

November 5, 2002 ~ City Hall  
Delta Junction City Council  
5:00pm Regular Meeting

## MINUTES

Mayor Gilbertson called the meeting to order at 4:58pm. Present were Henry Summers, Ron Beck, Mary Leith-Dowling, Susie Kemp and Mark Weller. Lou Heinbockel arrived at 5:00pm.

### AMENDMENTS TO AGENDA - APPROVAL OF AGENDA

Mayor Gilbertson explained one purchase order (07448) to add to New Business. It is to pay the balance on the airport subdivision.

**Kemp moved** to approve agenda with this add on; Leith-Dowling seconded. Motion carried.

### APPROVAL OF MINUTES OF THE PREVIOUS MEETING

**Leith-Dowling moved** to approve October 15, 2002 minutes as presented; Summers seconded. Motion carried.

### REQUEST TO SPEAK

Al Edgren, Delta Division of Forestry, was to award a Volunteer Fire Assistance (VFA) grant to Fire Chief, Jim Eden-Kilgour. Edgren was not present. He was called away to assess damages in Mentasta caused from the recent earthquake.

Mary St. Peter, Delta Youth Court (DYC) director, introduced herself, members of the organization and legal advisor, Magistrate Tracy Blais. St. Peter stated they wished to inform of their organization and explain what their purpose is.

Elisheba Griswold, a high school senior, explained the Youth Court's purpose, explaining they are authorized by State law to deal with first-time misdemeanor crimes. Youth hold positions of judges, attorneys, clerks and bailiffs. The legal advisor and attorneys from Fairbanks provide advice and assistance. DYC has three main areas: 1) Juvenile Justice - Members are trained to be judges and attorneys. Members must complete training and pass the Bar Exam. Court sessions are conducted for juvenile offenders and the offenders who choose to go through Youth Court must complete sentencing before given a clean record. The program emphasizes positive peer pressure to encourage personal accountability and responsibility. 2) Education - Members learn skills such as public speaking and logical thinking as well as learning about the judicial system through the court process, participating in mock trials with the Fairbanks Youth Court and participating in State and National Conferences. 3) DYC is a recognized program within the community. Services influence Delta youth by setting a good example, emphasizing volunteerism and providing worthwhile involvement.

Chrystal Bradley, a sophomore, explained DYC past activities (monthly Bar Association meetings, directing games for the 4<sup>th</sup> of July celebration, entering a float in the Deltana Fair Parade, manning a booth at the fair to raise money, painting storage units for life jackets for the "Kids Don't Float" Program, attending the State Conference in Ketchikan in October, hosting a spaghetti dinner fundraiser, providing new member training, attending mock trials). Upcoming activities include supervising children's activities during Safe Schools/Healthy Students Health Fair on Nov. 16 and, with the Student Council, providing games and activities during the Kiwanis Christmas Bazaar on Dec. 7.

Joseph Russell, new DYC member, explained his experience and reason for joining. He feels involvement provides traits for positive character building.

Tracy Blais, DYC legal advisor, stated once the eight new members, who are ready to take their exam, get inducted it would bring membership to 42. Fairbanks attorneys state there are a total of 130 students involved in the North Star Youth Court. Blais stated the comparison says a lot for the active involvement from the Delta youth.

Mayor Gilbertson stated he praised the youth, St. Peter and Blais for their efforts. He stated he feels the community does support the Delta Youth Court program.

Blais stated she appreciates the support and that the DYC has received "incredible support from the community and businesses".

Hallgren asked if they are fully funded for the upcoming year.

St. Peter said they would know after the Board of Directors meeting tomorrow.

Blais stated the program has been active for 5 years, funded for four. Funding is "up and down".

Kemp stated the community is very proud of the Youth Court.

Mayor Gilbertson commended the youth. And Council applauded them.

Steve McCombs, representative of the Rural Deltana Volunteer Fire Department (RDVFD), introduced himself. He stated they requested a FEMA grant for \$80,000. There were numerous grants available last year but because of the 911 tragedies their application was not accepted.

McCombs also reported that, with the help of Pete Hallgren and Senator Gene Therriault, the transfer funds for the equipment received because of the downsizing of Ft. Greely were eliminated. This \$26,300 fee is gone, a relief and boost to the department. McCombs expressed his appreciation for the effort taken to do this.

McCombs presented Dave Zimmerman, Finance Officer, a check for \$100. He explained it is a token amount paid yearly for the use of the Community Center for Monday-night Bingo, the RDVFD fundraiser.

