Notice of Violation

(3AAC 305.870)

This form, all information provided and responses are public documents per Alaska Public Records ACT AS 40.25

Date: 1/27/26

License #/Type: 4064 Golf Course - Seasonal

Licensee: City Of Palmer

Address: 1000 LePak Avenue, Palmer, AK, 99645

DBA: Palmer Municipal Golf Course

AMCO Case #: AM 26-0056

This is a notice to you as licensee that an alleged violation has occurred. If the Alcoholic Beverage Control Board decides to act against your license, under the provisions of AS 44.62.330 - AS 44.62.630 (Administrative Procedures Act) you will receive an Accusation and Notice of your right to an Administrative Hearing.

Note: This is not an accusation or a criminal complaint.

On 12/16/2025 AMCO Enforcement received a complaint regarding the Palmer Municipal Golf Course. The complaint asked about the control and distribution of the Palmer Golf Course Liquor License, it's ownership, and how it is used without any monies collected from the City. AMCO Looked into these matters and found that the City of Palmer/Palmer Municipal Golf Course to have committed several violations.

The City of Palmer and Eagle Golf Course MGMT, Inc. (referred to as Corporation in the contract) entered into a contract that allowed Eagle Golf Course MGMT, Inc. to collect the revenue generated from the sale of alcohol, per the contract section II Payment and Performance, C. By entering into this contract the City of Palmer allowed a non licensee to profit from the sale of alcohol in violation of AS 04.11.450. The City of Palmer never filed a management agreement with AMCO as required per 3AAC 305.610(b). The Palmer Municipal Golf Course is a seasonal license and appears to have operated outside the approved dates. On the renewal application submitted on 11/05/2024 the operating dates were listed as 04/15 to 10/15. The Palmer Golf Course showed alcohol sales beginning March, 2025 and continued through December, 2025, which is operating for approximately 122 days outside the approved operating time frame. This is in violation of the following Alaska Statutes and Administrative Codes: AS 04.11.450(a)(c), AS 04.21.030, AS 04.11.680, 3AAC 305.610(b), 3AAC 305.610(c).

AS 04.11.450. Prohibited financial interest. (a) A person other than a licensee may not have a direct or indirect financial interest in the business for which a license is issued.(c) A license may not be leased by a licensee to another person, partnership, limited liability organization, or corporation.

AS 04.21.030. Responsibility of licensees, agents, and employees. The licensee has a duty to exercise that degree of care that a reasonable person would observe to ensure that a business under the person's control is lawfully conducted. This duty of the licensee includes, but is not limited (1) to ensuring the compliance by agents or employees with this title and regulations adopted under this title, including acting with reasonable diligence to determine that agents or employees are advised of the provisions of this title and the regulations adopted under this title, either by securing the agent's or employee's written acknowledgment of posted instructions or otherwise; and (2) to ensuring the compliance of the premises with public health, fire, and safety codes and ordinances of the state or municipality having jurisdiction.

AS 04.11.680. Duration of licenses, endorsements, and permits. (a) Upon application, the board may issue a seasonal license under this title that is effective for the intervals stated on the license. Otherwise, a license or endorsement issued under this title and a conditional contractor's permit issued under AS 04.09.690 is effective for the two calendar years ending December 31, unless a shorter period is prescribed by the board or by law. (b) A permit issued under this title shall be for a specific time period. The period shall be clearly designated on the permit.

3 AAC 305.610. Prohibited financial interest; representative or owner; management agreements. (b) A management agreement under this section must be in writing and signed by a licensee or transferor whose name is required to be provided with an application for a new or transfer license under AS 04.11.260 or 04.11.280, and by the non-licensee or transferee agreeing to manage the operation of the business. A copy of the signed, written management agreement must be filed with the Alcohol & Marijuana Control Office. The licensee who signs the management agreement shall notify the board of any change to the management agreement, including expiration, termination, or amendment not later than 10 days after each change to the management agreement occurs.

