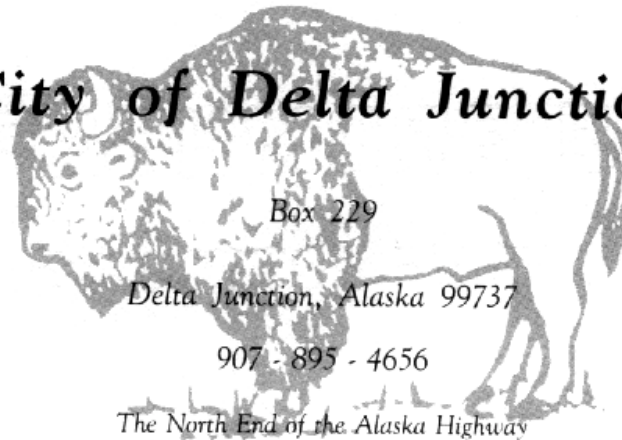


City of Delta Junction



May 7, 2002
City of Delta Junction
Regular Meeting 5:00pm
City Hall Conference Room

MINUTES

CALL TO ORDER

The regular meeting was called to order at 5:05pm by Mayor Gilbertson with council members Mark Weller, Mary Leith-Dowling, Nat Good (telephonically), Susie Kemp, Henry Summers and Lou Heinbockel present.

APPROVAL OF AGENDA

Added to the agenda under Correspondence was a letter from Fronty Parker regarding Eagle Scouts Caleb Parker and Paul Bealer, and a request for a resolution from Alpha Omega Life Care, Inc. A memo to Hallgren from Lamar Cotten was added to the agenda to be discussed during the reports.

Kemp moved to approve the agenda as amended; Leith-Dowling seconded.

Motion passed by unanimous consent.

APPROVAL OF MINUTES

Weller moved to approve the minutes from the April 16, 2002 regular meeting and the April 25, 2002 workshop as presented; Leith-Dowling seconded.

Heinbockel said that he didn't hear about the budget workshop until the day of the meeting and wondered if anyone else had.

The workshop was postponed because only two council members, employees and volunteers were available to attend.

Motion passed by unanimous consent.

COUNCIL COMMENTS ON AGENDA ITEMS

Leith-Dowling moved to add on to the agenda Resolution 4003 from the City of Fairbanks for discussion and an executive session for financial and personnel matters; Summers seconded.

Roll call vote with motion passing unanimously.

REQUEST TO SPEAK

Tana Wood spoke about the March for Jesus at noon on June 1, 2002, which will start at the City Park and walk a route around town, returning to the park for a picnic. She invited everyone to come out and participate.

CORRESPONDENCE

A thank you note was sent to the Mayor from General Holly for hosting the meeting and luncheon at the Community Center to discuss the missile defense project.

Catholic Social Services invited Council to attend a meeting on May 14 to discuss their grant for this year. Mayor Gilbertson said he would like to invite their people to council to talk to them about issues in the community.

Governor Knowles' Proclamation for Nobody Gets Hurt Month was included in the packet.

A letter from Fronty Parker was received informing the City that Caleb Parker and Paul Bealer has been awarded Eagle Scout honors.

Received from Alpha Omega Life Care, Inc was a letter asking for a resolution for an alliance and partnership with the City.

A Resolution from City of Fairbanks was received asking for a missile defense office to be located in Fairbanks.

REPORTS

Rescue Squad - Lynn Harris said she received the drug testing policy from Hallgren and she will ask the Rescue Squad about any changes they may have. Their next meeting is on May 14th.

Hallgren said there would be expenses that the City will have to come up with for this service that will need to be included in the budget.

Harris said they have used Tony Lee Consulting services in the past and they are very happy with her work.

Hallgren asked if we need to talk to the troopers about Breathalyzer testing.

Harris said they now do swabs and blood draws.

Airport - Weller talked to Ellis and she received an estimate quote from Golden Valley Electric for power to the airport lots for \$9,400.

Hallgren roughly estimated the costs for materials for the construction of the roads and taxiways around the new lots at about \$81,000.

The total electrical cost would be approximately \$18,000.

Council discussed the prices of lots at the auction. To break even with the costs of the improvements, the front seven lots will have to be offered at about \$9,500 to \$10,500 as a starting bid price. The surveying costs will have to be figured in as well and that will run about \$5,000.

Hallgren said the appraisal that was performed by Chilton Hines priced the lots at \$8,000.00 and they cannot be offered for anything less than that in accordance with City ordinance.

Heinbockel asked if Hallgren thought the lots would attract bidders at those prices.

Hallgren said they would because they are furnished with electricity and road access. At this time, however, the demand for the lots is not known.

The funds for the improvements come from the sale of the lots. The buyers don't have to pay in full for 30 days after the date of sale.

Mayor Gilbertson said they are buying the improvements and the land is basically free. Any of the lots are usable for non-commercial aviation regardless of the location.

