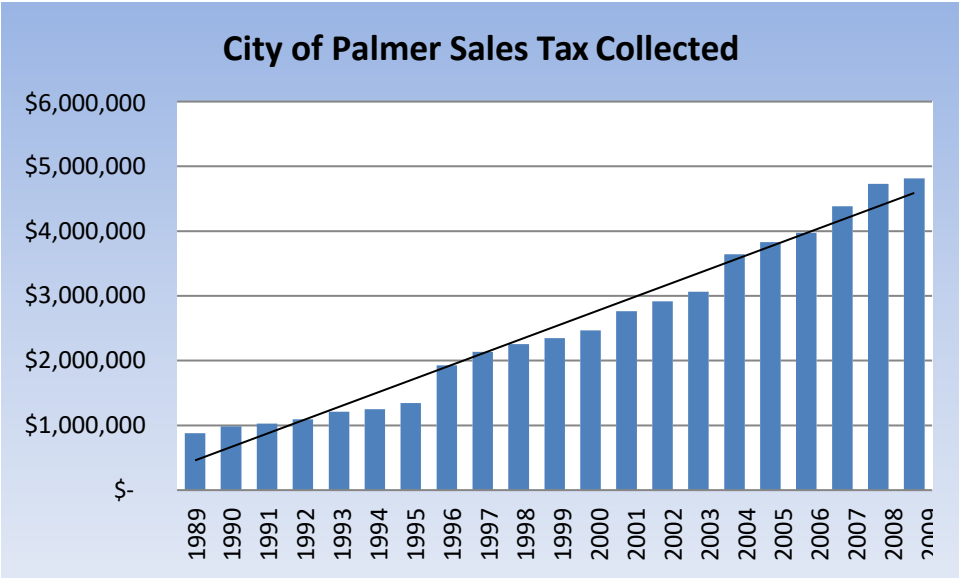
ECONOMICS	
Annual Sales Tax Revenue (2010)	\$4,946,081
Bed Tax Rate (Borough wide)	5%
Median Household Income (2010 Census)	\$62,006
Property Taxable Value (2010)	\$592,374,800
MUNICIPAL GOVERNMENT	
Classification	Home Rule
Educational Facilities	Matanuska-Susitna Borough School District Mat-Su College/UAA
Form of Government	Council-Manager
Property Tax Rate (2011)	3.0 mills - City 9.956 mills - Borough area- wide
Year Incorporated	1951

The City's 77 full time employees together with its part-time and temporary employees provide a high level of public services. Basic governmental services provided to local residents include community water, sewer and storm water management; land use and building regulation, fire, search and rescue, and police services. Community facilities operated by the City include the Palmer Library, Palmer Airport, the Palmer Depot Community Center and various parks and recreational sites including the Palmer Ice Arena.

SERVICES	
Ambulance	Borough EMS
Airport	City owned Run way length: 6009' 400,000 square feet aircraft parking
Fire/Rescue	Palmer Fire Service
Medical	Mat-Su Regional Medical Center
Police	Palmer Police Department 14 Officers including Chief 12 Dispatchers including Dispatch manager
Public Sewer System	City Serves: 1,455 Residential; 285 Commercial
Public Transportation	MASCOT operates area wide transit service
Public Water System	City Serves: 1,602 Residential; 306 Commercial 1,000,000 gallons of water pumped/day 420 fire hydrants maintained
Refuse Collection	City Serves: 799 Residential; 170 Commercial
Road Maintenance	78 lane miles 29 lane miles of Airport runway and taxiways

Palmer and the surrounding area offer a variety of housing styles and values, giving potential residents a range of housing choices. The majority of housing units in Palmer are single-family homes. A major component of the recent growth in Palmer and the surrounding area is the result of migration of families from Anchorage and from other parts of the state. Buyers get more housing value for their money in the Matanuska-Susitna Borough and its communities than in Anchorage. The Mat-Su Multiple Listing Service estimates an average selling price of \$151,082 here compared to the \$221,148 average selling price cited by the Anchorage Multiple Listing Service. Between the year 2000 and 2008, the number of housing units in Palmer has increased by an estimated 32%.

HOUSING (2010 Census)	
No. Housing Units	2,281
No. Occupied Units	2,113
No. Owner Occupied Units	1,244
No. Renter Occupied	869
Seasonal, Rec., Occasional Units	15



Comparisons of Business Patterns by Zip Code 99645 (Palmer) 1998 - 2007

	2007	2005	2002	2000	1998
Number of Establishments	567	506	487	434	416
Paid Employees (1 st Quarter)	4,151	4,085	3,322	3,119	2,849
1 st Quarter Payroll in \$1,000	42,375	33,011	24,575	23,082	21,450
Annual payroll in \$1,000	184,328	154,566	119,382	109,720	99,429



APPENDIX B

GENERAL DEMOGRAPHICS AND SOCIAL CHARACTERISTICS

Source: US Census Bureau

General Demographic Characteristics: 2010 U.S. Census

Geographic Area: **Palmer city, Alaska**

Subject	2010 Census
Total population	5,937
SEX AND AGE	
Male	2,936
Female	3,001
Under 5 years	475
5 to 9 years	475
10 to 14 years	462
15 to 19 years	588
20 to 24 years	495
25 to 29 years	465
30 to 34 years	409
35 to 39 years	406
40 to 44 years	358
45 to 49 years	355
50 to 54 years	370
55 to 59 years	286
60 to 64 years	223
65 to 69 years	179
70 to 74 years	120
75 to 79 years	101
80 to 84 years	94
85 years and over	76
Median age (years)	30.1
16 years and over	4,429
Male	2,168
Female	2,261
21 years and over	3,797
62 years and over	703
65 years and over	570
Male	231
Female	339
RACE alone or in combination with one or more other races	
White	4,699
Black or African American	109
American Indian and Alaska Native	544
Asian	66
Native Hawaiian and Other Pacific Islander	21

Other	45
HISPANIC OR LATINO	
Total population	272
Mexican	272
Puerto Rican	176
Cuban	15
Other Hispanic or Latino	72
RELATIONSHIP	
Total population	5,937
In households	5,514
Householder	2,113
Spouse	932
Child	1,880
Own child under 18 years	1,534
Other relatives	236
Under 18 years	91
65 years and over	38
Nonrelatives	353
Under 18 years	57
65 years and over	13
Unmarried partner	155
In group quarters	423
Institutionalized population	155
Non-institutionalized population	268
HOUSEHOLDS BY TYPE	
Total households	2,113
Family households (families)	1,337
With own children under 18 years	782
Married-couple family	932
With own children under 18 years	507
Male householder, no wife present	105
With own children under 18 years	72
Female householder, no husband present	300
With own children under 18 years	203
Nonfamily households	776
Householder living alone	647
Householder 65 years and over	256
Households with individuals under 18 years	854
Households with individuals 65 years and over	468
Average household size	2.6
Average family size	3.3
HOUSING OCCUPANCY	
Total housing units	2,281
Occupied housing units	2,113
Vacant housing units	168
For seasonal, recreational, or occasional use	15
Homeowner vacancy rate (percent)	2.0
Rental vacancy rate (percent)	7.6

HOUSING TENURE	
Occupied housing units	2,281
Owner-occupied housing units	1,244
Renter-occupied housing units	869
Average household size of owner-occupied unit	2.8
Average household size of renter-occupied unit	2.3

(X) Not applicable

¹ Other Asian alone, or two or more Asian categories.