McCombs explained the departments have on-going needs and equipment wears out. He said, because of the automatic aid agreement, "the things we can do, we can do because we work together."

Heinbockel asked, "How is the project coming on Betty Crocker?"

McCombs said the truck is nearly 30 years old and still has a lot of life. They have a replacement cab and are starting to work on it. The first response from people was to make it a monument to Chris (Kobierowski). McCombs stated he feels Chris would want it to still be used. It is still a valuable piece of equipment. Other equipment is approaching 20 years.

McCombs explained the recent ISO rating, with Delta qualifying as Dwelling 8. Homes that are within five road miles from a fire station will be affected. Fire Chief, Jim Eden-Kilgour, completed the paperwork.

Heinbockel asked if the Betty Crocker truck is at the landfill.

McCombs said it is, along with other equipment.

Heinbockel asked McCombs about having access to the landfill and sharing the combination. He explained concern regarding septage pumpers who need access at various times.

Hallgren stated the City installed the combination locks.

Heinbockel asked if the Fire Department has any need to improve the building at the landfill.

McCombs said they are in need of plumbing for a water supply, a back-up generator for times when there is no power and eventually it would be nice to have the building as a working fire station.

Hallgren stated the City would pay for the concrete if the fire department would do the work to put the flooring in, just as they did for the furnace replacement.

Mayor Gilbertson thanked McCombs for reporting the update.

## **REPORTS**

**Airport** - Mark Weller requested Council look at Resolution 2002-19. He stated he would like to drop Item 7D in Terms of Sale, that he met with the Pilot's Association and all agree that

it is interpreted to read if a person is a high bidder they have the option to purchase the neighboring lots. Weller would like to limit this to only two lots. Weller read and provided the correct wording for 7D to replace what already exists.

Jack Morris, from the audience, stated it is backed up in Ordinance 2002-10, Section B4. He read it aloud.

Hallgren stated a person could purchase a whole block, 1 or 2, but not block 5.

Morris said intent was one lot per person. He said a corporation or a small company would possibly need more space with a warehouse, requiring property bigger than 200' square. But the way the resolution is written a buyer could potentially purchase the entire block. Morris said he feels the resolution should be amended or dropped.

Hallgren said it is written so one could run the entire block, pointing out that the buyer would be buying the most expensive lot at the auction. The adjoining lot would be less than the cost of the first, but it would have to be purchased for what they bid on the first lot. This would follow for lots 3 and 4 also.

Hallgren requested clarification of wording. If we delete D, accumulative buying is not eliminated.

Discussion followed.

Morris said he has no problem with what is written as long as there is an addition that states purchasing is "not to exceed two lots per person." He said he has no problem if someone wants to buy two lots and skip and buy two more.

Gilbertson asked Morris if he felt the lots are ready for sale and if not, when.

Morris explained and stated probably 3 or 4 more hours of work would do.

Hallgren said if changes are to be made, this is the proper time to do it. The sale is the day prior to the next meeting, on November 18.

Beck asked how many packets had been picked up. If we make changes, how does the Council address those that have already received incorrect information?

Discussion followed.

Morris stated there should be an amendment and an announcement prior to the sale. The auctioneer can announce the change at the start of the auction also.

Discussion followed.

Heinbockel said if an operation has a need for four lots, they should have the opportunity to purchase them.

Hallgren said he drafted requirements for development six months ago. The Council took out that portion pertaining to making improvements within a certain time limit.

Gilbertson asked about a work session. Heinbockel refused. The project is too old and needs to be finished.

Morris said he does not want one person buying a whole block and not giving anyone else having a chance.

Hallgren clarified that the intent is not to make options accumulative past the next adjoining lot. He narrated changes to the resolution, reading out loud for confirmation.

**Weller moved** to drop item 7D from Resolution 2002-19; Beck seconded.

**Motion passed** unanimously on a roll call vote.

It was decided to make an Amended version of Resolution 2002-19, make new airport packets to be picked up at the counter and to change the information on the City website.

Morris asked, "There would not be a time of development?"

Heinbockel stated there is nothing required.

Morris asked if the City has an ordinance on airport usage other than what the Delta Pilot's Association has set up. Bidders should be notified before the sale that there is an airport usage fee.

Hallgren said we do not have an ordinance. The ordinance we have was passed on May 7. He read from the Ordinance pertaining to aviation usage. To add or make changes we must have two readings, introduce at one meeting and pass it at the second.

Morris stated he has no authority, only volunteers to collect money that is used to help pay for the insurance.