3 AAC 305.610. Prohibited financial interest; representative or owner; management agreements. (c) A management agreement may not create a mechanism for a manager who is not a licensee to derive profit from the sale of alcohol in violation of AS 04.11.450, including an agreement for a manager to keep all profit above a certain amount of income when that profit may be derived from the sale of alcoholic beverages.

Prior disciplinary history within the past 5 years:

N/A

You are directed to respond in writing to this Notice of Violation within 10 days of receipt to explain what action you have taken to prevent a re-occurrence of this violation. FAILURE TO RESPOND TO THIS NOTICE OF VIOLATION WITHIN 10 DAYS MAY RESULT IN YOUR APPEARANCE, EITHER IN PERSON OR TELEPHONICALLY, BEFORE THE ABC BOARD AT THEIR NEXT REGULARLY SCHEDULED BOARD MEETING.

***Please send your response to the address below and include your alcohol license number in your response.**

3 AAC 305.870(d) provides that upon receipt of a Notice of Violation, a licensee may request to appear before the Director and be heard regarding the Notice of Violation. The request must be made within ten days after receipt of the Notice and the Director must grant an appearance within ten days after receipt of a request. A Licensee shall respond, either orally or in writing, to the Notice.

Alcohol & Marijuana Control Office
ATTN: Enforcement
550 W. 7th Ave, Suite 1600
Anchorage, Alaska 99501
amco.enforcement@alaska.gov

Issuing Investigator: J. Linger

Received by:

SIGNATURE:

SIGNATURE:

Delivered VIA: Mail

Date:

Updated 01/23/2026

Tracking #: 7021 0950 0001 6767 1721

LANDYE BENNETT
BLUMSTEIN LLP

Anna C. Crary
annac@lbblawyers.com

February 6, 2026

Alcohol & Marijuana Control Office
ATTN: Enforcement
550 W. 7th Ave, Ste. 1600
Anchorage, AK 99501

Sent via email : amco.enforcement@alaska.gov

Re: AMCO Case #AM-26-0056

To Whom it May Concern:

I represent the City of Palmer and am assisting with its response to the Notice of Violation ("NOV") issued to the City by AMCO Investigator Joe Linger on January 27, 2026. The NOV alleges that the City's operation of License #4064, a seasonal golf course license, violated AS 04.11.450(a) & (c); AS 04.21.030; AS 04.11.680(a) & (b); 3 AAC 305.610(b) & (c). This response details the City's self-reporting of these alleged violations, provides historical information about the operation of the Palmer Municipal Golf Course (the "Golf Course"), and explains what actions the City has taken to prevent the reoccurrence of the violations identified in the NOV.

The City holds License #4064, a golf course license that authorizes the sale of beer and wine at the Golf Course between April 15 and October 15. The sale of beer and wine at the Golf Course enhances the experience provided by the City to golfers and non-sporting visitors alike and is a key feature of the Golf Course's successful operations. Since 2008, the City has contracted Eagle Golf Course Management, Inc. ("EGCM") to operate the Golf Course. That contract was most recently amended in 2023 for a two-year term that ended on December 31, 2025 (the "2023 Contract").

On December 15, 2025, more than a month before AMCO issued the NOV, Manager Zerkel contacted AMCO seeking guidance on whether the operation of License #4064 under the 2023 Contract complied with applicable provisions of Title 4 and related regulations.[1]

The next day, on December 16, 2026, the City Council authorized Manager Zerkel to negotiate an extension of EGCM's contract but suspended EGCM's sale of alcohol at

[1] *See* Attachment 1, Manager Zerkel's December 15, 2025, inquiry to AMCO.

the Golf Course under License #4064.[2] That same day, AMCO received a complaint about the City's operation of License #4064.

