



City of Delta Junction  
City Council  
Workshop April 11, 2002  
Airport, Park Fencing, Planner/Project Manager Position

## MINUTES

Present at the workshop were Mayor Gilbertson, Mary Leith-Dowling, Henry Summers, Mark Weller, Nat Good and Susie Kemp. Also present were Pete Hallgren, Jack Morris, Ray Andreassen, Debbie Joslin, Jim Weidner, Larry Fett, and Ralph Miller.

### **Airport**

Pete Hallgren gave an overview on the plat map, draft resolution and draft ordinance describing the sale of the airport lots. The City wants community and pilot input. He said he has already had inquiries about lots 1-7 having to be commercial. They are not required to be commercial, but that is the preference for their location. Private use will be allowed on all the lots. Council encourages, but does not limit, commercial use for lots 1-7, and a larger deposit is required at the time of sale for that reason.

The size of the lots have been discussed and Hallgren talked to Art Saarloos about it. Saarloos drew the lots this size to conform to the Department of Environmental Conservation size requirements for commercial separation for septic systems.

Hallgren asked for input now so the ordinance and resolution can be passed at the next council meeting. The City can then hold the sale 30 days after they pass.

Ray Andreassen spoke about the proposed taxiway and handed out a map showing how he thought it should be drawn and said the City map isn't accurate. There is a 50' swath of trees along the taxi way and the power line cut is 15 feet further east to accommodate the power line. The actual cut is 75 feet wide. He felt that changing the utility line to follow the taxiway to save cutting trees would be an advantage.

Lot 1 interferes with vision to the taxiway and two planes or a plane and a car could be in trouble if they were both there at the same time. It was suggested to widen the corner so two planes can pass safely and vision isn't impaired.

Jack Morris said lot 1 is the least attractive of the lots in that row because of the wind from the main runway blowing in. He hoped that the sale wouldn't be held up because no one was interested in that lot.

Ellis said she knew of a pilot that was interested in lot 1.

Nat Good said if someone didn't like the lot next up for sale, why couldn't we sell the others and bypass that one.

Morris said we have to sell them in order to be more cost efficient because of the cost to put the utilities in. It would cost too much to put utilities in for only lots 1 and 7, for example.

Kemp asked about the 12-foot elevation between the two rows of lots.

Morris said we couldn't sell lots back-to-back until we are past lot 5 because of this elevation change.

Morris said he doesn't like the wording in the Ordinance under section (d) where it reads if the airport closes, Council has discretion to change the covenants. He thinks it should read that the aviation use covenants is automatically dropped and therefore it is not a decision of council.

Hallgren explained that when you want to buy and sell land you do a title search. You will find any covenants that may pertain to that land. If you have a change years later, you want to be able to record that change of the covenants in the deed. If you were to do a title search, you wouldn't know if the airport was closed or not, so you should make the change through a modification. Discretion can be useful at times.

The lots will be sold by outcry auction and buyers can have personal representatives there for them. The City will pick a day other than a weekend to hold the auction.

Morris said there are problems with the recent appraisal. When the appraiser asked him what he thought the lots were worth, he told them \$3,500 for the land and figured the cost for the taxiway and power would raise the lots to a price of approximately \$7,500 to \$8,500 each. The appraisal is not the base price as it should be, but the finished price after the improvements.

Council discussed the fact that since the appraisal by Hines wasn't formally approved, an appraiser might have to be hired to appraise this land. Council may be able to approve that portion only of the appraisal that addresses the airport lots.

Morris estimated the cost to build the taxiway to be \$14,000 to \$20,000 and the power approximately \$2,000.

Ralph Miller asked if the lots have corner markers and are brushed.

Lots 8-13 are only on paper now, but the others are brushed.

Andreassen feels the front lots are much more valuable for commercial purposes.

Morris said due to the elevation change in lots 3, 4 and 5, they may be worth less.

Hallgren said the more we spend on appraisals, the more the lots go up and the more the surveying is going to cost.

Mayor Gilbertson said we might need to address the cost of the front to the back lots.

Summers stated the bid process will show what it's worth when the buyers are bidding.

Andreassen said he plans to buy the back part from the City and is putting in an aviation campground. He has already put in improvements and would expect to recoup those costs in his purchase price when he comes to Council to buy that land.

Weller will work with Morris and Andreassen on any changes and revisions and report at the next meeting.

Ellis will call Saarloos and have him contact Morris for revisions on the plat.

Hallgren asked if Andreassen still planned on the access route to the airport land area to be on the existing road. There is only money to maintain existing streets. There is nothing available for new construction. Andreassen said it would remain the same. Morris said the City needs to raise the runway 6 inches and add a threshold on the end to give more length for take offs. There are big rocks surfacing along one end of the runway.

### **Redistricting**

Hallgren and several others from Delta Junction met with attorney Ken Jacobus. At 10:30am tomorrow, the redistricting board meets to come up with a new plan for our area. One of the proposed plans takes Deltana away from Delta and the Big D Districts. Another would keep us together, but put us in the Interior Rivers District.

Hallgren wrote a letter to the redistricting board saying they need to take a hard look at keeping us together, which is what the court also told them to do.

He told Jacobus that keeping the Delta area together is very important to the community. That includes all of Deltana, Fort Greely to Black Rapids, north to Pogo Mine and the Northstar borough line and west across the Delta River to encompass Whitestone Farms. The Highway District is preferred to the Interior Village District.

Debbie Joslin showed councils six maps. Four of them don't include Fort Greely at all. The fifth keeps Fort Greely, gets rid of Pogo and puts us in the Interior Native Village District. The sixth plan has Delta, Fort Greely, Pogo and Pump Station 9, but goes into Mat-Su Borough and close to Palmer. It also takes in Valdez. In this plan, part of Deltana is also gone. Some of the agricultural property is cut off from our district. We should talk to the redistricting board and let them know what we really want.

Jacobus will be at the hearing in Juneau tomorrow and will need to advise him on what do to.

Hallgren told Council we need to hire a finance person, as Linda Sorensen's resignation is effective the 19<sup>th</sup>. We may have to offer more money and ask for a more experienced person to fill the job with the increase of funding that will be coming to the City. We will need to make decisions soon and find someone with proven financial skills. We will need to advertise, and Hallgren will have job descriptions and changes ready for council by Tuesday. The auditors are coming next week.

### **Planner Position**

Council postponed discussion about the position until the regular Council meeting on Tuesday, April 16, 2002.

### **Park Fence**

The fence along Deborah Street is eight feet into the right-of-way. Council discussed trees blowing down on a chain link fence and the possibility of an alternative type of fence. Jim Weidner and Larry Fett said the specs are not complete and gave options to make them more detailed and accurate. Ellis presented Council with several options of vinyl fencing and pricing. The bids are scheduled to be opened on Monday, April 15, but Council said not to open the bids for installation of a new fence, but to open the bids for removal of the existing fence.

The workshop ended at 6:50pm

Respectfully Submitted,

Pamela R. Ellis

City Clerk/Treasurer