² Other Pacific Islander alone, or two or more Native Hawaiian and Other Pacific Islander categories.

³ In combination with one or more other races listed. The six numbers may add to more than the total population.

Profile of Selected Social Characteristics: 2000 U.S. Census

Geographic Area: **Palmer city, Alaska**

Subject	Number	Percent
SCHOOL ENROLLMENT		
Population 3 years and over enrolled in school	1,340	100.0
Nursery school, preschool	122	9.1
Kindergarten	50	3.7
Elementary school (grades 1-8)	690	51.5
High school (grades 9-12)	348	26.0
College or graduate school	130	9.7
EDUCATIONAL ATTAINMENT		
Population 25 years and over	2,503	100.0
Less than 9th grade	64	2.6
9th to 12th grade, no diploma	249	9.9
High school graduate (includes equivalency)	865	34.6
Some college, no degree	690	27.6
Associate degree	272	10.9
Bachelor's degree	203	8.1
Graduate or professional degree	160	6.4
Percent high school graduate or higher	87.5	(X)
Percent bachelor's degree or higher	14.5	(X)
MARITAL STATUS		
Population 15 years and over	3,366	100.0
Never married	1,024	30.4
Now married, except separated	1,662	49.4
Separated	72	2.1
Widowed	188	5.6
Female	143	4.2
Divorced	420	12.5
Female	255	7.6
GRANDPARENTS AS CAREGIVERS		
Grandparent living in household with one or more own grandchildren under 18 years	57	100.0
Grandparent responsible for grandchildren	27	47.4
VETERAN STATUS		
Civilian population 18 years and over	2,992	100.0
Civilian veterans	563	18.8
DISABILITY STATUS OF THE CIVILIAN NON INSTITUTIONALIZED POPULATION		

Subject	Number	Percent
Population 5 to 20 years	1,328	100.0
With a disability	158	11.9
Population 21 to 64 years	2,277	100.0
With a disability	443	19.5
Percent employed	53.5	(X)
No disability	1,834	80.5
Percent employed	78.5	(X)
Population 65 years and over	358	100.0
With a disability	175	48.9
RESIDENCE IN 1995		
Population 5 years and over	4,172	100.0
Same house in 1995	1,589	38.1
Different house in the U.S. in 1995	2,509	60.1
Same county	1,039	24.9
Different county	1,470	35.2
Same state	818	19.6
Different state	652	15.6
Elsewhere in 1995	74	1.8
NATIVITY AND PLACE OF BIRTH		
Total population	4,578	100.0
Native	4,389	95.9
Born in United States	4,324	94.5
State of residence	1,773	38.7
Different state	2,551	55.7
Born outside United States	65	1.4
Foreign born	189	4.1
Entered 1990 to March 2000	84	1.8
Naturalized citizen	59	1.3
Not a citizen	130	2.8
REGION OF BIRTH OF FOREIGN BORN		
Total (excluding born at sea)	189	100.0
Europe	85	45.0
Asia	32	16.9
Africa	0	0.0
Oceania	0	0.0
Latin America	55	29.1
Northern America	17	9.0
LANGUAGE SPOKEN AT HOME		
Population 5 years and over	4,172	100.0
English only	3,749	89.9
Language other than English	423	10.1
Speak English less than 'very well	109	2.6
Spanish	133	3.2
Speak English less than "very well"	37	0.9
Other Indo-European languages	188	4.5
Speak English less than "very well"	42	1.0
Asian and Pacific Island languages	28	0.7
Speak English less than "very well"	0	0.0
ANCESTRY (single or multiple)		
Total population	4,578	100.0
<i>Total ancestries reported</i>	4,880	106.6
Arab	7	0.2
Czech ¹	11	0.2
Danish	51	1.1
Dutch	63	1.4

Subject	Number	Percent
English	469	10.2
French (except Basque) ¹	180	3.9
French Canadian ¹	74	1.6
German	923	20.2
Greek	0	0.0
Hungarian	0	0.0
Irish ¹	512	11.2
Italian	178	3.9
Lithuanian	0	0.0
Norwegian	173	3.8
Polish	98	2.1
Portuguese	32	0.7
Russian	128	2.8
Scotch-Irish	46	1.0
Scottish	66	1.4
Slovak	0	0.0
Subsaharan African	0	0.0
Swedish	120	2.6
Swiss	28	0.6
Ukrainian	0	0.0
United States or American	380	8.3
Welsh	78	1.7
West Indian (excluding Hispanic groups)	0	0.0
Other ancestries	1,263	27.6

Profile of Selected Housing Characteristics: 2000 U.S. Census

Geographic Area: **Palmer City, Alaska**

Subject	Number	Percent
Total housing units	1,593	100.0
UNITS IN STRUCTURE		
1-unit, detached	1,172	73.6
1-unit, attached	5	0.3
2 units	22	1.4
3 or 4 units	87	5.5
5 to 9 units	122	7.7
10 to 19 units	30	1.9
20 or more units	122	7.7
Mobile home	33	2.1
Boat, RV, van, etc.	0	0.0
YEAR STRUCTURE BUILT		
1999 to March 2000	64	4.0
1995 to 1998	320	20.1
1990 to 1994	135	8.5
1980 to 1989	373	23.4
1970 to 1979	375	23.5
1960 to 1969	96	6.0
1940 to 1959	189	11.9
1939 or earlier	41	2.6
ROOMS		
1 room	17	1.1
2 rooms	91	5.7
3 rooms	172	10.8
4 rooms	272	17.1
5 rooms	452	28.4
6 rooms	222	13.9
7 rooms	199	12.5