On December 19, 2025, Manager Zerkel spoke with AMCO Investigator Joe Linger about the operation of License #4064 under the 2023 Contract. Later that day, in response to questions raised by Investigator Linger during that conversation, Manager Zerkel voluntarily reported that under the 2023 Contract, the City did not have employees at the Golf Course and did not provide daily oversight of alcohol service or operations. She also reported that EGCM independently purchased alcohol, set pricing, conducted alcohol sales at the Golf Course, and retained all revenue from alcohol sales under the 2023 Contract.[3]

On January 9, 2026, Manager Zerkel again contacted Investigator Linger to voluntarily report that EGCM had been selling alcohol outside of License #4064's license period of April 15 to October 15, and provided Investigator Linger with a financial summary from 2019 through 2025 confirming the amount of those sales.[4]

At a special meeting on January 12, 2026, the City Council authorized Manager Zerkel to enter into a one-year contract with EGCM to operate the Golf Course in 2026. But, the Council specifically directed that the new contract prohibits EGCM from utilizing License #4064 for alcohol sales at the Golf Course.[5] The new contract is still under negotiation.

The City does not dispute the violations identified in the NOV. In fact, it self-reported all of these violations to AMCO in advance of AMCO's issuance of the NOV. The City recognizes that its operation and oversight of License #4064 has fallen short with respect to Title 4 and related regulations. In recognition of the seriousness of these oversights and to prevent additional violations, the City Council has temporarily suspended the sale of beer and wine under License #4064. This suspension will remain in place for at least 60 days, until the City has formulated a thorough plan of action to ensure that future use of License #4064 strictly complies with all statutory and regulatory requirements. The City has also excised the use of License #4064 from the contract under negotiation with

---

[2] *See* Attachment 2, Minutes from Palmer City Council Regular Meeting on December 16, 2025.
[3] *See* Attachment 3, Manager Zerkel's December 19, 2025, email to AMCO.
[4] *See* Attachment 4, Manager Zerkel's January 6, 2026, email to AMCO, with attachment.
[5] *See* Attachment 5, Draft Minutes from Palmer City Council Special Meeting on January 12, 2026 (approved on January 27, 2026).

EGCM to ensure compliance with Title 4 and related regulations during the next contract term.

The City requests a hearing in front of the Director if necessary to explain the steps it has taken to prevent reoccurrence of the violations identified in the NOV and answer additional questions. The City is committed to continuing to work with AMCO to bring its operation of License #4064 into compliance and appreciates your consideration of its response.

Sincerely,

LANDYE BENNETT BLUMSTEIN LLP

Anna C. Crary

Enclosures: as noted

From:	Kolby Zerkel
To:	alcohol.licensing@alaska.gov; amco.enforcement@alaska.gov
Cc:	Erica Barry
Bcc:	kolbyzerkel@gmail.com
Subject:	City of Palmer Municipal Liquor License
Date:	Monday, December 15, 2025 12:15:00 PM

Dear Licensing Team,

I am seeking guidance regarding a long-standing liquor license structure associated with the Palmer Municipal Golf Course.

The City of Palmer holds the liquor license, which is valid through 2026. The golf course is operated by a private contractor George Collum who owns Eagle Golf Course Management, Inc., on City- and airport-owned land. The City has no employees at the golf course or clubhouse and does not provide day-to-day oversight of alcohol service.

Under the existing arrangement, Eagle Golf Course Management, Inc. independently purchases alcohol, sets pricing, conducts alcohol sales, and retains all revenue from those sales. The City provides the clubhouse and utilities at no cost. There is limited revenue sharing related to non-alcohol operations (such as golf cart rentals), but no revenue sharing associated with alcohol sales. This structure has been in place for many years and predates my tenure as manager.

After reviewing applicable statutes and regulations, I am uncomfortable with the current arrangement and want to ensure the City's operations are fully aligned with Title 4 and AMCO requirements. I am therefore seeking documented guidance from AMCO regarding whether this structure is permissible for a municipal license holder and, if not, what options are available to bring the operation into compliance.

If this is deemed non-compliant, I am nervous that I will receive adverse action from the City Council, as this is tied to the golf course issue and it has grown contentious.

Thank you for your assistance. Please let me know if additional information would be helpful.

Respectfully,

Kolby Hickel Zerkel
City Manager

A. CALL TO ORDER

A regular meeting of the Palmer City Council was held on December 16, 2025, at 6:00 p.m. in the Palmer Train Depot, Palmer, Alaska. Mayor Cooper called the meeting to order at 6:07 p.m.

