

March 19, 2003
Delta Junction City Council
5:00pm Regular Meeting

Mayor Gilbertson called the regular meeting to order at 5:05pm. Council members present were Susie Kemp, Judy Dewar, Mary Leith-Dowling, Mark Weller and Lou Heinbockel. Henry Summers was excused. Present from the City staff were Pete Hallgren, Dave Zimmerman, Dennis Dooley, Lamar Cotten and Pat White. Additionally there were seven members from the community present.

AMENDMENTS TO AGENDA - APPROVAL OF AGENDA

White reported changes to tonight's agenda:

- o *Request to Speak* - Karl Hanneman from Teck-Pogo is not due until April 1. This topic was added prematurely.
- o *New Business* - Additional purchase order (07754) to be paid to GVEA
- o *New Business* - Discuss request letter to purchase City property
- o *Correspondence* - Proclamation honoring Neil Heitman is April 4, 2003, not April 1 as posted on the agenda.

Hallgren requested an Executive Session around 5:30pm via a conference call with PDC and Bettisworth. He said the immediate knowledge may affect the City finances and that the timing is for the convenience of the architects.

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

APPROVAL OF MINUTES OF THE PREVIOUS MEETING

Dewar requested rewording in one area.

Kemp moved to approve minutes from the March 4, 2003 regular meeting as amended; Dewar seconded. Motion carried.

PUBLIC COMMENTS ON AGENDA ITEMS

COUNCIL COMMENTS ON AGENDA ITEMS

Mayor Gilbertson called for public and Council comments on agenda items with none being offered.

CORRESPONDENCE

- o **Proclamation - April 4, 2003 - Neil Heitman Day**
- o **Proclamation - May 1, 2003 - Day of Prayer**
- o **Chamber of Commerce opposition to Eddy Drop Zone**
- o **Environmental Protection Agency (EPA) request for comments**

Hallgren said the Environmental Impact Statement (EIS) for the Pogo Gold Mine is out for public review. Copies are available at both City Hall and the public library. Information is also available on CD. Web information can be found at <http://www.pogomineeis.com>.

Dewar said she wanted to encourage everyone to attend the EPA public hearing at the Community Center between 4:00pm and 9:00pm on April 29. Public comment period is from March 14, 2003 through May 13, 2003.

- o **North Star Council on Aging - Plan to provide meals to homebound residents of Delta**

Dewar said under this grant they plan to transport meals to Delta from Fairbanks. She said it seems it is inefficient bringing meals from Fairbanks rather than having it here. North Star Council requested use of the Community Center kitchen to warm and distribute the meals.

She said this would create a problem in using the kitchen because of community activities scheduled at the facility. She asked if we could accommodate them in the City Hall building or help them find another place to operate from.

Discussion followed regarding need for an oven and a freezer, use of the facility at noon times and possibly using local churches for back up.

Weller stated we should make contact with North Star to inform that there are social service funds available to possibly expand their program and also that they need to coordinate with the Pioneers (c/o Shirley Gilbert) and Senior Citizens (c/o Anne Mauer). He said they need to identify the freezer size needed and if the Community Center's oven will suffice.

Dewar said Social Service monies are available and maybe the meals could be prepared locally instead of being transported from Fairbanks. Instead of volunteering maybe it would provide employment for a local resident.

Kemp asked if the meals are being prepared in a commercial kitchen. Storage will still be needed for beverages, soups and desserts.

White stated local resident, Ken Farrow, reported he and another local businessman have been working on a plan for several years.

Kemp stated it is clear that those that prepare the food must coordinate with possibly the Pioneers and/or the Seniors in Delta, who could identify those that could benefit from this Meal on Wheels (MOW) program. She said Farrow, from Alpha Omega Life Care, Inc (nonprofit Social Service Agency) had to have provided information regarding those that needed meals.

