



Delta Junction City Council
December 3, 2002 ~ Community Center
7:00PM ~ Public Meeting ~ Multi-Use/Recreation Facility

MINUTES

Council members present were Roy Gilbertson, Henry Summers, Ron Beck, Mary Leith-Dowling, Lou Heinbockel and Susie Kemp. Mark Weller was previously excused. City staffs attending were Pete Hallgren, Dennis Dooley, Dave Zimmerman, Lamar Cotten and Pat White.

Mayor Gilbertson opened the public meeting at 7:02pm, stating the purpose was to decide what the public wants in a community building and how we will afford it. He asked everyone to suggest ideas that are suitable for the entire community, those of all ages.

Pete Hallgren stated time tonight allowed for discussion of the multi-use/recreation facility only. Other projects are interrelated and if there is money leftover from what is allocated for another project, it can be moved over to Recreation. Hallgren requested those present to sign in on the sheet as it gets passed around. He explained handouts placed at each table. The memo, which is also on the City website, explains how items are interrelated and how money was distributed for each category.

Hallgren introduced the City's consulting team (Ron Gebhart, engineer from PDC, Inc. and Charles Bettisworth, architect from Charles Bettisworth Company, Inc.). Both will be listening and prioritizing ideas presented. Both men and their construction engineering and architectural expertise are what are needed for the multi-use/recreation facility. Hallgren displayed photos of their previous work on the full screen at the front of the room. Throughout the evening Hallgren narrated the Powerpoint presentation that was created and operated by Dennis Dooley, City Planner. Hallgren explained the schedule and how it will be broken into two sessions. He said nothing suggested is a bad idea. The City is looking for ideas. He asked each table to stay focused on a multi-use community structure and to contribute at least four ideas with no need of prioritizing them. Each table was provided with a worksheet for both sessions. Each table was asked to pick a spokesperson to represent their ideas and decisions. Session one was to compile ideas of what to include in the multi-use building and would last 30 minutes. Session two would focus on ways of financing the operation as well as maintenance upon completion. This session would last about 20 minutes. There would be opportunity afterwards to express opinions if not already discussed. Hallgren encouraged presentations but stressed that this is not a decision-making night. The purpose is to collect information.

Hallgren explained Missile Defense's relationship with the City of Delta Junction, the grant process that was negotiated over the past three years, the State's role in handling the money and that money will be given to the City upon request in advance of actual expenditures. Both the State and Missile Defense (MD) must be satisfied with how the City spends the impact funds, as allocated within each category. The City is working with the Delta Regional Economic Development Council (DREDC) that has representatives from all the major interest groups in the Delta area. Because the City is the only government agency it is their job to serve the entire Delta community, not just what is within City limits.

Hallgren explained that the City negotiated requests including assistance for school, fire response, community recreation, community infrastructure, landfill and business. This was over a three-year period. Actual money was finally received two weeks ago. As in the handout, the final agreement showed the government's response on how money was to be allocated:

| | |
|---------------------------|--------------|
| Landfill | \$5,500,000 |
| Fire Truck & Ambulance | 900,000 |
| Fire Station/Public Works | \$3,200,000 |
| Communications | 480,000 |
| Public School Assistance | \$3,500,000 |
| Social Service Grants | 270,000 |
| Education/Job Training | 750,000 |
| Recreation Cntr/City Hall | \$1,200,000 |
| Business Assistance | <u>000</u> |
| TOTAL | \$15,800,000 |

The City has \$12,300,000 after funds were taken out for school use. Additional dollars (FY04) are expected after this year. Because part of the FY02 and FY03 money was deleted we can't guarantee what funds might be received for FY04. Part of tonight's outcome is defining a list of desires and finding out the cost of what it will take to complete them. This information will help the City make a solid request for FY04 funding. The City has no bonding capacity; it does not have a tax base and cannot take on debt. This means it is difficult to come up with local match. In most cases we must look for free money with no strings attached. Even so, the City will have to come up with well over \$100,000 in the next two years because MD is not paying some of the costs at 100%. Hallgren broke down costs associated with public works projects. City administrative overhead is up to 7.5%, which covers his salary, the upgraded financial position, the administrative assistant and the in-house planner. He explained how the City is now in the position to move on impact projects. PDC and Bettisworth were hired as architects and civil engineers, Harding ESE was hired to oversee the landfill, communication and runway designs, Dennis Dooley, the City Planner came on board November 1 and the City Financial Department has been enhanced by hiring Dave Zimmerman. Hallgren said, "When the money goes away, so do we."