B. ROLL CALL

Comprising a quorum of the Council, the following were present:
Mayor Jim Cooper
Deputy Mayor John Alcantra
Alternate Deputy Mayor Alison Collins
Council Member Sherry Carrington
Council Member Amanda Graham
Council Member Victoria Hudson
Council Member Penny Mosher

Absent and excused:

Staff in attendance:
Kolby Zerkel, City Manager
City Attorney VACANT
Gina Davis, Finance Director
Benji Johnson, City Clerk
Loretta Robinson, Deputy City Clerk
Jude Bilafer, Public Works Director
Nathaniel Ouzts, Community Development Director
John Diumenti, Airport Superintendent

Guest/Legal Consultant
Charles Cacciola, Visiting City Attorney

C. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was performed.

Council Member Hudson raised a point of order regarding procedural compliance.
The presiding officer ruled on the point of order, and the ruling was accepted

D. APPROVAL OF AGENDA

1. Approval of Consent Agenda
2. Approval of Minutes of Previous Meetings
   a. October 13, 2025
   b. October 14, 2025
   c. October 21, 2025
   d. October 28, 2025

Main Motion:	**To Approve Agenda as Presented**
Moved by:	Graham
Seconded by:	Carrington
Vote:	No Objection
Action:	Approved

E. COMMUNICATIONS AND APPEARANCE REQUESTS

- Elected Officials: None.
- Board/Commission Members: None present.
- Mayor Cooper presented a Proclamation Honoring the 2025 Southcentral Pop Warner Matsu Mighty Mite Team.

F. REPORTS

- Kolby Zerkel presented the City Manager report.
- Mayor Cooper presented the Mayor's Report
- Benji Johnson presented City Clerk's Report

G. AUDIENCE PARTICIPATION – *(3 minutes per person)*

The following individuals spoke to rezoning of residential land:
JD Mitchell
John Sherrock

The following individuals spoke to FAA compliance and/or airport matters:
Michelle Grimes
Derek Koehler
Rob Nelson
Kaedyn Jennings
Don Hammond
Sam Olsen
Bruce Johnson
Steven Odran

The following individuals spoke to the Palmer Golf Course:
JD Mitchell
Michelle Grimes
Derek Koehler
Rob Nelson
John Sherrock
Aubrie Berry
Bruce Johnson
Steven Odran

Main Motion:	**To Extend Audience Participation for an additional 30 minutes.**
Moved by:	Alcantra
Seconded by:	Hudson
Vote:	Unanimous
Action:	Approved

Mayor Carrington called for a break at 7:19 pm. Council reconvened at 7:37 pm.

AUDIENCE PARTICIPATION continued– *(3 minutes per person)*

The following individuals spoke to the Palmer Golf Course:
Dan Gorman
Landon Albertson
Garrett Stort

Dean Beaulies
Jan Affinito
Laurie Thorpe
Nina Koehler
Chris Harsh
Greg Berberich
Dave Kesfer

The following individuals spoke to airport matters and/or FAA compliance:
Doug Glen
Artic Wikk
Rich Young

The following individual spoke of the Chamber of Commerce events and activities:
Kelley Shoemake

H. PUBLIC HEARING

1. **Ordinance Serial No. 25-006 A:** An Ordinance of the Palmer City Council Amending Palmer Municipal Code Title 12 and Establishing Chapter 12.04 to Read as Follows: CHAPTER 12.04, PROHIBITED SLEEPING ON PUBLIC SIDEWALKS, STREETS, ALLEYS OR WITHIN DOORWAYS

Main Motion:	**To Approve Ordinance 25-006A**
Moved by:	Hudson
Seconded by:	Graham
Vote:	6/1 (Alcantra – No)
Action:	Approved

2. Ordinance Serial No. 25-007: Amending

The following individuals spoke to Ordinance 25-007:
Dave Cruz representing the Kercher Family
Brad Hansen
Gordy Richmond with wife Cindy Richmond
Jeff Miller
Jay VanDeist