Discussion followed.

Beck said the City could draft an ordinance for airport usage at the next meeting but not before the sale.

Discussion followed.

Morris stated winter is time to put out for contracts. He asked, "Do we have a time frame to resurface the runway? Is there a time that those contracts can be advertised so that bids can take place and contractors can do the work come next spring?"

Hallgren confirmed Morris' questions. He said the City has authorized him to hire Harding ESE (newly named Mactech). Their work includes maintenance on the runway and would be covered by funds from the EDA grant. They looked at the runway one month ago and said lengthening the airport would not be maintenance. They could resurface it. Harding also recommended getting permission to cut trees on the east end. Hallgren can transfer money within the EDA grant. This way both the resurfacing and the tree cutting can be accomplished. Harding was asked to give a work order so that it can be put out to bid before spring.

Morris requested it be done before January or February 1.

Hallgren stated the airport contract and Mil-Tan resurfacing are both priorities. Mil-Tan can have hard surface and the airstrip will be gravel.

Morris said he would get back with Hallgren within the next week, before the sale and after speaking to Art Saarloos.

Hallgren reported he informed Art Saarloos that payment would not be delivered, whether it is approved at tonight's meeting or not, until work is complete. A tree injured Saarloos yesterday. He reported the final (Mylar) plat was delivered today and is ready to sign by the Mayor.

**City Clerk** - Pat White reported bison photos were reproduced and enlarged by Mike Kingston and they are in Fairbanks being framed. She was unable to get work done locally as planned. Framed photographs will be donated to the Mayor's Auction at the AML Conference in Valdez on November 14. Mike Kingston offered to reproduce duplicates, as a service to the community, should anyone request them.

White reported of the Veteran's Day ceremony at the Moose Lodge on November 11. Mayor Gilbertson or Council members wishing to speak are asked to contact Jimmy Mayo. Posters have been displayed around town.

**Dept of Economic Development** - Pete Hallgren reported final approval for FY02 and FY03 impact funds is here. Hallgren introduced Dennis Dooley, who started work on Friday as the in-house planner. Funding is approved and Dooley is employed.

Heinbockel asked about the amount of funding received.

Hallgren said we were down for 18.3 million for FY02/03. The final amount is 15.8 million, 2.5 million short. Everything the City asked for, in the final request, was approved with the exception of business loans, which was rejected in its entirety under Secretary of Defense, Pete Aldridge Jr. Hallgren also stated the school district will receive 3.5 of the 15.8 million.

Gilbertson asked about moving funds.

Hallgren stated business development was originally down for 5 million. It was later reduced and moved to the school district.

Heinbockel requested clarification if there is additional money for the school above the 3.5.

Hallgren said not from FY02 and 03 funds.

Weller asked what the district plans for the money.

Ken Cole stated there is specific language addressing how the school is to spend the money. Part of the primary responsibilities is to take care of the Fort Greely school. Additional money can be used for development and design for a new school. It is open to alter and includes usage for capital construction money.

Mayor Gilbertson expressed his appreciation toward Ken Cole for his hard work the past four years with him personally and on behalf of the entire community.

Cole introduced and gave partial credit to Don Bishop who has worked with him.

Beck asked where the money is.

Hallgren stated it "should be in the belly of the State by the end of the week."

Hallgren reported PDC and Bettisworth would be working on concept work. They looked over the damage to the library the morning of the first earthquake in October. They were escorted to all the City structures at that time.

Hallgren reported he received Harding ESE's recommendation to purchase the Waldo property. The State has a copy of this. As soon as the state gives the money to purchase the property, the City can request Harding proceed with the NEPA analysis. And then the design can be put out for bid. However, nothing can be built until the City has signed agreements with the Department of Defense and other agencies that will be using the facility. We cannot overbuild if they are not going to be involved.

Hallgren reported that Harding is working on engineering for the TV and will write up a work order for emergency communication system. Harding is also working on the Mil-Tan paving/engineering. The D66 runway maintenance work should be ready to put out in about a month. This work must be done to take care of the "danger trees".

**Hockey Rink** - Lou Heinbockel said he would be driving Delta's hockey team to the Brett Arena in Wasilla. Our kids have had two practices. We have no ice.

**Library** - Mary Leith-Dowling reported Librarian, Joyce McCombs, said 250 people showed for the Red Hackle Pipe Band performance on October 26. It was a big success.

**Public Health and Safety** - Henry Summers asked if there was funding set aside for new apparatus for the Fire Department.