Hallgren explained costs associated with projects. An estimate of what the City can put out for bid for the multi-use/recreational facility is between \$4,200,000 and \$4,500,000. Funds currently in hand are \$1,200,000, which is totally inadequate. He stated he expects enhancements to come from other areas. He explained that there is a possibility of additional federal grant money and that FY04 is scheduled for \$1,300,000 additionally for this project. That amount is included in the 4.2-4.5 needed. The landfill, allocated to cost

5.5 million, will probably not exceed 3.5 million. The spare 2 million can be shifted into the multi-use/rec facility. A new fire hall is to be constructed and/or renovations made to the current facility. It has not been determined. There may be additional funds to move. The multi-use/recreation facility is estimated to need 4.25 to 4.5 million.

Hallgren stated that after tonight's meeting City staff (Dooley and the contractors) would report to City Council and DREDC. DREDC will review and make recommendations to the City Council at a public meeting on January 6, 2003. The Council will review the staff report, DREDC recommendations and listen to any more public comments on January 7, 2003. The plan is for the Council to give direction to the consultants on January 7 regarding design and use of the multi-use structure. The goal is to have the foundation initiated by no later than August 1, 2003. Hallgren stressed the importance of public involvement in the decision-making.

RESULTS OF SESSION ONE ~ IDEAS FOR MULTI-USE/RECREATION FACILITY and LOCATION

Table A - Steve Fields 1) bowling alley - 8 lane, same size as what was at Ft. Greely 2) theatre, multi-use with sloped floor. To be used on weekends, 1000 seats. 3) Youth center with a basketball court, pool table, snack bar, Nintendo - same size as the City Community Center. 4) multi-use fitness center to include, but not limited to, swimming pool and racquet ball court, being the same size as the fitness center on Ft. Greely. Also identified was renovating the existing hockey building. No decision was made as to where to locate the facilities but it was suggested to build new and separate buildings.

Table B - Mary Leith-Dowling - multi-use ice area, regulation sized, to be covered and used for other things such as hockey, track-exercise area and auditorium. Rooms around the top would be used for video, day-care, concessions. Similar to the Carlson Center in Fairbanks. No specific piece of property was identified for the location.

Table C - Joyce McCombs 1) multi-use/auditorium - something with stage, a ceiling, movable walls - to be used for movies and any sort of presentation. 2) swimming pool 3) bowling alley with concession to provide jobs and revenue 4) some sort of multi-use/exercise/indoor track/gym. Location? The property behind the current City Hall or property between the Community Center and the City park. The frequency of use would be six days a week and open for all ages all year long.

Table D - Nancy Morris 1) mini Carlson Center with the main emphasis for a Youth Center and a Senior Center, finding some way for both teens and seniors to interact. The facility would house an indoor hockey rink, pool and dart tournaments, watch movies, 8-lane bowling alley and possibly stage area and swimming pool - all in same facility with offices, snack bar and meeting rooms up above on another level. Land? Whatever City property is available.

Table E - Paul Knopp 1) multi-use building with year round or long term ice for hockey, figure skating and speed skating. 2) track and field near this facility to be used for soccer, running, walking, track activities. 3) rebuild or upgrade the existing hockey rink 4) a BMX

and skateboard track incorporated into this multi-use area. 5) Swimming pool also. Located? Somewhere within the City limits.

Table F - Jim Mayo - Repair and upgrade existing facilities - Senior Center, expand the Community Center for an auditorium, refrigerate hockey rink and refurbish with showers and dressing rooms, put up a pavilion/auditorium at the Fairgrounds for a movie theatre, expand current Visitor's Center parking area and the building itself. Use what we have and upgrade.

Table G - Susie Kemp stated her group wanted to see additional activities and not to repeat what we already have. 1) Indoor hockey rink with a portable floor to be used for other purposes 2) bowling alley with a snack bar 3) a fitness center with a track and equipment 4) a performing arts theatre. City lands would be the proposed location.

Table H - Eileen Herman - One large complex with surrounding land area to include a park for outdoor, family-oriented recreation with trails. The multi-use facility would include an indoor hockey rink with year-round ice, a skateboard park, track, teen center, climbing wall, swimming pool, theatre, tourist facility with possibly a little café or coffee shop, something to attract tourists. It would be located on existing City lands.

Table I - Michele Trainor 1) one large multi-function center similar to the Carlson Center for sports 2) movie theatre/auditorium/bowling alley to be used for concerts, shows, lectures, presentations 3) Use existing plans for the hockey rink - upgrade and add on 4) expand City Hall to increase library space and/or add to the fire station for City Hall. City property should be used before considering purchasing additional land.