8 rooms	118	7.4
9 or more rooms	50	3.1
Median (rooms)	5.0	(X)
Occupied Housing Units	1,513	100.0
YEAR HOUSEHOLDER MOVED INTO UNIT		
1999 to March 2000	327	21.6
1995 to 1998	666	44.0
1990 to 1994	269	17.8
1980 to 1989	150	9.9
1970 to 1979	60	4.0
1969 or earlier	41	2.7
VEHICLES AVAILABLE		
None	75	5.0
1	575	38.0
2	624	41.2
3 or more	239	15.8
HOUSE HEATING FUEL		
Utility gas	1,279	84.5
Bottled, tank, or LP gas	8	0.5
Electricity	182	12.0
Fuel oil, kerosene, etc.	27	1.8
Coal or coke	0	0.0
Wood	5	0.3
Solar energy	0	0.0
Other fuel	6	0.4
No fuel used	6	0.4
SELECTED CHARACTERISTICS		
Lacking complete plumbing facilities	0	0.0
Lacking complete kitchen facilities	12	0.8
No telephone service	6	0.4
OCCUPANTS PER ROOM		
Occupied housing units	1,513	100.0
1.00 or less	1,423	94.1
1.01 to 1.50	65	4.3
1.51 or more	25	1.7
Specified owner-occupied units	892	100.0
VALUE		
Less than \$50,000	12	1.3
\$50,000 to \$99,999	416	46.6
\$100,000 to \$149,999	342	38.3
\$150,000 to \$199,999	116	13.0
\$200,000 to \$299,999	6	0.7
\$300,000 to \$499,999	0	0.0
\$500,000 to \$999,999	0	0.0
\$1,000,000 or more	0	0.0
Median (dollars)	102,600	(X)
MORTGAGE STATUS AND SELECTED MONTHLY OWNER COSTS		
With a mortgage	776	87.0
Less than \$300	0	0.0
\$300 to \$499	11	1.2
\$500 to \$699	75	8.4
\$700 to \$999	343	38.5
\$1,000 to \$1,499	271	30.4
\$1,500 to \$1,999	64	7.2
\$2,000 or more	12	1.3
Median (dollars)	969	(X)
Not mortgaged	116	13.0

Median (dollars)	315	(X)
SELECTED MONTHLY OWNER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME IN 1999		
Less than 15 percent	201	22.5
15 to 19 percent	127	14.2
20 to 24 percent	175	19.6
25 to 29 percent	63	7.1
30 to 34 percent	109	12.2
35 percent or more	201	22.5
Not computed	16	1.8
Specified renter-occupied units	534	100.0
GROSS RENT		
Less than \$200	13	2.4
\$200 to \$299	30	5.6
\$300 to \$499	110	20.6
\$500 to \$749	218	40.8
\$750 to \$999	76	14.2
\$1,000 to \$1,499	58	10.9
\$1,500 or more	6	1.1
No cash rent	23	4.3
Median (dollars)	623	(X)
GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME IN 1999		
Less than 15 percent	111	20.8
15 to 19 percent	36	6.7
20 to 24 percent	66	12.4
25 to 29 percent	50	9.4
30 to 34 percent	38	7.1
35 percent or more	203	38.0
Not computed	30	5.6

(X) Not applicable.

¹The data represent a combination of two ancestries shown separately in Summary File 3. Czech includes Czechoslovakian. French includes Alsatian. French Canadian includes Acadian/Cajun. Irish includes Celtic.

[Ancestry Code List \(PDF 35KB\)](#)

[Place of Birth Code List \(PDF 74KB\)](#)

[Language Code List \(PDF 17KB\)](#)

Source: U.S. Census Bureau, Census 2000 Summary File 3,

APPENDIX C

GENERAL ECONOMIC INFORMATION

2010 Workers Characteristics for City of Palmer

Source: Alaska Department of Labor and Workforce Development, Research and Analysis Section

	2010
Residents age 16 and over	4,249
Residents employed	2,423
Female workers	1,212
Male workers	1,210
Workers age 45 and over	803
Workers age 50 and over	542
Total wages	\$78,968,227
Sector employed in	
Private	2,008
Local Government	247
State government	168
Peak quarterly employment	2,121
Workers employed all 4 quarters	1,608
New hires	900
Unemployment insurance claimants	560

2010 Top Occupations for City of Palmer

Source: Alaska Department of Labor and Workforce Development, Research and Analysis Section

Occupation	Number of Workers	Female	Male	Age 45 and over	Age 50 and over
Retail Salesperson	95	51	44	27	18
Cashiers	92	51	41	28	16
Combined Food Preparation and Serving Workers, Including Fast Food	66	45	21	4	1
Food Preparation	60	35	25	7	3
Personal Care Aids	51	43	8	21	19
Secondary School Teachers, except Special and Career/Technical Education	51	35	11	18	11
Office Clerks, General	47	36	11	18	11
Janitors and Cleaners, except Maids and Housekeeping Cleaners	36	14	22	10	7
Carpenters	34	0	34	11	7
Operating Engineers and other Construction Equipment Operators	34	4	29	14	8
Teachers and Instructors, All others	31	22	9	11	9
Registered Nurses	30	30	0	17	13
General and Operations Managers	29	3	16	11	8

Occupation	Number of Workers	Female	Male	Age 45 and over	Age 50 and over
Construction Laborers	28	5	23	9	5
Nursing Assistants	27	27	0	4	2
Correctional Officers and Jailers	27	6	21	7	4
Bookkeeping, Accounting, and Auditing Clerks	25	24	1	10	5
Receptionist and Information Clerks	24	24	0	4	2
Executive Secretaries and Executive Administrative Assistants	24	23	1	9	7
Electricians	24	0	24	7	4
Cooks, Restaurant	24	4	20	3	2
Dishwashers	23	5	18	0	0
Customer Service Representatives	22	18	4	9	5
First-Line Supervisors of Retail Sales Workers	22	9	13	8	4
Office and Administrative Support Workers, all others	21	15	6	6	4

2010 Top Ten Employers for City of Palmer

Source: Alaska Department of Labor and Workforce Development, Research and Analysis Section

1	State of Alaska (excludes U of A)
2	Matanuska-Susitna Borough School District
3	Fred Meyers Stores Inc
4	Wal-Mart Associates
5	MRD Inc (McDonalds)
6	Safeway Inc.
7	Palmer-Wasilla Health System LLC
8	Matanuska-Susitna Borough
9	Matanuska Telephone Association Inc
10	City of Palmer

2010 Workers by Industry for City of Palmer

Source: Alaska Department of Labor and Workforce Development, Research and Analysis Section

Industry	Number of Workers	Percent of total employed	Female	Male	Age 45 and over	Age 50 and over
Natural Resources and Mining	109	4.5	9	100	32	21
Construction	218	9.0	31	186	72	48
Manufacturing	23	0.9	6	17	11	6
Trade, Transportation and Utilities	509	21.0	209	300	169	101
Information	85	3.5	41	44	32	19
Financial Activities	79	3.3	53	26	16	15
Professional and Business Services	213	8.8	91	122	71	45
Educational and Health Services	374	15.4	319	55	142	105