Point of Order by Council Member Mosher regarding Council Member Hudson's enquiry regarding financial disclosures, ruling was accepted

Main Motion:	**To Approve Ordinance 25-007**
Moved by:	Mosher
Seconded by:	Collins
Vote:	N/A
Action:	Postponed to January 13, 2026, Regular City Council Meeting

Main Motion:	**To Amend the Title by Correcting the Letter "S" to the number "0."**
Moved by:	Mosher
Seconded by:	Carrington
Vote:	Approved
Action:	Unanimous

Main Motion:	**To Postpone Ordinance 25-007 to the January 13, 2026, Regular Meeting.**
Moved by:	Alcantra
Seconded by:	Hudson
Vote:	Approved
Action:	5/2 (Cooper and Mosher – No)

I. ACTION MEMORANDA

1. **Action Memorandum 25-098:** Authorizing Outside City Limits Utility Sewer Connection for 13547 E. Coloaska Cir., Palmer, Alaska

Main Motion:	**To Approve Action Memorandum No. 25-098**
Moved by:	Alcantra
Seconded by:	Carrington
Vote:	Unanimous
Action:	Approved

J. UNFINISHED BUSINESS

K. NEW BUSINESS

1. **Resolution No. 25-047:** Authorizing the City Manager to Reimburse the FAA $21,326.25 for Work Involving an Environmental Assessment in Grant AIP #3-02-0211-028-2021 at the Warren "Bud" Woods Palmer Municipal Airport

Main Motion:	**To Approve Resolution No. 25-047**
Moved by:	Alcantra
Seconded by:	Hudson
Vote:	Unanimous
Action:	Approved

Mayor Cooper called for a break at 8:54 pm. Council reconvened at 9:06 pm.

L. RECORD OF ITEMS PLACED ON THE TABLE

- City of Palmer – Questions & Answers: Golf Course and Airport Land
- Cruz Construction, Inc. / Wolf Architecture – Community Exhibit
- Statement from Gordy & Cindy Richmond

M. AUDIENCE PARTICIPATION - *(3 minutes per person)*

The following individuals spoke to the Palmer Golf Course:

Jay Quakenbush
Bert Verrall
Rob Nelson
John Sharrock
Bruce Johnson
Wes Artz
Mike Chmielewski
Jason Murphy

The following individuals spoke to airport matters and/or FAA compliance:
Rex Gray
Sam Olson
Kayden Jennings
George Collum

N. COMMITTEE OF THE WHOLE

Main Motion:	**Go into the Committee of the Whole at 9:38 pm**
Moved by:	Alcantra
Seconded by:	Hudson
Vote:	Unanimous
Action:	Approved

1. Palmer Golf Course and Warren "Bud" Woods Pamer Municipal Airport Discussion.

Council Member Hudson raised a point of order regarding the length of the Airport Supervisor's response. The presiding officer ruled on the point of order, and the ruling was accepted.

Council Member Hudson raised another point of order regarding procedural compliance. The presiding officer ruled on the point of order, and the ruling was accepted.

Motion:	**Exit Committee of the Whole**
Moved by:	Graham
Seconded by:	Alcantra
Vote:	6/1 (Hudson – No)
Action:	Approved

O. EXECUTIVE SESSION

Main Motion:	**Go into Executive Session to Discuss Legal Concerns Suggested by Legal Council**
Moved by:	Graham
Seconded by:	Mosher
Vote:	6/1 (Hudson – No)
Action:	Approved

Attending:
Mayor and City Council
City Manager Zerkel
City Clerk Johnson
Contract Attorney Charles Cacciola of Munson, Cacciola & Severin, LLP

**The Finance and Community Development Directors were initially asked to stay, but then excused

Motion:	**Exit Executive Session at 10:50 pm**
Moved by:	Carrington
Seconded by:	Cooper
Vote:	Unanimous
Action:	Approved