Table J - Troxell Hebert 1) walking track with a gym 2) Youth Center (2000 square feet) with theatre, games and rec area 3) indoor hockey and skating - multi-purpose 4) double the size of the existing library for a high-tech facility with satellite and fiber optic computer access. Finish the existing hockey building. Use existing City property. Send the money back to the feds.

| Tally from Session One | |
|--|---|
| Multi-Use | 9 |
| Hockey | 8 |
| Performing Arts/Theatre/Movie | 7 |
| Pool, Bowling Alley & Track | 4 |
| Fitness, Library, Tourist Facility, Trails | 2 |

RESULTS OF SESSION TWO ~ OPERATIONAL EXPENDITURES

Table J - Judy Dewar stated user fees would pay for employees but not maintenance and operations. Community contributions would depend upon private businessmen, volunteer time, school contributions and assistance from the Delta Skating Association. Capitol grants would not cover any costs other than the State shared revenue for the library and City Hall. Other sources of income would be through taxes (even though they are opposed to taxes) and

perhaps a lottery. Insurance is another issue, high costs. The City should not go into competition with private business already in the area.

Table I - Michele Trainor stated user fees are definite for all users. Portions of the facility could be leased to private enterprises such as concession, movie theatre and the bowling alley but not to be competition with other private businesses. Grants hinge on grant writers. There are funds available but we should not depend upon them. Use existing facilities to their potential. Be careful, prudent and realistic.

Table H - Whit Hicks suggested in investing in a feasibility study for maintenance and operation. Other user fee ideas are identical to what has already been suggested. Corporate gifts could be considered for the community facility. "A novel idea is for current City administration to be responsible for raising money for their salaries and ongoing maintenance and operation of this facility."

Table G - Susie Kemp stated user fees are necessary but must be reasonable because a large segment of our community is low income. For community contributions, she suggested setting up an endowment. Private individuals and businesses could contribute and possibly include that in their estate planning as donations "in memory of...". Interest off endowment could be used for operating expenses. Other income would be from rental fees to groups coming to Delta, admission to events, possibility leasing to private enterprises to operate.

Table F - Henry Summers stated there would definitely be a user fee. Community contributions would be from leasing to private individuals to operate the facility.

Table E - Steve Lupo said affordable user fees and promoting tournaments would be used to cover expenses. He stated Soldotna brought in \$40,000 in a 4-day tournament. Ask for contributions from bigger businesses like Fluor, Bechtel, Alyeska, Boeing, Easton, and Coca-Cola. Allow leasing to tenants so the building can be self-supporting. Possibly put in a skate sharpening business, a fitness center or concessions.

Table C and D - Nancy Morris agreed with endowment or "foundation" for contributions toward the facility. Individual clubs and organizations, such as the Boosters, could raise money for the multi-purpose facility rather than all for different projects. USDA funding is available to improve quality of life in rural areas, if these type of projects (trail building, etc.) would qualify. The facility could be rented for a percentage of the sales. Partner with MD in providing movies.

Table B - PR Miller stated user fees would include admissions and leases. Community contributions must come from internal organizations and businesses. Taxes are a consideration, even though he is reluctant to discuss it. The more we build, the more we will have to maintain.

Table A - Steve Fields agreed with endowment funds for user fees. Non-profit groups would run the facility. They could contract the operation. Community contributions would come from fundraisers, land donations, volunteer carpenters and individuals who would help to

renovate. Capitol grants - get corporate donations from Alaska Airlines, Alyeska, Fluor, Bechtel, Brunswick, RC&D (Rural Conservation and Development). United Way works with youth centers. Tanana Chiefs would contribute if native villages could use our facilities.

PUBLIC COMMENT 9:00PM

Kathy Sharp and the Community Choir arrived just in time for public comments, having ended choir practice early in order to present their "comment". They performed, sung to the tune "We Wish You a Merry Christmas".

We Wish For An Auditorium

Good tidings we bring, to you and your kin--
Good tidings for Christmas, let the campaign begin...

We-----wish for an auditorium
We wish for an auditorium
We wish for an auditorium,
It's needed all year long!

The choir needs a home to bring you its songs,
The choir needs a home where it feels it belongs.

We-----wish for an auditorium
We wish for an auditorium
We wish for an auditorium,
It's needed all year long!

Sharp invited everyone to the Christmas Presentation at 7:00PM on Thursday, December 19 at the Mormon Church.