Industry	Number of Workers	Percent of total employed	Female	Male	Age 45 and over	Age 50 and over
Leisure and Hospitality	310	12.8	170	140	45	32
State Government	168	6.9	86	82	64	45
Local Government	247	10.2	158	89	124	87
Other	84	3.5	38	45	25	18
Unknown	4	0.2	1	3	0	0

Profile of Selected Economic Characteristics: 2000 U.S. Census

Source: U.S. Census 2000 Summary File 3 (SF 3) - Sample Data

Geographic Area: **Palmer City, Alaska**

Subject	Number	Percent
EMPLOYMENT STATUS		
Population 16 years and over	3,248	100.0
In labor force	2,090	64.3
Civilian labor force	2,039	62.8
Employed	1,818	56.0
Unemployed	221	6.8
Percent of civilian labor force	10.8	(X)
Armed Forces	51	1.6
Not in labor force	1,158	35.7
Females 16 years and over		
Females 16 years and over	1,633	100.0
In labor force	972	59.5
Civilian labor force	967	59.2
Employed	853	52.2
Own children under 6 years		
Own children under 6 years	417	100.0
All parents in family in labor force	220	52.8
COMMUTING TO WORK		
Workers 16 years and over	1,807	100.0
Car, truck, or van -- drove alone	1,209	66.9
Car, truck, or van -- carpooled	299	16.5
Public transportation (including taxicab)	53	2.9
Walked	91	5.0
Other means	55	3.0
Worked at home	100	5.5
Mean travel time to work (minutes)	39.3	(X)
Employed civilian population 16 years and over		
Employed civilian population 16 years and over	1,818	100.0
OCCUPATION		
Management, professional, and related occupations	546	30.0
Service occupations	424	23.3
Sales and office occupations	493	27.1
Farming, fishing, and forestry occupations	8	0.4
Construction, extraction, and maintenance occupations	189	10.4
Production, transportation, and material moving occupations	158	8.7

Subject	Number	Percent
INDUSTRY		
Agriculture, forestry, fishing and hunting, and mining	70	3.9
Construction	116	6.4
Manufacturing	37	2.0
Wholesale trade	67	3.7
Retail trade	231	12.7
Transportation and warehousing, and utilities	118	6.5
Information	41	2.3
Finance, insurance, real estate, and rental and leasing	82	4.5
Professional, scientific, management, administrative, and waste management services	100	5.5
Educational, health and social services	465	25.6
Arts, entertainment, recreation, accommodation and food services	191	10.5
Other services (except public administration)	125	6.9
Public administration	175	9.6
CLASS OF WORKER		
Private wage and salary workers	1,183	65.1
Government workers	453	24.9
Self-employed workers in own not incorporated business	182	10.0
Unpaid family workers	0	0.0
INCOME IN 1999		
Households	1,508	100.0
Less than \$10,000	82	5.4
\$10,000 to \$14,999	51	3.4
\$15,000 to \$24,999	252	16.7
\$25,000 to \$34,999	213	14.1
\$35,000 to \$49,999	220	14.6
\$50,000 to \$74,999	429	28.4
\$75,000 to \$99,999	168	11.1
\$100,000 to \$149,999	81	5.4
\$150,000 to \$199,999	0	0.0
\$200,000 or more	12	0.8
Median household income (dollars)	45,571	(X)
With earnings	1,250	82.9
Mean earnings (dollars)	49,260	(X)
With Social Security income	285	18.9
Mean Social Security income (dollars)	11,543	(X)
With Supplemental Security Income	30	2.0
Mean Supplemental Security Income (dollars)	4,037	(X)
With public assistance income	114	7.6
Mean public assistance income (dollars)	4,839	(X)
With retirement income	227	15.1
Mean retirement income (dollars)	14,904	(X)
Families	1,058	100.0
Less than \$10,000	32	3.0
\$10,000 to \$14,999	18	1.7
\$15,000 to \$24,999	154	14.6
\$25,000 to \$34,999	133	12.6
\$35,000 to \$49,999	159	15.0
\$50,000 to \$74,999	341	32.2

Subject	Number	Percent
\$75,000 to \$99,999	145	13.7
\$100,000 to \$149,999	64	6.0
\$150,000 to \$199,999	0	0.0
\$200,000 or more	12	1.1
Median family income (dollars)	53,164	(X)
Per capita income (dollars)	17,203	(X)
Median earnings (dollars):		
Male full-time, year-round workers	44,716	(X)
Female full-time, year-round workers	25,221	(X)
POVERTY STATUS IN 1999 (below poverty level)		
Families	63	(X)
Percent below poverty level	(X)	6.0
With related children under 18 years	57	(X)
Percent below poverty level	(X)	8.0
With related children under 5 years	39	(X)
Percent below poverty level	(X)	15.2
Families with female householder, no husband present	39	(X)
Percent below poverty level	(X)	16.3
With related children under 18 years	39	(X)
Percent below poverty level	(X)	18.8
With related children under 5 years	26	(X)
Percent below poverty level	(X)	41.9
Individuals	552	(X)
Percent below poverty level	(X)	12.7
18 years and over	337	(X)
Percent below poverty level	(X)	11.7
65 years and over	15	(X)
Percent below poverty level	(X)	4.2
Related children under 18 years	180	(X)
Percent below poverty level	(X)	12.6
Related children 5 to 17 years	84	(X)
Percent below poverty level	(X)	7.9
Unrelated individuals 15 years and over	273	(X)
Percent below poverty level	(X)	30.1

(X) Not applicable.

[Detailed Occupation Code List \(PDF 42KB\)](#)

[Detailed Industry Code List \(PDF 44KB\)](#)

[User note on employment status data \(PDF 63KB\)](#)

Source: U.S. Census Bureau, Census 2000 Summary File 3, Matrices P30, P32, P33, P43, P46, P49, P50, P51, P52, P53, P58, P62, P63, P64, P65, P67, P71, P72, P73, P74, P76, P77, P82, P87, P90, PCT47, PCT52, and PCT53

Palmer City, AK

Selected Statistics from the 2007 U.S. Census Bureau Economic Census 2007 Economic Sectors

2007 NAICS code and description	<u>Number of establishments</u>	<u>Sales shipments receipts (\$1,000)</u>	<u>Annual payroll (\$1,000)</u>	<u>Number of employees</u>
44-45 Retail trade	36	140,302	15,273	533
51 Information	7	N	D	e
53 Real estate and rental and leasing	14	3,482	1,179	46
54 Professional, scientific, and technical services	46	39,965	14,020	231
56 Administrative and Support and Waste Mang and Remediation Srvs	23	8,960	2,680	78
61 Educational services	3	D	D	a
62 Health care and social assistance	69	138,636	53,144	876
71 Arts, entertainment, and recreation	15	7,577	2,541	109
72 Accommodation and food services	42	17,428	4,941	352
81 Other services (except public administration)	38	14,753	4,145	142

Source: U.S. Census Bureau, 2007 Economic Census

D: Withheld to avoid disclosing data for individual companies; data are included in higher level totals.

