

July 16, 2002 - City Hall
Delta Junction City Council
5:00pm Regular Meeting

MINUTES

Call to Order and Roll Call

Mayor Gilbertson called the regular City Council meeting to order at 5:07pm with Council members Henry Summers, Lou Heinbockel, Mark Weller, Ron Beck, and Mary Leith-Dowling present. Susie Kemp was excused.

Appointment of New Council Member

A report was distributed to Council members, acknowledging that Ron E. Beck was officially sworn into office (Council Seat F) by City Clerk Pat White on July 10th.

Amendments to Agenda

Add-ons:

- White requested Armed Forces 2002 Eco-Challenge discussion be added to under Old Business
- Hallgren requested adding discussion to request part of the missile defense monies go toward upgrade on the hockey rink
- Hallgren requested to discuss approval of Task One of Richard Bonwell's landfill site investigation

Summers moved to approve the agenda with the three add-ons; Leith-Dowling seconded. Motion passed unanimously.

Approval of Minutes of the Previous Meeting

Leith-Dowling moved to approve minutes of the July 2, 2002 regular meeting as presented; Summers seconded. Motion passed unanimously.

No Public Comments on Agenda Items

No Council Comments on Agenda Items

Request to Speak

Lamar Cotten introduced Diane DiSanto, Special Assistant for Commissioner Livey, from the State of Alaska Department of Health and Social Services. DiSanto explained her duties and how they interact with the community. She expressed her hope to partner and work together to maintain health and safety. DiSanto distributed packets of information and explained the main mission of the department is to provide safety net services for disabled and elderly, protecting Alaskans, and public health.

Gilbertson asked about the Russian/Ukrainian population moving in. He asked about what funding is given to families to help them move. DiSanto stated the Catholic Social Services wants to make it known that they are not resettling these families, but only assist in helping them come into this country.

Weller asked about getting a Head Start program. Two different groups have applied and both were denied. DiSanto identified that this is related to the Department of Education. Delta is a Title One school. Because DiSanto works with the Dept of Education she will work with Cotten and get answers to Weller's questions.

Mayor Gilbertson expressed his appreciation for DiSanto's presentation.

CORRESPONDENCE

Council discussed the yearly inspection report for the existing Delta Landfill which was received from the Division of Environmental Health Solid Waste Program.

REPORTS

Rescue Squad - Connie Ott shared her concerns about the new 65 mph speed limit. "Last week 55 saved lives. This week I guess we don't care whether we save lives." Connie says they will have to be more cautious while driving and also prepare to deal with more serious calls.

Airport - Mark Weller distributed a map to Council members that was given by Art Saarloos. As of July 2nd the City has a new plat. It does not include the lots discussed at the late June meeting which were to be oversized and used for commercial operations. Saarloos agreed to respond by

next week. Weller stated he feels the main input should come from Pilot's Assoc. Jack Morris would like to have a wind buffer.

Weller suggested selling a couple of lots for now. Discussion followed.

Dept of Economic Development - Pete Hallgren reported the TV is back working as of yesterday. He and Richard Bonwell went out to the Donnelly site yesterday. Mark Miller, technician, was there. Hallgren said two of the three repeaters did not work. Miller took them to Fairbanks on Sunday and he left the site operating with one new and two old repeaters. The new ones are under warranty. There is no question we need to rebuild. Bonwell will write up a proposal to engineer new antennae systems. Monies are available to complete this system. Hallgren asked Bonwell to also look into going digital in the future.

Hallgren informed Council that today's "stakeholders" meeting was very informative. He expressed his appreciation for Lamar Cotten and his efforts to coordinate it.

Cotten reported the meeting was useful. Those there came prepared with good ideas. One topic discussed was the State Troopers and their concern about increase in traffic and road safety, notably from the post entrance down to camp. Trooper Johnson had many questions answered by the camp operators. Cotten stated it was a good exchange of information.

Cotten explained these informal meetings are for proactive discussion so that if something big does happen there will be a quorum to discuss and resolve it internally. The hope is to meet about every 30 days. They will be scheduled every two weeks if warranted.

Housing was discussed and it was understood to downplay the possibility of people bringing their families with them.

Cotten stated there was tense conversation about our youth. Information is needed for the school district. The school district cannot make pre-argument for expansion if they do not have good third party data.

Cotten informed Council, really wanting to relay to the business community, principally the store owners, that workers at the missile site would appreciate business hours extended to accommodate them. They work 6-12s with Sundays off. There is a need for vendors who provide fresh cooked food also.