Bob Geise said he does not want to see another triangular shaped building. Everybody is aware of what we want. We must channel energy to make it all possible.

Linda Somers said she agreed with all the suggestions, seeing the need and importance of them all. She liked the idea of using the things we have and to revamp the hockey so it is usable year round. For two years she and others tried to keep the Ft. Greely pool open. She asked, "Is there any possibility of using that facility at Fort Greely?" Somers said she did not agree with sending back the impact funds as commented from another table earlier.

Steve Lupo introduced himself as the President of the Delta Skating Association. He said their organization has 60 hockey players (20 high school), 40 figure skaters and about 200 youth that are weekend skaters. Winter is the longest season here. Delta has a good feeder program for the high school. Our youth have had opportunity to represent their community, travel and meet kids from across the State not to mention in Russia and Greenland.

Life skills are taught, such as fair play and hard work ethics. They learn to live life by playing by the rules. Lupo has been involved in hockey for the past seven years and would like for there to be community support behind the activity.

Fred Sheen stated he supported the multi-use facility and feels that it should be self-supporting. He said he was disappointed that the meeting focused on only 10% of the impact funds. It is a huge amount of money and this is the only public input allowed.

Mayor Gilbertson said the reason there hasn't been a request for input is because, even though they've worked for 2 ½ years, the money was just deposited. This meeting was the first step in getting community involvement for the multi-use facility, the most important project. He stated there will be more public meetings, requesting input.

Dwight Nissen thanked City Council for their time and effort in providing this opportunity and also for what they do for the entire Delta community. He wanted to expand on the endowment program. As an example if every person gave \$1 per day for 365 days and 400 people participated, it would bring in \$150,000. Nissen said he would like to see the endowment program evolve. Our people are known to leave things to the community, like Freddy Cook. He gave huge amounts to the Pioneers, both in Delta and Fairbanks. He's heard others who would personally contribute \$1,000 or \$5,000. That money can continue on forever and ever. We can't expect the State to keep giving, giving, giving. He stated he goes to Juneau every year with REA. The main feeling with legislators is, "When is Delta going to start paying their own way?" We must take responsibility and support what we want in our city.

PR Miller asked how many things discussed tonight will end up in the (\$35 million) school building as part of the normal structure?

Pete Hallgren said he doesn't believe any of tonight's discussion is in the school plans.

Lou Heinbockel said if one travels to the schools around the state they all have the basic design. The only difference is the number of wings that support numbers of students. Whether there are 500 or a 2,000-student high school those facilities commonly include a performing arts theatre, walking or running tracks in their physical education facility and some have pools. He said, "This community really needs to support our school and school board. Those in the Department of Education may need to be replaced. The state owes us a school. That is their responsibility. We have put up with a shoddy situation for years." Heinbockel reported that the Matsu-Borough community voted to build a new sports complex with indoor ice, basketball, running track and fitness center. They voted to increase their sales tax by ½ of 1% and in a period of 10 years they will have paid for a 34 million dollar facility.

Cheryl Helkenn stated she does not live within City limits but appreciates being able to give input. She was involved for many years with the Delta/Greely Wave Makers and swim program. The program has had as many as 100 kids enrolled at one time, many being taught to swim. Alaska has a high incidence of drowning. There are lots of benefits of exercise for

senior citizens, water safety and first aide. Surrounding communities used the facility for the same benefits also. Helkenn stated there is a great importance of water safety and swimming.

Gary Cooper stated not only did kids learn to swim but there was a competitive swim team. He said he wished for what we lost, when Ft. Greely closed, be strongly look at.

Pat Schlichting stated he had some questions for the architect and others involved in the engineering and designing. We can't realize how much tonight's wish list will cost. It takes quite a bit to design a facility, incorporate parts of our wishes and come up with realistic costs. There ought to be some way of putting dollar amounts on component segments. Issues such as life safety, heating and ventilation are all considerations. The amount of money would be gone by the time part of the walls was raised. If it is possible, he would like to break out realistic segments so the community can know how to channel money. We need something to show for the money.

Charles Bettisworth, architect, said that they would be able to provide that information in the next step when they report to City Council. This is how much money you have, this is what can be built per square footage, and what more money is needed to satisfy the project. Bettisworth stated he understands the need for a swimming pool. It is expensive to build and also very expensive to operate. Possibly the pool on base could be utilized, at least looked into.

ADJOURNMENT 9:20PM

Respectfully submitted,

Pat White, City Clerk