Main Motion:	**To Extend the Allotted Time for this Council Meeting until Midnight**
Moved by:	Hudson
Seconded by:	Alcantra
Vote:	5/2
Action:	Approved

Main Motion:	**Back into Executive Session at 10:51 pm**
Moved by:	Hudson
Seconded by:	Alcantra
Vote:	No objection
Action:	Approved

Council Member Grahm left the meeting at 11:00 pm

Main Motion:	**Exit executive session at 11:06 pm**
Moved by:	Hudson
Seconded by:	Carrington
Vote:	No objection
Action:	Approved

Main Motion:	**Motion to Extend the Contract One-Year, with Amendments, as proposed by George for the increase in fuel, for the $475,000 and Suspension of Beer and Wine sales for 60 days; Council will meet with George Collum in Executive Session at the Next Council Meeting on January 13 to Discuss and Work on a Resolution; the First Payment is hereby Authorized.**
Moved by:	Hudson
Seconded by:	Alcantra
Vote:	Unanimous
Action:	Passed

P. COUNCIL MEMBER COMMENTS

Council Member Mosher:

- Attended the AML training for newly elected officials and found it very informative
- Noted that Jeff Butler was an excellent speaker and recommended his podcast
- Participated in the AFN natural resources questionnaire
- Shared appreciation for tonight's discussion and offered holiday well-wishes

Council Member Carrington:

- Thanked everyone for coming out and wished everyone a Merry Christmas

Council Member Hudson:

- Expressed enthusiasm about learning to golf this summer
- Thanked everyone for attending
- Hopes that the wind will die down so that everyone can enjoy the upcoming parade
- Thanked the community for making their voices heard

Council Member Collins:

- Addressed concerns regarding the city manager's role, noting she was placed in a difficult legal position when directed to extend discussions on George's contract
- Emphasized that the city manager has been unfairly portrayed negatively despite significant behind-the-scenes work
- Noted that the lease agreement was successfully extended for one year and that the process has been kept on track
- Encouraged the community to be more supportive and respectful toward those doing the work
- Clarified that there is no crisis and the golf course is not being shut down in the near future
- Acknowledged existing legal issues and past procedural problems that are now being addressed
- Stated that no one has expressed a desire to close the golf course
- Encouraged collaboration and unity, emphasizing that all parties are on the same team

Deputy Mayor Alcantra:

- Thanked attendees, mayor, council members, city manager, and staff for quickly organizing the meeting
- Noted this was the most well-attended council meeting in their three and a half years on council
- Recognized the importance of the discussions held and the strong community turnout
- Thanked Mr. Olson and others for extensive research on airports, golf courses, and municipalities
- Acknowledged the value of the visiting attorney, noting initial reservations but expressing appreciation for his contribution
- Thanked the city clerk, city manager, and mayor for arranging legal support early in the day
- Addressed legislative priorities, suggesting using the 2025 priorities as a placeholder for the upcoming legislative session
- Noted attendance at AML and encouraged continued council participation at upcoming AML conferences
- Expressed condolences for the passing of the former Fire Chief and offered sympathy to his family
- Closed with holiday wishes and well-wishes for the coming year

Mayor Cooper

- Noted this was the largest crowd observed, exceeding attendance at past annexation discussions
- Commented that community interest in the golf course exceeded interest in annexation
- Thanked attendees for their dedication, including waiting outside in very cold weather
- Expressed appreciation for community members from all perspectives who attended
- Commended the council for a productive and lively executive session
- Acknowledged progress made while recognizing there is still work ahead
- Expressed satisfaction with the council's collaboration and teamwork

Q. ADJOURNMENT

With no further business before the Council, the meeting was adjourned at 11:19 p.m.

Approved this 12th day of January 2026.

Jim Cooper, Mayor

Benji Johnson, CMC, City Clerk

From: Kolby Zerkel
Sent: Friday, December 19, 2025 1:39 PM
To: joe.linger@alaska.gov; joe.bankowski@alaska.gov
Cc: Kristin Mackey <kelieff@palmerak.org>
Subject: City of Palmer Liquor License

Hi Joe,

Nice speaking with you earlier. I've copied my assistant, Kristin, who has assisted me throughout this process.