A schedule of sports, recreation and community activities outside the workplace would be appreciated also. Hallgren stated a community calendar of events is needed. They'll have bulletin boards at both the camp and out on post.

Cotten stated that Stoney Chisolm, Temporary Site Manager for Boeing, pointed out that there is zero tolerance for people who demonstrate disturbing behavior. They will be terminated from employment if they cause any type of ruckus within the community.

Access to subcontracts, the other major topic aside from public safety, was discussed. The Chamber of Commerce could provide baseline data for the local community. Some suggested a local "yellow pages" that would link the licensed businesses with the most recent information of contract bids and awarded contracts. Cotten would like clarity in information.

Heinbockel asked about figures. Hallgren stated there are expected to have 600 people next year. This count does not include public works, DOD security, Chugach, or airport workers. The 600 should be for missile site workers. In addition to that, DOD security is coming on sometime in October. This accounts for 40 permanent jobs that are not tied into construction. There will also be another 16 firefighter positions.

Hallgren said the camp is to open this week. It will have 350 beds. They hope to have the mess hall open by Friday. He stated there is not a good solution for the housing problem yet.

Hallgren reported on the trooper status. One trooper is stationed elsewhere temporarily. Delta does not have a replacement at this time. At any given time Delta may be as low as three troopers.

Gilbertson says he believes there will be well over 800 people here, once the camp and Ft. Greely are full there will still be an overflow of 300+.

Heinbockel feels locals are not getting employed. There was much discussion over this issue.

Gilbertson reported 60+ Delta residents are working as Laborers and Operators now and he does feel there is effort put forward to hire locally.

The man camp was put together by Arctic Structures out of Palmer. Summers reported the well, pad, septic were put in by a local contractor.

Weller asked if missile site contractors are utilizing the Job Center. Cotten explained the hiring process.

Cotten addressed the housing issue again. It is almost non-existent. Discussion followed regarding the concern about dwelling in the gravel pits and trailer parks. Summers stated the Chamber of Commerce would be more suitable to build the housing complexes, apartments, and residential housing.

Finance - This position has been vacant since resignation of previous Council member, Nat Good. Gilbertson encouraged newly appointed member, Ron Beck, to familiarize himself with the Finance position, reviewing it with City Manager, Pete Hallgren.

Hallgren added that he'd be more comfortable with one of his employers being familiar with the books, being able to offer direction when needed.

Hockey Rink - Lou Heinbockel reported his contacts with Mike Tvenge regarding the hockey rink improvements. Heinbockel requested consideration of having federal impact funds reallocated, possibly making \$50,000 available for concrete work at both entrances (the big doors and the public accesses). He would also like to replace the floor carpeting and work in the concession area. The taping, mudding, and painting of sheetrock has never been completed.

Discussion followed.

Heinbockel moved to have Hallgren explore the possibility of completing the improvements to the rink this year; Leith-Dowling seconded motion. Roll call vote with motion passing unanimously.

Landfill - See discussion under New Business.

Lands - Gilbertson introduced discussion of City land sales that are presently on hold. He stated the City lots are less expensive than the going price of local real estate that is selling. Gilbertson added that he feels it is still not a good idea to sell lots at the price they are right now.

Weller asked what makes it that the City must sell at an appraised value.

Hallgren reported that the City Land Ordinance states property is to be sold after it has been appraised but it cannot be sold below the appraised value.

Weller requested to set a work session, get some price averaging, set the prices, and get rid of property.

Discussion followed.

Heinbockel moved to leave lands (those lots that did not sell in previous auctions) at the last appraised value, inflate by 50%, and put them up for sale as of July 17, 2002; Weller seconded.

Roll call vote passed with two (Leith-Dowling and Gilbertson) opposed.

Hallgren clarified that the motion states over-the-counter lots are now available, first come, first served, for 150% of the last appraised value.

Leith-Dowling requested to further discuss this at a work session. July 30th was set.

Library - Mary Leith-Dowling reported that the library has a big summer reading program. In June and the first half of July there have been 69 new patrons and a lot more circulation. The \$1,500 NRA grant arrived and materials have been ordered.

Park - Lou Heinbockel reported the park grounds have been cut and it looks very good.

Heinbockel discussed a letter received regarding handrails on the slide, which are thought to be unsafe. It was asked that the handrails be replaced with a solid piece. He addressed the letter, asked for cooperation and explained the slides are not designed for 2-3 year old toddlers.