Kemp asked if it has been considered that the front lots may be more attractive than the back ones and we should put a higher price on the front lots and less on the back lots. The front lots are more desirable for commercial use.

We could ask for more for the front lots.

Kemp said there is a ridge to get up to access the back lots, so they may have to be offered at a lower price to attract buyers. She would like to see them all sold.

Hallgren said the resolution requires clearing within a year of the purchase. A well septic scheme is also included. Grant money will be used to improve the road from the clinic.

Hallgren reported that we put some gravel on the road to the clinic to combat the mud holes and it made a big improvement.

Cemetery - Dowling reported that there was vehicle damage done to the new cemetery area when a grave was dug. The contractor has been contacted and he said he would fill in the holes as soon as the ground dries. Leith-Dowling has talked to some cemetery committee members about a mausoleum being constructed at the cemetery and she has been coordinating with the Pioneers as well. Leith-Dowling will send for quotes for costs of the project. She thought we could build the base with the grant funds that have to be encumbered by June.

Clerk - Ellis has received one networking quote for the City Hall computers. She has completed the list and has the labels typed to organize the files in City Hall. Letha Burcham will be helping her with this project.

The park fence and Community Center furnace bids will be opened at 4:30 on Friday May 10, 2002.

Department of Economic Development - Hallgren has several applications for the various positions, except the planner. He will review them this week and start phone interviews. He may have recommendations for final interviews at the next meeting.

The first draft of the budget is done, but we still need to make some expense decisions. The cost of health insurance needs to be reviewed as it has increased dramatically over the past three years. For example, if we increase the library to being open one more day, the health insurance premiums will be about \$11,000 for that department alone.

This draft budget is about \$53,000 in the red, however it doesn't include the interest income from the permanent fund, which is about \$35,000.

Mayor Gilbertson asked if we have looked at other health care programs.

Hallgren said we haven't, but there are three plans the state offers. The lower ones are more cost effective.

Hallgren reported Fluor Alaska, Inc. has not picked a man camp operator yet. The job fair had a good attendance, but Fluor didn't have a table there.

Ken Cole said the cost of the contract with Fluor is based on the options they are awarded.

Lamar Cotten discussed the key issues in the memo he presented (attached).

Weller said we should emphasize the good life we have living here and the benefits available to the youth, while making things available for them to do. For example, the ski club started this year and had a great turn out.

Cole said the workers are coming here unaccompanied and rotating in and out with 6-8 weeks here and 2 weeks off. He suggested our goal be to make community improvements for the permanent population that will be here in 2004, rather than targeting the construction phase workers.

Weller stated fifty families would be a big addition to the Delta community.

Library - Leith-Dowling reported that the library open house made approximately \$4,000 this year, including many new memberships. Joyce McCombs will be gone the week of the 13th to a conference, which is paid by the State Library. They will be working on the grant that the small libraries in the State receive for phone services. It is a great benefit for us to have her attend.

Park - Heinbockel said the railing on the wooden fence is being taken down, but the posts haven't been removed yet. The posts will be pulled out after the ground thaws. At the last meeting, Becky Wilburn asked us to help out with the improvements at the park such as gravel in the dugouts and the backboards needed behind the home plates. We can help with these types of materials, but they need to buy their own grounds keeping equipment.

Ellis said she talked to Debbie Green about fertilizing the fields and discussed having the whole park done at the same time to save cost and time.

Heinbockel will talk to the softball members and see what exactly they need.

Heinbockel moved to authorize up to \$1,200.00 to the park maintenance as requested; Weller seconded.

Weller said they could buy grass seed and the supplies they need.

Roll call vote with motion passing unanimously.

Leith-Dowling asked if Heinbockel had looked at the playground area. She said a piece of the equipment has a stop sign bolted to the top of it and it could injure a child. Morley will be advised of it and asked to make any necessary repairs.

Heinbockel said there were people driving in the park as soon as the rails were down.

Public Health and Safety - Summers said Jim Eden-Kilgore is interested in the fire chief position. He originally applied for it as a paid position, but is willing to volunteer. He is on Deltana's Fire Department now. Summers said he has been successful in recruiting members for Deltana.

Mayor Gilbertson wants council members to meet with him before any decisions are made.

Heinbockel asked how this conforms to the current procedure they use to appoint a new chief.

Summers will talk to Norm and the local firefighters about the appointment.

Heinbockel said we need the support of the community with the new appointment of a chief.

OLD BUSINESS

Kemp moved to open the public hearing for Ordinance 2002-10, Sale of City Airport Lots; Summers seconded.

Motion passed by unanimous consent.

Pat Schlichting asked how much larger the airstrip can be expanded.

Mayor Gilbertson said it could extend about 900 feet to a maximum of 3,000 feet.

Hallgren said the local pilots requested this subdivision development.

Schlichting said it will limit the size of the user to small planes and wondered if that will be sufficient to the future needs.