Discussion followed.

Hallgren reported there is money for both the Fire Department and the ambulance service.

**Public Works** - Hallgren said there is a lot of maintenance work under the EDA grant next summer. Hallgren asked Dave Boadwine to look into getting two temporary workers to assist him in operating equipment.

Summers asked about Boadwine's workload and availability to grade roads.

Hallgren stated the streets are frozen and too difficult to work or compact. Boadwine already tried.

## **OLD BUSINESS**

### **Final Approval of Airport Plat**

Hallgren presented the final plat, requesting final approval and that the Mayor signs it.

**Kemp moved** to approve the final airport plat; Weller seconded.

**Motion passed** unanimously on a roll call vote.

### **Community Mapping**

Lamar Cotten explained the brief memo he included in the agenda packets. Aerial mapping came up when speaking with PDC and Bettisworth about issues on site planning and location of buildings. The State, in conjunction with the Denali Commission, is trying to make community maps. They will match the cost (\$15,000) if our City joins with ten other

communities. By joining others it saves on the aerial photography. Several communities met in Glennallen about one month ago. There will be another meeting in a couple weeks that Cotten will attend. The plan is to complete the flights and photography in early spring and do the actual work in early summer. It would give an idea of who owned land. A downside to the project is that it would not be completed until the end of next summer. Time wise it would not tie into the upcoming community building projects. Cotten said the map would give some sense of the water systems, usage in the core area and titles of properties.

Dooley stated community mapping is a powerful tool. He reported his experience as the Geographic Information System (GIS) coordinator for the Washington State Parks & Recreation Commission. All buildings, all utilities, all capital assets are accounted for. The map is used as an index. However, it would never qualify as a title search but it would also be difficult to work without this type of documentation.

Hallgren presented an aerial photo of Holy Cross, a sample map. He stated at some time the City will have to request research for all the properties it owns.

Dooley said the military is an asset. They can provide a usable document within one month by using existing photos. It might not answer all the questions but it would provide a start.

Ken Cole said a lot of GIS work has already been done at Fort Greely. He stated he would check to see if they have picked up any of Delta Junction.

Dooley offered to show a demo disk if Council members wished to view GIS capabilities.

## **NEW BUSINESS**

### **Fee Waiver From Boy Scouts to Use the Community Center**

**Heinbockel moved** to approve retroactive use of the Community Center facility; Kemp seconded.

**Motion passed** unanimously on a roll call vote.

### **Purchase Orders**

- PO#07437 to Alaska Communications Systems in the amount of \$999.67 for Sept/Oct phone service
- PO#07438 to Airport Equipment Rentals, Inc. in the amount of \$600.00 for rental equipment used on Kimball and Emmaus Streets
- PO#07439 to GVEA in the amount of \$583.39 for Sept electricity
- PO#07440 to Heiman Fire Equipment in the amount of \$546.15 for Fire Department tools and equipment
- PO#07441 to Kurt's Construction in the amount of \$4,580.00 for 480 yards of gravel used on Kimball Street
- PO#07442 to Sunshine Services in the amount of \$3,552.50 for brush cleanup on Clinic Road, Emmaus Road and the cemetery side road
- PO#07443 to Sunshine Services in the amount of \$3,990.00 for 50 loads of gravel used on Kimball Street
- PO#07444 to W.S. Darley & Co. in the amount of \$756.50 for Fire Dept gloves and 1.5" spray nozzle
- PO#07445 to Zumar Industries in the amount of \$1,443.70 for replacement of street signs
- PO#07446 to Superior Hardwoods in the amount of \$2,796.00 for maintenance of Community Center walls
- PO#07447 to Lamar Cotten in the amount of \$5,407.00 for October consultant fees and travel reimbursement
- PO#07448 to Delta Surveys, Associated in the amount of \$2,500.00 for balance of airport subdivision

**Summers moved** to approve PO 7437 through 7448, noting that 7448 not be paid until all work is completed or approved; Weller seconded.

**Motion passed** unanimously on a roll call vote.

**ADDITIONAL COUNCIL COMMENTS**

Heinbockel stated he would like the minutes to reflect that tonight's meeting started early and he was in fact on time but unable to declare his presence.

Kemp asked about wainscoting at the Community Center.

Hallgren reported that it is maintenance work, wainscoting the main room. If that turns out well the hallways will be done also. The panel is just the right height to repair damages to the walls.

**ADJOURNMENT** at 6:30pm.

Respectfully submitted,

Pat White  
City Clerk