Hallgren stated recreation equipment is inherently dangerous. Safety features cannot be taken off a piece of equipment that is properly installed. The City would be at fault should someone get injured after changing the design and saying this safety feature is a hazard and not a safety device.

Gilbertson asked if there is any way to pour the concrete at the park this year.

Hallgren reported the \$25,000 grant for park equipment was received today and that there is a possibility of getting it done. First a design is needed. Hallgren suggested using the same design used at the school. He also stated that it could cost more than the \$25,000.

Weller offered to get someone to stake it out and give an estimate. Gilbertson would like to see the tennis court completed this year for fear it would get sidelined because next year will be too busy.

Personnel - Gilbertson reported there is enough work to keep Boadwine steadily employed.

Public Health and Safety - Henry Summers reported they are spending some of their budget, doing much clean-up. Roll count for volunteers has improved. Summers distributed an updated VFD roster.

OLD BUSINESS

Confirmation of Ordinance 2002-09, Amending City Code of Ordinances, Title II, Elections ~ Hallgren explained this ordinance was already passed. A letter from the Department of Justice (DOJ) was received on June 27, 2002. Normally this would simply be noted in public record but because DOJ needed to provide written approval, Hallgren recommended adopting the ordinance again.

Heinbockel moved to reconfirm Ordinance 2002-09 based upon receipt of written approval from the Department of Justice; Summers seconded. Roll call vote with motion passing unanimously.

Introduction and First Reading of Ordinance 2002-12, An ordinance amending the expenditure of municipal revenues ~ Hallgren explained changes in amounts over existing procurement code. He also broke down the outline for *Professional Services* to eliminate being forced to go with the lowest bidder.

Summers asked if this ordinance affects the fire department in their purchasing. Hallgren responded that anything under \$1,000 can be purchased upon approval by the Finance Officer. Items between \$1,000 and up to \$10,000 do not require competitive bids but the ordinance does require we go with competitive bids, proposals, or quotes for approval by the City Council.

Hallgren stated this ordinance will allow City employees to have more authority.

Leith-Dowling moved to introduce, have first reading of Ordinance 2002-12, and set the public hearing for the August 6th meeting; Summers seconded. Roll call vote with motion passing unanimously.

Land sales were discussed earlier in the meeting. See Lands under REPORTS.

Alyeska Auction - Gilbertson reported he did not purchase equipment for the City at the Alyeska auction on July 13th. However, Hallgren is currently working on getting bids from four different companies for a loader. The City has money for a new piece of equipment. This loader will be used for public works (dump, airport, City streets, etc.).

Leith-Dowling asked about a storage building for City equipment. Discussion followed.

Hallgren says there is nothing budgeted to build a building now. It would fit under the impact fund though. Hallgren will explore funding for this project.

Gilbertson requested a work session to further discuss an equipment building. He stated his idea is to have the dump truck, loader, grader, and a stockpile of sand and crushed gravel all in one fenced-in area.

Discussion followed and a date for the work session was set for Tuesday, July 30th at 4:00pm.

Community Center Waiver ~ Weller requested two changes on the fee waiver, an add-on questioning why the fee waiver would be deserved and a full title name spelled out.

Hallgren stated access for the storage room should not be included. There is a fee to utilize the community center, as well as a cleaning deposit fee that is given back when the keys are returned and the building is inspected. There is not a charge on the form if the keys are not returned. Hallgren informed that would come in line with damages.

Discussion followed.

Weller requested further discussion at the work session on July 30th.

In the meantime the fees quoted will stand as is and the cleaning deposit will be enforced.

Gilbertson requested Bob Morley be present at the work session.

Display Artwork ~ Rex Beck was not present to provide proposal to display his artwork. Ron Beck stated Rex was not aware of today's meeting.

Armed Forces 2002 Eco-Challenge ~ White asked if the volunteer hours could be utilized in the City Park, would there be enough work for 120 men and women for two hours (1 ½ hours with a picnic). Suggestions for park improvements would include completing the already needed brush cutting, cleaning the existing trails, possibly making improvements in the picnic area, rebuilding ground under part of a fenced area, and rebuilding the flowerbed at the park entrance.

Hallgren requested input from the Council on the park project. He provided details on Tragedy Assistance Program for Survivors (TAPS) purpose and stated that an average of six active duty military die each day, 60% of these deaths being from accidents. TAPS is dedicated to provide support for the survivors. He feels this project is worthy but it will cost the City both money and coordination to pull it off.