Mayor Gilbertson reported Allen Army Airfield may or may not become joint use and some users may not want to move out there. If the D66 airport closed, the lots would be marked for general use.

Hallgren pointed out that FAA won't put any dollars into our airport.

Hallgren explained the FAA airport Master Plan has just been completed. We don't see enough use at the Allen Army Airfield and we would be responsible for maintaining it and have to run it for 20 years. We can't afford to do that. Medivac flights are not flown off D66 because of its size, so we need to have access to use Allen Army Airfield and it needs to be plowed in the winter for this reason.

Leith-Dowling moved to close the public hearing on Ordinance 2002-10; Heinbockel seconded.

Motion passed by unanimous consent.

Leith-Dowling moved to adopt Ordinance 2002-10 Sale of Airport Lots; Kemp seconded.

Roll call vote with motion passing. Heinbockel voted no.

Kemp moved to open Resolution 2002-11, Sale of City Airport Lots for discussion; Weller seconded.

Hallgren recommended naming the subdivision "Airport Subdivision Tract B" Council decided to start the bidding prices on lots 1-7 for \$10,000.00, lots 8-13 for \$9,000.00 and lot 14 for \$10,500.00.

The sale will start with lot 14 and go to lot 1 if lot 14 doesn't sell and proceed from there as stated in the resolution.

Council discussed the improvements that need to be made on the property, and the descriptions in the ordinances covenants.

Mayor Gilbertson stated it should be clear that the debris needs to be removed when any clearing is done, but not that the lot has to be entirely cleared of trees and brush.

Kemp would like to see the trash issue defined.

Ellis said there is an ordinance in place that addresses trash in the City and that may cover her concerns.

Hallgren would like to put the road project out to bid before the sale to see what the costs are.

Mayor Gilbertson discussed force accounting the project, if possible.

Hallgren will get proposals for design on the project. The work done on the road past the clinic that provides access to the airport lots can be paid out of our maintenance money since it is an existing road.

Heinbockel asked if the road to the clinic is already a City street.

Ellis said it's a State right-of-way but we can apply for it from the State.

Good said it should be ours and asked how can we sell property without a street to get to it?

Hallgren made amendments to the resolution to reflect changes Council wanted in the document which included adding lot 14, adding the sale minimum bid prices, deleting requirements for some of the improvements, and adding that whatever area of land is cleared, the slash and overburden must be hauled away.

Weller moved to Adopt Resolution 2002-11, Sale of City Airport Lots as amended; Leith-Dowling seconded.

Roll call vote with motion passing. Heinbockel voted no.

Hallgren stated that all minimum bid prices are higher than those set out in the appraisal by Chilton Hines.

Kemp moved to apply for City street status on service road to the clinic: Good seconded.

Roll call vote with motion passing unanimously.

NEW BUSINESS

Kemp moved to approve:

PO#07006 to Power and Environment in the amount of \$573.75

PO#07009 to Golden Valley Electric Company in the amount of \$1,512.43

PO#07017 to Government Computer Sales in the amount of \$1,802.00

PO#07018 to Bound Tree Corporation in the amount of \$1,510.74

PO#07020 to Lamar Cotten in the amount of \$8,493.71;

Weller seconded.

Roll call vote with motion passing unanimously.

ADDITIONAL PUBLIC COMMENTS

Pat Schlichting discussed the borough study. He asked if Deltana Community Corporation will play any roll in the study?

Hallgren said they have expressed an interest in helping with the plan.

Schlichting said we need a plan to integrate how everything would work together, like the Pogo mine, the refinery, missile defense, etc.

Kemp said Delta Regional Economic Development Council (DREDC) is a group that is working on long-range development plans for the area.

Hallgren stated that before BRAC, the City had to work only on Fort Greely issues, but now they can address concerns to the entire community.

Schlichting discussed redistricting. He felt that we were left out of what was a fair division of boundaries.

Hallgren said the courts told us that since we weren't in a borough, we didn't have any constitutional rights or much clout to keep the Delta area whole.

However, the Delta area will have more clout now than it did before.

ADDITIONAL COUNCIL COMMENTS

Weller asked about the status of the television reception and what is being done to improve it.

Hallgren reported he recently went up to the Donnelly site and turned the translator on and off, which seemed to reset it making the reception better. That only fixed it for a short time. The technician is coming this weekend to take it out and send it in for warranty work. He will install the old translator in the interim

EXECUTIVE SESSION

Heinbockel moved to go into executive session at 8:30pm to discuss matters the immediate knowledge of which would clearly have an adverse effect upon the finances of the City and personnel issues; Weller seconded.

Motion passed unanimously.

Weller moved to come out of executive session at 9:26pm; Leith-Dowling seconded. **Motion passed** unanimously.

Council set a budget meeting for May 14, 2002 at 4:30pm.

Adjournment at 9:30pm.

Respectfully Submitted,

Pamela R. Ellis

Clerk/Treasurer/Administrator