

A. CALL TO ORDER

A regular meeting of the Palmer City Council was held on June 25, 2024, at 6:00 p.m. in the Council Chambers, Palmer, Alaska. Mayor Carrington called the meeting to order at 6:00 p.m.

B. ROLL CALL

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

Mayor Steve Carrington
Deputy Mayor Carolina Anzilotti
John Alcantra
Jim Cooper
Richard W. Best
Pam Melin
Joshua Tudor

Staff in attendance:

Gina Davis, Interim City Manager
Shelly M. Acteson, CMC, City Clerk
Benji Johnson, Deputy City Clerk
Jude Bilafer, Public Works Director
John Diument, Airport Superintendent
Dwayne Shelton, Palmer Chief of Police
Brad Hanson, Community Development Director

C. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was performed.

D. APPROVAL OF AGENDA

1. Approval of Consent Agenda
2. Approval of Minutes of Previous Meetings
 - A. June 11, 2024, Regular Meeting

Main Motion: To Approve the Agenda as Presented

Moved by:	Tudor
Seconded by:	Anzilotti
Vote:	Unanimous
Action:	Motion Carried

E. COMMUNICATIONS AND APPEARANCE REQUESTS

1. Elected Officials in Attendance
2. Board/Commission Members in Attendance
3. Gary Wolf and Laura Reed, Wolf Architecture – Palmer Library Project Update
Gary Wolf and Larua Reed of Wolf Architecture gave a Palmer Library Project Update.

F. REPORTS

1. City Manager’s Report
 1. Public Works Department Update – Summer work, snow removal plan, and railroad intersections
Jude Bilafer, Public Works Director, provided a Public Works Department Update

2. Mayor's Report
 - Referred to items in his written report in the packet.
 - Noted he and the Interim City Manager met with Chamber Board members regarding issues with Friday Fling.
3. City Clerk's Report
4. City Attorney's Report
 - Provided a verbal Non-profit Report and noted the written report will be in the July 9 meeting packet.

Mayor Carrington called for a recess at 7:13 p.m., and reconvened the meeting at 7:23 p.m.

G. AUDIENCE PARTICIPATION

Jackie Goforth:

- Commented on the Mat-Su Health Foundation Meeting and Black Lives Matter docs.

Noel Kopperud:

- Spoke against Action Memorandum (AM) No. 24-034.

Heidi Deadman:

- Thanked Wolf Architecture for their hard work and designs, and questioned why it's taking so long to finalize a budget and plans for the new library

Prudence McKenney:

- Provided an update of current Library events.

Linda Combs:

- Noted she is a Planning and Zoning Commissioner, and commented on the parking waiver request, and the need for the downtown parking issue to be reviewed and refined.

Lori Koppenberg:

- Commented on parking issues in the Central Business District, spoke in opposition to AM 24-034, and requested the city step up their support of the Palmer Chamber.

Janet Kincaid:

- The owner of the Valley Hotel and the Colony Inn, commented on the large crowds causing parking issues during concerts at the Palmer Alehouse.
- Spoke in opposition to AM 24-034.

Michelle Kincaid:

- Spoke in opposition to AM 24-034.

Darcey Treadway:

- Voiced concerns with AM 24-034, including hindering access and parking at the Depot during Valley Quilters Guild events.

Troy Vincent:

- Stated he requested a parking waiver and bought the building to make it a restaurant.
- Stated there is a waiver process for a reason, and noted he is not planning a rooftop bar and is looking for 20 spots.

H. PUBLIC HEARINGS

1. **Resolution No. 24-024:** Authorizing the City Manager to Accept and Appropriate Funds from the Alaska Assistance Dogs Palmer Police Department K9 Fund to Purchase a New Police K9 from Shallow Creek Kennels Inc, in Sharpsville, PA, Not to Exceed \$15,515.91

No comments from the public that were present, and Mayor Carrington closed the public hearing.

Chief of Police Shelton provided a staff report.

Main Motion: To Adopt Resolution No. 24-024

Moved by:	Melin
Seconded by:	Best
Vote:	Unanimous
Action:	Motion Carried

I. ACTION MEMORANDA

1. **Action Memorandum No. 24-034:** Authorizing a Parking Waiver from the Central Business District (CBD) Parking Regulations for the Property Located at 579 S. Alaska Street Pursuant to Palmer Municipal Code 17.64.050

Community Development Director Hanson provided a staff report.