N: Not available or not comparable.

S: Withheld because estimate did not meet publication standards.

X: Not applicable

Additional symbols

Note: Economic Census data are released on a flow basis. Data may not yet have been released for some industries and geographies. See the [2007 Economic Census Release Schedule](#) for more information. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see [Survey Methodology](#)

2007 U.S. Census Bureau Economic Census

Release Date: 7/20/2010

Sector 44: EC0744A1: Retail Trade: Geographic Area Series: Summary Statistics for the United States, 2007

These data are final; they supersede data released in earlier data files. Includes only establishments of firms with payroll. Data based on the 2007 Economic Census.

Geographic Area Name	2007 NAICS code	Meaning of 2007 NAICS code	Number of establishments	Sales (\$1,000)	Annual payroll (\$1,000)	First-quarter payroll (\$1,000)	Number of paid employees for pay period including March 12	Sales, receipts, or revenue from administrative records (%)	Sales, receipts, or revenue estimated (%)
Palmer city, AK	44-45	Retail trade	36	140,302	15,273	3,909	533	4.3	3.1
Palmer city, AK	441	Motor vehicle and parts dealers	6	<u>D</u>	<u>D</u>	<u>D</u>	<u>c</u>	<u>D</u>	<u>D</u>
Palmer city, AK	4412	Other motor vehicle dealers	2	<u>D</u>	<u>D</u>	<u>D</u>	<u>b</u>	<u>D</u>	<u>D</u>
Palmer city, AK	44122	Motorcycle, boat, and other motor vehicle dealers	2	<u>D</u>	<u>D</u>	<u>D</u>	<u>b</u>	<u>D</u>	<u>D</u>
Palmer city, AK	441221	Motorcycle, ATV, and personal watercraft dealers	2	<u>D</u>	<u>D</u>	<u>D</u>	<u>b</u>	<u>D</u>	<u>D</u>
Palmer city, AK	442	Furniture and home furnishings stores	3	<u>D</u>	<u>D</u>	<u>D</u>	<u>a</u>	<u>D</u>	<u>D</u>
Palmer city, AK	4422	Home furnishings stores	2	<u>D</u>	<u>D</u>	<u>D</u>	<u>a</u>	<u>D</u>	<u>D</u>
Palmer city, AK	44221	Floor covering stores	1	<u>D</u>	<u>D</u>	<u>D</u>	<u>a</u>	<u>D</u>	<u>D</u>
Palmer city, AK	442210	Floor covering stores	1	<u>D</u>	<u>D</u>	<u>D</u>	<u>a</u>	<u>D</u>	<u>D</u>
Palmer city, AK	444	Building material and garden equipment and supplies dealers	7	5,620	1,138	327	31	19.3	42.4
Palmer city, AK	445	Food and beverage	5	<u>D</u>	<u>D</u>	<u>D</u>	<u>c</u>	<u>D</u>	<u>D</u>

Geographic Area Name	<u>2007 NAICS code</u>	<u>Meaning of 2007 NAICS code</u>	<u>Number of establishments</u>	<u>Sales (\$1,000)</u>	<u>Annual payroll (\$1,000)</u>	<u>First-quarter payroll (\$1,000)</u>	<u>Number of paid employees for pay period including March 12</u>	<u>Sales, receipts, or revenue from administrative records (%)</u>	<u>Sales, receipts, or revenue estimated (%)</u>
		stores							
<u>Palmer city, AK</u>	<u>4452</u>	Specialty food stores	1	<u>D</u>	<u>D</u>	<u>D</u>	<u>a</u>	<u>D</u>	<u>D</u>
<u>Palmer city, AK</u>	<u>447</u>	Gasoline stations	4	15,204	482	113	23	0.0	2.3
<u>Palmer city, AK</u>	<u>4471</u>	Gasoline stations	4	15,204	482	113	23	0.0	2.3
<u>Palmer city, AK</u>	<u>44711</u>	Gasoline stations with convenience stores	4	15,204	482	113	23	0.0	2.3
<u>Palmer city, AK</u>	<u>447110</u>	Gasoline stations with convenience stores	4	15,204	482	113	23	0.0	2.3
<u>Palmer city, AK</u>	<u>448</u>	Clothing and clothing accessories stores	1	<u>D</u>	<u>D</u>	<u>D</u>	<u>a</u>	<u>D</u>	<u>D</u>
<u>Palmer city, AK</u>	<u>451</u>	Sporting goods, hobby, book, and music stores	1	<u>D</u>	<u>D</u>	<u>D</u>	<u>a</u>	<u>D</u>	<u>D</u>
<u>Palmer city, AK</u>	<u>452</u>	General merchandise stores	1	<u>D</u>	<u>D</u>	<u>D</u>	<u>c</u>	<u>D</u>	<u>D</u>
<u>Palmer city, AK</u>	<u>453</u>	Miscellaneous store retailers	6	<u>D</u>	<u>D</u>	<u>D</u>	<u>b</u>	<u>D</u>	<u>D</u>
<u>Palmer city, AK</u>	<u>4539</u>	Other miscellaneous store retailers	4	<u>D</u>	<u>D</u>	<u>D</u>	<u>b</u>	<u>D</u>	<u>D</u>
<u>Palmer city, AK</u>	<u>45391</u>	Pet and pet supplies stores	1	<u>D</u>	<u>D</u>	<u>D</u>	<u>b</u>	<u>D</u>	<u>D</u>
<u>Palmer city, AK</u>	<u>453910</u>	Pet and pet supplies stores	1	<u>D</u>	<u>D</u>	<u>D</u>	<u>b</u>	<u>D</u>	<u>D</u>
<u>Palmer city, AK</u>	<u>45392</u>	Art dealers	2	<u>D</u>	<u>D</u>	<u>D</u>	<u>a</u>	<u>D</u>	<u>D</u>
<u>Palmer city, AK</u>	<u>453920</u>	Art dealers	2	<u>D</u>	<u>D</u>	<u>D</u>	<u>a</u>	<u>D</u>	<u>D</u>
<u>Palmer city, AK</u>	<u>45399</u>	All other miscellaneous	1	<u>D</u>	<u>D</u>	<u>D</u>	<u>a</u>	<u>D</u>	<u>D</u>