White included reports showing costs to have the picnic catered and having dumpsters brought in. Discussion followed regarding equipment that will be needed.

Summers requested getting community involvement for the two hours this project would happen.

Gilbertson suggested having Dave Boadwine visit the park and give recommendations about gravel needed and how it would be spread.

Gilbertson stated he would ask Boadwine to work with Summers and Weller to coordinate project.

Summers reported most contractors do not operate business on Sundays and possibly their trucks, drivers, and dumpsters could be utilized during this two-hour event.

NEW BUSINESS

Introduction of Resolution 2002-15, A Resolution Designating New Personnel Signatures. Hallgren explained new signatures are needed for the bank transactions.

Summers moved to approve updating authorized signatures; Leith-Dowling seconded. Roll call vote with motion passing unanimously.

Approval of Purchase Orders ~

Purchase orders were discussed.

Weller moved to approve purchase orders, as listed, for payment; Heinbockel seconded. Roll call vote with motion passing unanimously.

- PO#07148 to Amazon.com Credit for Library Material/Books in the amount of \$558.49
- PO#07149 to Bank of America for travel, project, fire dept supplies in the amount of \$1,497.93
- PO#07150 to Buffalo Fuel Inc for equipment fuel used at the landfill in the amount of \$709.53
- PO#07151 to Clearwater Construction for spraying weeds at cemetery and parks in the amount of \$420.00
- PO#07152 to Denali Fenceworks for fencing around landfill and parks in the amount of \$42,883.00
- PO#07153 to The Library Store for library materials/supplies in the amount of \$625.73
- PO#07154 to Medtronic Physio-Control Corp for life pak system/new ambulance in the amount of \$23,924.40

Landfill ~ Hallgren passed out a report regarding the Waldo property, near the man camp. The option to purchase this property expires sometime in December. To know if this property is suitable for the landfill, some work needs done. Harding ESE did the initial work on the landfill study. Two items need done to determine suitability for the landfill site: 1) Environmental assessment. 2) Subsurface soils evaluation. Phase One service will cost \$11,834.00 and Phase Two will cost \$38,161.00, totaling \$49,995.00. Hallgren stated he is not asking for \$50,000. He requests authorization to go to Phase One. The environmental must be done now to determine if the City wants to proceed. Phase Two needs done before the snow falls, but after the leaves have dropped. Bonwell expects to give his answer to Phase Two by August 31. Hallgren stated this DOT money is not available yet. It is expected to arrive the end of this month or early next month. He also pointed out that under the schedule the city can put it out for bid for construction and also bid for design by next summer. Hallgren wants to be in a position to act when the Council decides to.

Weller questioned whether or not the City has use agreements. Hallgren stated it is one of the potential hang-ups. He also said a lack of an agreement would definitely impact the size and scope of what is built but would not necessarily kill the whole project.

Beck asked about the funding and where the \$11,000 would come from. Hallgren informed that it would come out of the general fund and stated verbal approval has already been received.

Weller moved to approve hiring Harding ESE to complete Phase One, in the sum of \$11,834.00; Leith-Dowling seconded. Roll call vote with motion passing unanimously.

ADDITIONAL PUBLIC COMMENTS

Rosalio Velasco stated the Delta Job Center doesn't get many contractors and subcontractors. They're funneled through the unions. How does the public receive information about three and four wheeler disturbance? Who provides public awareness? Hallgren introduced Vickie Naegle, the newspaper reporter, adding that the City does not have a public relations department. Vickie stated she has limited space in the Fairbanks News-Miner. Hallgren stated the Council minutes are considered too long so the local paper, Delta Wind, will not publish them. The website and Council meetings are the only other options.

ADDITIONAL COUNCIL COMMENTS

Hallgren stated the Municipal League informed the City that the governor is considering signing an executive order which would outlaw forced accounting by municipalities using state and federal grant monies. This would mean the City would pay Davis Bacon wages. Hallgren and Cotten agreed that the subject is not yet developed fully. This will be discussed further across the state.

Weller would like to develop some type of budget and look into investing some City funds and matching them with the state to reduce the Allvest bill.

Heinbockel would be hard pressed to spend impact funds on anything that is a state responsibility, if, they can't even give us a loan.

Adjournment at 7:55pm.

Respectfully submitted,

Pat White
City Clerk