The City of Palmer holds the seasonal liquor license #4064, which is currently valid through 2026. The golf course is operated by a private for-profit contractor, George Collum, through Eagle Golf Course Management, Inc., on City- and airport-owned land.

The City does not have employees at the golf course or clubhouse and does not provide day-to-day oversight of alcohol service or operations. I learned yesterday that the clubhouse and related sales operate year-round. At this time, I am unable to confirm whether alcohol sales continue outside of the approved seasonal license period.

Under the existing arrangement, Eagle Golf Course Management, Inc. independently purchases alcohol, sets pricing, conducts alcohol sales, and retains all revenue from those sales. The City provides the clubhouse and utilities at no cost. There is limited revenue sharing related to non-alcohol operations, such as golf cart rentals, but no revenue sharing associated with alcohol sales.

Based on the longevity of this arrangement, including multiple contract revisions since 2007, these practices appear to be longstanding.

Respectfully,

Kolby Hickel Zerkel
City Manager
City of Palmer
231 W Evergreen Avenue
(907)761-1317

kzerkel@palmerak.org
Home Page | Palmer AK

From: Kolby Zerkel
Sent: Friday, January 9, 2026 10:35 AM
To: joe.linger@alaska.gov; joe.bankowski@alaska.gov
Subject: City of Palmer- Confirmation of Sales Outside of Seasonal Permit

Good morning Joe,

I am writing to confirm that the contractor, George Collum of Eagle Golf Course Management, Inc., has been selling alcohol outside the authorized seasonal license period of April 15 to October 15. The attached 2019–2025 financial summary reflects deposits on a monthly basis. We can provide data for years before 2019 if you would like, as this appears to be a longstanding practice.

For reference, the contract states: "The City holds a Golf Course Beer and Wine License (AS 4.11.115), which is limited to the sale of beer and wine. Contractor shall manage beer and wine sales for the golf course under the City's license and shall learn and comply with all applicable alcoholic beverage laws. In particular, the Contractor shall be responsible to inform the City of staff who are authorized to serve alcoholic beverages and to provide the City Manager with proof that they all have current alcohol server training. The City shall have the right to monitor the Contractor's acts under this provision. All notices from the State of Alaska regarding the City's beer and wine license shall be directed to the City Manager."

Based on my understanding of Title 04, I believe the City may still be liable as the licensee, even though the contractor is required to comply with applicable alcoholic beverage laws. I would appreciate your guidance on this.

As an update, after the attorney and I briefed the City Council that the contractual arrangement related to the alcohol license was not compliant with state law, on December 16th, they authorized a one-year extension of Eagle Golf Course Management, Inc.'s agreement with amendments and imposed a 60-day suspension on alcohol sales beginning January 1, 2026. I have not yet executed the contract due to the investigation and other matters relating to the agreement.

Because I did not become aware of the investigation until December 19th, the entire Council has not yet been informed of the AMCO investigation. They will be formally notified during a special meeting on Monday, January 12th.

Practically speaking, and knowing that the investigation is ongoing and no formal determination has been made, what does this mean for the City? What are the potential outcomes for the City and/or contractor?

Thank you for your guidance.

Respectfully,

Kolby Hickel Zerkel
City Manager
City of Palmer
231 W Evergreen Avenue

A. A special meeting of the Palmer City Council was held on January 12, 2026, at 6:00 p.m. in the Council Chambers, Palmer, Alaska. Mayor Cooper called the meeting to order at 6:00 p.m.

B. ROLL CALL

Comprising a quorum of the Council, the following were present:
Mayor Jim Cooper
Alternate Deputy Mayor John Alcantra
Council Member Sherry Carrington
Council Member Alison Collins
Council Member Amanda Graham
Council Member Victoria Hudson
Council Member Penny Mosher

Absent and excused:
City Attorney Leslie R. Need

Staff in attendance:
Kolby Zerkel, City Manager
Gina Davis, Finance Director
Benji Johnson, City Clerk
Loretta Robinson, Deputy City Clerk
Shane Bozeman, Palmer Police Chief
Jude Bilafer, Public Works Director
Nathaniel Ouzts, Community Development Director
John Diumenti, Airport Superintendent

Guest/Legal Consultant
Charles Cacciola, Visiting City Attorney

C. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was performed.