<u>Geographic Area Name</u>	<u>2007 NAICS code</u>	<u>Meaning of 2007 NAICS code</u>	<u>Number of establishments</u>	<u>Sales (\$1,000)</u>	<u>Annual payroll (\$1,000)</u>	<u>First-quarter payroll (\$1,000)</u>	<u>Number of paid employees for pay period including March 12</u>	<u>Sales, receipts, or revenue from administrative records (%)</u>	<u>Sales, receipts, or revenue estimated (%)</u>
		store retailers							
<u>Palmer city, AK</u>	<u>454</u>	Nonstore retailers	2	<u>D</u>	<u>D</u>	<u>D</u>	<u>a</u>	<u>D</u>	<u>D</u>
<u>Palmer city, AK</u>	<u>4543</u>	Direct selling establishments	2	<u>D</u>	<u>D</u>	<u>D</u>	<u>a</u>	<u>D</u>	<u>D</u>

Source: U.S. Census Bureau, 2007 Economic Census

APPENDIX D

AGRICULTURAL QUICK STATISTICS

Source:



Quick Stats - Crops

Source	Year	Frequency	Location	State	State Fips	Zip Code	Data Item	Value
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	BARLEY - OPERATIONS WITH AREA HARVESTED	4
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	BARLEY - OPERATIONS WITH AREA HARVESTED - WITH 1.0 TO 49.9 ACRES AREA HARVESTED	4
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	BERRY TOTALS - NUMBER OF OPERATIONS	6
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	CROP TOTALS - OPERATIONS WITH SALES	72
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	CROP TOTALS - OPERATIONS WITH SALES - WITH 250,000 \$ OR MORE SALES	5
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	CROP TOTALS - OPERATIONS WITH SALES - WITH 50,000 TO 249,999 \$ SALES	20
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	CROP TOTALS - OPERATIONS WITH SALES - WITH LESS THAN 50,000 \$ SALES	47
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	FIELD CROPS, OTHER, INCL HAY - OPERATIONS WITH SALES	35
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	FIELD CROPS, OTHER, INCL HAY - OPERATIONS WITH SALES - WITH 50,000 \$ OR MORE SALES	5
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	FORAGE, HAY & HAYLAGE - OPERATIONS WITH AREA HARVESTED	45
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	FORAGE, HAY & HAYLAGE - OPERATIONS WITH AREA HARVESTED - WITH 1.0 TO 49.9 ACRES AREA HARVESTED	20
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	FORAGE, HAY & HAYLAGE - OPERATIONS WITH AREA HARVESTED - WITH 250 ACRES OR MORE AREA HARVESTED	5
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	FORAGE, HAY & HAYLAGE - OPERATIONS WITH AREA HARVESTED - WITH 50 TO 249 ACRES AREA HARVESTED	20
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	FRUIT & TREE NUT TOTALS - OPERATIONS WITH SALES	10
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	GRAINS, OILSEEDS, DRY BEANS & DRY PEAS - OPERATIONS WITH SALES	3
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	HORTICULTURE TOTALS (EXCL CUT TREES & VEGETABLE SEEDS & TRANSPLANTS) - OPERATIONS WITH SALES	25
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	HORTICULTURE TOTALS (EXCL CUT TREES & VEGETABLE SEEDS & TRANSPLANTS) - OPERATIONS WITH SALES - WITH 50,000 \$ OR MORE SALES	7
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	OATS - OPERATIONS WITH AREA HARVESTED	1
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	ORCHARDS - NUMBER OF OPERATIONS	4

CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	ORCHARDS - NUMBER OF OPERATIONS - WITH 0.1 TO 14.9 ACRES TOTAL AREA	4
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	POTATOES - OPERATIONS WITH AREA HARVESTED	19
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	POTATOES - OPERATIONS WITH AREA HARVESTED - WITH 0.1 TO 14.9 ACRES AREA HARVESTED	13
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	POTATOES - OPERATIONS WITH AREA HARVESTED - WITH 100 ACRES OR MORE AREA HARVESTED	2
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	POTATOES - OPERATIONS WITH AREA HARVESTED - WITH 15.0 TO 99.9 ACRES AREA HARVESTED	4
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	VEGETABLE TOTALS, IN THE OPEN - OPERATIONS WITH AREA IN PRODUCTION	27
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	VEGETABLE TOTALS, IN THE OPEN - OPERATIONS WITH AREA IN PRODUCTION - WITH 0.1 TO 14.9 ACRES AREA IN PRODUCTION	18
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	VEGETABLE TOTALS, IN THE OPEN - OPERATIONS WITH AREA IN PRODUCTION - WITH 100 ACRES OR MORE AREA IN PRODUCTION	2
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	VEGETABLE TOTALS, IN THE OPEN - OPERATIONS WITH AREA IN PRODUCTION - WITH 15.0 TO 99.9 ACRES AREA IN PRODUCTION	7
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	VEGETABLE TOTALS, INCL SEEDS & TRANSPLANTS, IN THE OPEN - OPERATIONS WITH SALES	27
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	VEGETABLE TOTALS, INCL SEEDS & TRANSPLANTS, IN THE OPEN - OPERATIONS WITH SALES - WITH 50,000 \$ OR MORE SALES	12



Quick Stats - Agricultural Land

Source	Year	Frequency	Location	State	State Fips	Zip Code	Data Item	Value
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	AG LAND, CROPLAND (EXCL HARVESTED & PASTURED), ALL CROPS FAILED - NUMBER OF OPERATIONS	9
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	AG LAND, CROPLAND (EXCL HARVESTED & PASTURED), CULTIVATED SUMMER FALLOW - NUMBER OF OPERATIONS	14
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	AG LAND, CROPLAND (EXCL HARVESTED & PASTURED), IDLE - NUMBER OF OPERATIONS	18
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	AG LAND, CROPLAND, HARVESTED - NUMBER OF OPERATIONS	79
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	AG LAND, CROPLAND, HARVESTED - NUMBER OF OPERATIONS - WITH 1.0 TO 49.9 ACRES AREA HARVESTED	49
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	AG LAND, CROPLAND, HARVESTED - NUMBER OF OPERATIONS - WITH 50 TO 499 ACRES AREA HARVESTED	29
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	AG LAND, CROPLAND, HARVESTED - NUMBER OF OPERATIONS - WITH 500 ACRES OR MORE AREA HARVESTED	1
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	AG LAND, CROPLAND, PASTURED ONLY - NUMBER OF OPERATIONS	15
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	AG LAND, FARMSTEADS, BUILDINGS, ANIMAL FACILITIES, PONDS,	75

							ROADS, WASTELAND, ETC - NUMBER OF OPERATIONS	
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	AG LAND, PASTURELAND (EXCL CROPLAND & WOODLAND) - NUMBER OF OPERATIONS	33
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	AG LAND, PASTURELAND (EXCL CROPLAND & WOODLAND) - NUMBER OF OPERATIONS - WITH 100 ACRES OR MORE AREA	1
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	AG LAND, WOODLAND - NUMBER OF OPERATIONS	71