Main Motion: To Adopt Action Memorandum No. 24-034

Moved by:	Cooper
Seconded by:	Melin
Vote:	1/6 (Cooper)
Action:	Failed

Main Motion: Move to Suspend the Rules to allow the parking waiver requestor to provide additional information

Moved by:	Best
Seconded by:	Alcantra
Vote:	Unanimous
Action:	Motion Carried

2. **Action Memorandum No. 24-033:** Authorizing the City Manager to Negotiate and Execute and Assignment of Lease Agreement of Lease Agreement with Blue River Aviation, LLC (Assignor) and Blue River Airport Development, LLC (Assignee) for PMA Lease 23-001 on Block 3, Lease Lot 25(A), Palmer Municipal Airport for the Purpose of Hangar Construction

Airport Superintendent Diumentti responded to council questions.
City Attorney Heath spoke to specific sections of the lease.

Council Member Alcantra MOVED to postpone action to the July 23, 2024, meeting. The Motion Failed for lack of a second

Main Motion: To Adopt Action Memorandum No. 24-033

Moved by:	Tudor
Seconded by:	Cooper
Vote:	6/1 (Alcantra)
Action:	Motion Carried

J. UNFINISHED BUSINESS

K. NEW BUSINESS

L. RECORD OF ITEMS PLACED ON THE TABLE

Documents from Lori Koppenberg

Documents from Jackie Goforth

M. AUDIENCE PARTICIPATION

Collette Hand:

- Own The Peak Outpost across from the Visitor's Center.
- Spoke to the Friday Fling, sorry that it has been postponed.
- Does not see the Friday Fling as competition to her store.

Travis Friesen:

- Commented on the Library design, spoke about the parking issues and suggested using one of the vacant lots to build a parking garage.
- Recommended people rent bikes like they do in the bigger cities.

Frank Bell:

- Likes the design of the new library.
- Expressed disappointment to see less square footage in the current design.
- Would like to see it built sooner rather than later.

Jennifer Williams

- Considerably more impressed with this new design for the library.

Wes Artz:

- Spoke in favor of responsible growth and commented on parking issues downtown.
- Commented on the increased size of the Palmer Alehouse events, and the need for additional parking for the events.

Mike Chmielewski:

- He lives close to the three large churches and has noticed an increase in on-street parking, close to his house.
- Commented on the success of the Alehouse music events and commented on the upcoming RFP for Museum curation services.

Lori Koppenberg:

- Shared pictures of the crowd and parked cars involving the Palmer Alehouse event this last Friday.
- Commented on parking issues in the Central Business District.

N. COUNCIL MEMBER COMMENTS

Council Member Cooper:

- Out of town tomorrow and will be back on July 8.
- Leaving again on July 12 and will be back on July 16.

Council Member Best:

- Expressed that it was unfortunate that tonight's action was not business friendly action.
- A great barbecue place inside Palmer would be wonderful, it is just the wrong location, and hoped this will spark more discussion.

Council Member Alcantra:

- Thanked Gary and Laura for the Library presentation.
- Expressed his disappointment that the square footage of the library was scaled back.
- Spoke to Palmer Ale House's concert series success.
- Addressed parking issues and hopes that Mr. Vincent tries again.

Council Member Tudor:

- Spoke to issues regarding the Friday Fling, Palmer Chamber of Commerce, and continuing traffic issues.
- Asked for Council support to direct the City Manager to change policy so that the City will provide barricades, including putting them up and taking them down, Council Member Melin offered support.
- Asked for Council support to also provide police assistance.

Mayor Carrington declared Council Member Tudor's request out of order, and reminded Council that the City of Palmer has a manager form of government and reminded everyone to respect that process.

Council Member Melin:

- Thanked everyone for coming out tonight.
- Spoke to business growth.
- Expressed her concern with relationships with the Chamber and other organizations in town.
- Feels Palmer needs to grow very carefully.
- Commented on safety first and never wants to hear about non-responsiveness from the Palmer Police.
- Encouraged the public to go the "source" as opposed to just believing what is on the internet.

Deputy Mayor Anzilotti

- Everything had been well addressed by other council members.
- Looking for Council support to direct Public Works to address the Fireweed Railroad Crossing issue and find a solution. Council Member Melin offered support.


Mayor Carrington:

- Reminds everyone the City of Palmer has a manager form of government.
- Public Works, Palmer Police Chief, and Fire Chief all work for the City Manager, and asked Council to respect the protocol.

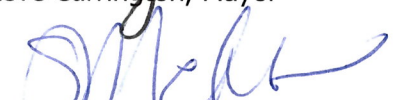
O. ADJOURNMENT

With no further business before the Council, the meeting was adjourned at 8:56 p.m.

Approved this 9th day of July 2024.



Steve Carrington, Mayor



Shelly M. Acteson, CMC, City Clerk