D. APPROVAL OF AGENDA

Main Motion:	**To Approve Agenda as Presented.**
Moved by:	Hudson
Seconded by:	Alcantra
Vote:	Unanimous
Action:	Approved

E. AUDIENCE PARTICIPATION

The following individuals spoke to the Palmer Golf Course:

Jim Olson
Joel Stefanskz

DRAFT

F. EXECUTIVE SESSION

Main Motion: **To Enter into Executive Session to Discuss Matters Regarding the Palmer Golf Course, the Immediate Knowledge of Which Would Clearly Have an Adverse Effect Upon the Finances of The Public Entity.**

Moved by:	Hudson
Seconded by:	Alcantra
Vote:	Unanimous
Action:	Approved

Mayor Cooper called for a break at 6:13 p.m. to allow the public to clear the chambers. Council reconvened in executive session at 6:15 p.m.

Main Motion: **Exit Executive Session at 8:52 pm.**

Moved by:	Graham
Seconded by:	Carrington
Vote:	Unanimous
Action:	Approved

Mayor Cooper called for a break at 8:53 p.m. to allow the public to enter the chambers. Council reconvened at 6:55 p.m.

Main Motion: **The City to Accept Contract with George L Collum III, Eagle Golf Course Management, with no beer and wine sales, until notified by City Council or City Manager, in the Amount of $475,000.**

Moved by:	Hudson

Main Motion: **To Amend The Approval Authorizing The City Manager To Enter Into A Contract With Eagle Golf Course Management, George L. Collum III, In The Amount Of $475,000, Minus Alcohol Sales And/or Purchases. All Negotiations Will Be Through The City Manager.**

Moved by:	Collins
Seconded by:	Alcantra
Vote:	Approved
Action:	Unanimous

G. COUNCIL MEMBER COMMENTS

Councilwoman Mosher:

- Wished everyone a Happy New Year and thanked fellow Council members for the discussion held during the meeting. She thanked members of the public who attended and spoke regarding the golf course, emphasizing the importance of voicing concerns in a public forum.

Councilman Alcantra:

- Expressed appreciation that it was made clear there would be golfing during the upcoming summer season. He acknowledged the extensive work put in by both the Council and the public and emphasized continued support for the Palmer Golf Course. He thanked Public Works for their efforts during the recent heavy snowfall, noting the maintenance of roadways, driveways, and pathways, and expressed appreciation for their timely work.

DRAFT

Councilwoman Hudson:

- Thanked members of the public who attended and spoke during the meeting. She emphasized the importance of public trust in government and stated that Council members are striving to do the right thing for the community. She expressed appreciation for free speech and the City of Palmer.

Councilwoman Collins:

- Stated that the matter discussed required collaboration among multiple individuals and expressed appreciation for the Palmer community and its continued engagement and support.

Councilwoman Graham:

- Wished everyone a Happy New Year and commented on recent weather challenges. She expressed appreciation for the City Manager and staff and addressed the importance of long-term solutions for the Palmer Golf Course. She thanked Public Works for their efforts and encouraged Council members to attend the upcoming Alaska Municipal League conference to advocate for the City of Palmer.

Mayor Cooper:

- Thanked the Council for their efforts and noted that, despite spirited discussion during Executive Session, progress was made toward a solution. He commented on recent storm damage and thanked George L. Collum III for his continued work at the Palmer Golf Course. He adjourned the meeting.

H. ADJOURNMENT

With no further business before the Council, the meeting was adjourned at 9:09 p.m.

Approved this _____ day of January 2026.

_____

Jim Cooper, Mayor

_____

Benji Johnson, CMC, City Clerk

DRAFT