Quick Stats - Animals

Source	Year	Frequency	Location	State	State Fips	Zip Code	Data Item	Value
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	AG LAND, CROPLAND (EXCL HARVESTED & PASTURED), ALL CROPS FAILED - NUMBER OF OPERATIONS	9
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	AG LAND, CROPLAND (EXCL HARVESTED & PASTURED), CULTIVATED SUMMER FALLOW - NUMBER OF OPERATIONS	14
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	AG LAND, CROPLAND (EXCL HARVESTED & PASTURED), IDLE - NUMBER OF OPERATIONS	18
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	AG LAND, CROPLAND, HARVESTED - NUMBER OF OPERATIONS	79
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	AG LAND, CROPLAND, HARVESTED - NUMBER OF OPERATIONS - WITH 1.0 TO 49.9 ACRES AREA HARVESTED	49
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	AG LAND, CROPLAND, HARVESTED - NUMBER OF OPERATIONS - WITH 50 TO 499 ACRES AREA HARVESTED	29
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	AG LAND, CROPLAND, HARVESTED - NUMBER OF OPERATIONS - WITH 500 ACRES OR MORE AREA HARVESTED	1
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	AG LAND, CROPLAND, PASTURED ONLY - NUMBER OF OPERATIONS	15
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	AG LAND, FARMSTEADS, BUILDINGS, ANIMAL FACILITIES, PONDS, ROADS, WASTELAND, ETC - NUMBER OF OPERATIONS	75
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	AG LAND, PASTURELAND (EXCL CROPLAND & WOODLAND) - NUMBER OF OPERATIONS	33
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	AG LAND, PASTURELAND (EXCL CROPLAND & WOODLAND) - NUMBER OF OPERATIONS - WITH 100 ACRES OR MORE AREA	1
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	AG LAND, WOODLAND - NUMBER OF OPERATIONS	71

CITY OF PALMER BOARD OF ECONOMIC DEVELOPMENT
Resolution No. 17-005

A Resolution of the Palmer Board of Economic Development recommending acceptance of update to goals in Economic Development Strategic Plan

WHEREAS, Palmer Municipal Code (PMC) Chapter 2.30.005 established the Board to develop a plan based upon the city council's consideration; and

WHEREAS, Chapter 2.30.005 further provides the plan is a statement of goals and objectives to guide the city in its provision of long-term, permanent employment opportunities, enhancement of the quality of life for city residents, the highest and best use of land and maximum development of natural resources; and

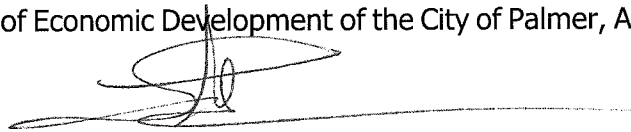
WHEREAS, under PMC 2.30.020, the Board has a duty to update the plan and submit the proposed update to the City council; and

WHEREAS, Board concluded its work on current update to the Economic Development Plan's goals and objectives on August 7, 2017; and

WHEREAS, the Board recommends the updated goals and objectives as incorporated on Attachment A be forwarded to the City Council for their review; and

NOW, THEREFORE, BE IT RESOLVED that the Palmer Board of Economic Development recommends the acceptance of the updated goals and objectives for the Economic Development Plan.

Passed and approved by the Board of Economic Development of the City of Palmer, Alaska, this 5th day of September, 2017.



LaMarr Anderson, Chairman



David Meneses, Interim Director

DRAFT



RECOMMENDATIONS FROM BOARD OF
ECONOMIC DEVELOPMENT TO
CITY COUNCIL

**2017 CITY OF PALMER
ECONOMIC DEVELOPMENT GOALS**

Community Economic Development Goals

Goal 1 ... Strengthen Palmer's position as the preferred location as the Matanuska-Susitna Borough's institutional and utility co-operative hub.

Goal 2 ... Encourage expansion of medical, health-care, technology and research-related economic sectors, and other professional jobs in the Palmer area to make this the medical, health-care and vocational career center for Southcentral Alaska.

Goal 3 ... Strengthen Palmer's role as a retail and professional services hub and as a unique place to shop for residents of Palmer, area residents and visitors.

Goal 4 ... Strengthen Palmer as a tourism destination and hub for travel through the southern Matanuska-Susitna area.

Goal 5 ... Strengthen efforts to improve Palmer's quality of life by supporting Palmer as the agricultural center of the Matanuska-Susitna Valley.

Goal 6... Promote beautification of Palmer's open space and parks.

Goal 7 ... Maintain quality residential neighborhoods and promote a diverse range of quality housing from high density to single family housing which satisfies the needs of all sectors of the housing market.

Goal 8 ... Provide the necessary public infrastructure to support and retain existing industrial uses and expand industrial development within the community.

Goal 9 ... Palmer remains and continues to grow as the industrial education and career center of the Matanuska-Susitna Borough.

Goal 10 ... Continue to develop and market the municipal airport to maximize its economic benefit to the community.

Goal 11 ... Increase marketing of Palmer and its diverse attractions, events and location.

Goal 12... Create a business friendly environment for commerce and industry.

Goal 13...Review Economic Development Plan Each August and prepare report on progress in implementing Goals and Objectives

Goal 14... Study the feasibility of annexing property into the city limits to prepare for future commercial and industrial growth and to preserve the character of the community.

Economic Development Strategic Plan Update 2017

Goal 1 ... Strengthen Palmer's position as the preferred location as the Matanuska-Susitna Borough's institutional and utility co-operative hub.

Objective A – Maintain existing institutions and secure new institutions by developing an action plan with the Matanuska-Susitna Borough and the Matanuska-Susitna School District, Job Corps, the University, state agencies and Justice System to determine and pursue a very specific list of action items necessary to meet their long-term needs.

Objective B – Develop an action plan with the Hospital, Clinics, and other health-care providers to determine and pursue a very specific list of action items necessary to meet their long-term needs.

Goal 2 ... Encourage expansion of medical, health-care, technology and research-related economic sectors, and other professional jobs in the Palmer area to make this the medical, health-care and vocational career center for Southcentral Alaska.

Objective A – Promote the Palmer area as a hub of higher education by working with the University of Alaska, Alaska Pacific University and other educational institutions to increase the number of highly trained medical and health care specialist and technology and research related specialist who are available in the community.

1. Determine what new programs might be developed in the Palmer area, and how the City might help these institutions to expand.
2. Encourage the development of learning opportunities in medical and healthcare fields at local institutions of higher learning and the Mat-Su Regional Medical Center.

Objective B - Market the community to desired businesses, including technology and research-based businesses, and professional businesses such as law, medicine and veterinary science.

Goal 3 ... Strengthen Palmer's role as a retail and professional services hub and as a unique place to shop for residents of Palmer, area residents and visitors.

Objective A – Work with the Planning & Zoning Commission to provide space for commercial expansion through the development of a new central business zoning district or zoning overlay.

Objective B – Promote Palmer as a more attractive retail and professional service destination.

Economic Development Strategic Plan Update 2017

Objective C – Actively pursue infrastructure improvements and identify areas appropriate for developing new areas and redeveloping vacant properties for commercial general development.

Objective D – Identify need and options for effective public parking in downtown and within the city.

1. Resolve fee in lieu of formula and parking waiver issues.
2. Examine interest in forming Special Assessment District or Business Improvement District.

Goal 4 ... Strengthen Palmer as a tourism destination and hub for travel through the southern Matanuska-Susitna area.

Objective A – Preserve, improve and celebrate Palmer’s historic character; develop design guidelines for the historic district.

Objective B – Support efforts to improve and promote community attractions, including cultural facilities and multiple trails systems. Improve linkages between attractions.

Objective C – Build on the success of existing community events, including the Alaska State Fair.

Objective D – Support efforts to attract more team sports activities, sporting events and outdoor activities in and around Palmer.

Objective E – Establish, improve and maintain city-wide parks and recreation facilities and programs.

Goal 5 ... Strengthen efforts to improve Palmer’s quality of life by supporting Palmer as the agricultural center of the Matanuska-Susitna Valley.

Objective A - Promote distribution, awareness of, and sales of local agricultural products.

Objective B - Promote and expand farmers' market opportunities within the city limits and the greater Palmer area.

Objective C - Collaborate with state funded organizations and the agricultural community to promote Alaska Grown products.

Objective D - Open dialogue with the agricultural community to promote agricultural products and agricultural heritage.

Economic Development Strategic Plan Update 2017

Goal 6... Promote beautification of Palmer's open space and parks.

Objective A – Establish, improve, and maintain neighborhood parks and recreation facilities and programs.

Goal 7 ... Maintain quality residential neighborhoods and promote a diverse range of quality housing from high density to single family housing which satisfies the needs of all sectors of the housing market.

Objective A - Encourage a diverse range of quality housing, from attractive higher density housing to housing for a more rural setting.

Objective B - Encourage new housing developments to have adequate access to transportation, employment opportunities, services, and social and support networks.

Objective C – Encourage infill development and higher density housing and prepare new zoning standards and design guidelines to ensure higher density housing is high quality.

Objective D – Encourage the development of areas for single family housing appealing to the upper end of the housing market.

Objective E – Encourage rehabilitation of older residential structures.

Objective F – Promote continued development and maintenance of high quality elder care facilities and senior citizen campuses in Palmer.

Objective G – Review code enforcement process and provide a report with recommended actions to City Council on a quarterly basis to gain prospective of property owners and residents understanding and compliance with city standards to protect the long-term stability of neighborhoods and Palmer's economic vitality.

Goal 8 ... Provide the necessary public infrastructure to support and retain existing industrial uses and expand industrial development within the community.

Objective A – Review and identify logistical, environmental and other beneficial resources in the Palmer area available to attract new technology industries and prepare a map of existing utility lines and anticipated utility network expansions that serve developable property in the Palmer area.

Economic Development Strategic Plan Update 2017

1. Develop a survey questionnaire to determine what industrial sector needs to invest and develop in Palmer.

Objective B – Review current infrastructure master plans to ensure they place a priority on maintaining effective municipal services.

Objective C – Ensure that adequate areas are identified within the city for industrial growth.

Goal 9 ... Palmer remains and continues to grow as the industrial education and career center of the Matanuska-Susitna Borough.

Objective A – Promote vocational, aviation, technical and career training centers and opportunities within the greater Palmer area to prepare individuals for a global marketplace.

Goal 10 ... Continue to develop and market the municipal airport to maximize its economic benefit to the community.

Objective A – Promote the Palmer Municipal Airport as a site for air taxis, aircraft maintenance and repair companies, flight schools, and aircraft rental and leasing businesses.

Objective B - Operate the Airport in a balanced manner, and as an integrated function of the whole community. Activities of the airport which generate revenue to the City are desirable, however, not at the risk of diminishing the quality of life for the residents of the City.

Goal 11 ... Increase marketing of Palmer and its diverse attractions, events and location.

Objective A - Collaborate with the Palmer Visitors Center, the Greater Palmer Chamber of Commerce, the Mat-Su Visitors and Convention Center, and other organizations to actively promote Palmer.

1. Develop multimedia promotional material showcasing the attributes of Palmer as a business friendly, geographically key location.
2. Budget funding for development and publish quality brochure for Palmer as a marketing tool.

Objective B - Work to maintain and improve Palmer's quality of life. Continually enhance hiking and biking trails, parks, health care resources, downtown upgrades, etc.

Economic Development Strategic Plan Update 2017

Objective C – Continue to develop and promote the city owned Golf Course, Community Center (Depot), and MTA Events Center as economic factors.

Goal 12... Create a business friendly environment for commerce and industry.

Objective A – Implement online business transaction with the City, for example electronic filing of sale tax.

Goal 13...Review Economic Development Plan Each August and prepare report on progress in implementing Goals and Objectives.

Goal 14... Study the feasibility of annexing property into the city limits to prepare for future commercial and industrial growth and to preserve the character of the community.

Objective A – Develop an annexation document that clearly explains pros and cons of annexation.

Objective B – Consider where future annexation should logically occur.

Objective C – Prepare transition plan regarding potential future zoning.



Norma I. Alley, MMC
City Clerk

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Palmer, Alaska 99645-6952
www.cityofpalmer.org

TO: Mayor DeVries and City Council Members
FROM: Norma I. Alley, MMC
DATE: January 23, 2018
SUBJECT: Golden Heart Lifetime Achievement Award Selection

Palmer Municipal Code 2.04.150 States:

The purpose of the Golden Heart Lifetime Achievement Award is to honor a member of the Palmer community that has exhibited kindness, passion, and the unwavering pioneering spirit of Palmer.

A. The council shall submit nominations on or before the second meeting of January and select a winner at the second meeting of January.

B. The mayor shall present the award to the selected award winner, the week of February 14th. (Ord. 13-013 § 3, 2013)

To date, the following persons have been made nominated to receive the Golden Heart Lifetime Achievement Award (listed in alphabetical order):

- Linda Combs
-

Previous Recipients have been:

- 2014
 - Leisa Carrick
 - Ruth Estelle
 - Pat Lawton
 - Denise Statz
- 2015
 - No award was given this year
- 2016
 - Wayne Bouwens
 - Janette Bower
 - Jo Ehmann
 - Ken Erbey
- 2017
 - Stan Guthrie
 - Eve Hermon
 - Gene Horner