Hallgren said the plan depends upon Delta volunteers. Eight meals, delivered 5 days a week and 10 miles from downtown can be extreme to ask of a volunteer.

Dewar asked if the City must respond with a letter, acknowledging our participation or give direction. Are we willing to commit to the request to allow use of the Community Center kitchen facility, recruit volunteers to deliver and endorse the proposed project?

Discussion followed.

Kemp said the Seniors/Pioneers/local Churches are better equipped to coordinate a volunteer program. She felt it would be better to contact them instead of the City.

Dooley said the Social Service Grant application deadline is May 1. This program would be an excellent example of how to use these funds.

Discussion followed on notifying and advertising about Social Service Grant availability.

Hallgren said he would follow up with a response to North Star's letter.

Discussion followed regarding endorsement or encouragement of the proposed project by North Star and Alpha Omega, a local agency.

Heinbockel said he did not want to discourage this type of service program.

REPORTS

City Clerk - Pat White reported financial disclosure statements were submitted and mailed before the March 15 deadline.

Heinbockel asked about final decisions regarding a recent burial arrangement.

White reported that she spoke with Leith-Dowling who oversees Council interests at the cemetery. Leith-Dowling stated concern and advised to limit equipment operators in the cemetery due to the renovations over the past several years. White reported she is working

with the funeral director. The family is deciding whether or not to cremate and not need the burial plot or simply wait until spring when additional equipment (due to frozen ground) is not needed.

Dept of Economic Development - Lamar Cotten reported on the three-hour Interior Builders Association meeting the previous night in Fairbanks. It consisted of bankers, builders, title insurance companies, appraisers and specialty construction agencies. Cotten, Gilbertson and Dooley attended. Cotten stated Delta was well represented and communication lines are open to continue the mission to get builders in Delta.

Cotten reported the Regional Government Options Study met three weeks ago. They discussed their purpose and the reasons behind the study. The next meeting is April 8.

Cotten reported on today's Roundtable meeting. He said the use of the Ft. Greely school might be possible for more than one year. He said Cleeta Barger, local realtor, reported action is being made to transport modular homes into the Delta area. The Trophy Lodge is currently providing housing for Bechtel. And he reported the State realizes Delta needs help acquiring existing data about land ownership.

Weller asked about access to the Ft. Greely school by parents.

Gilbertson stated there is a draft in process and access will be made as easy as possible.

Hallgren acknowledged the aerial photograph map that was posted on the wall. He reported that Barger stated that appraisals would meet 95% of the cost of construction today.

Hallgren reported he, Mayor Gilbertson and school district administration would have lunch with Governor Murkowski on March 24. On March 21 several Council and staff will attend the Boeing reception opening their office in Fairbanks.

Heinbockel said he was informed that if a certain level of threat occurred, an employee would be turned away at the gate.

Dewar asked about the issue of building an entrance road directly to the school.

Discussion followed about access possibilities.

Heinbockel said that the City must address this issue with Governor Murkowski even if the school district does also. He feels access to the school needs to be fenced off and made available at all times to the parents.

Dewar asked if the subject could be discussed at the school meeting scheduled about school construction.

Hallgren said the school meeting is still scheduled for March 25. Rescheduling it to a more convenient date would push it into April.

Heinbockel said Steve Fields would chair the Regional Government Options Study group. Heinbockel will step down from volunteering for that position.

Hallgren requested topics be addressed so that Council could go into Executive Session with PDC and Bettisworth.

Dave Boadwine, equipment operator, said he has located some vehicles for the City and would like approval to move forward.

Hallgren said the City will purchase a new loader but rest of equipment will be used. The bid process is not necessary for used equipment. A used tractor-trailer with a belly dump and a dump truck with an end dump are the two pieces of equipment under consideration. Both will be useful with the loader on City streets and the current landfill this summer. The

plan is to hire two full-time temporary employees to help with the workload. Discussion will be put on the April 1 agenda.

EXECUTIVE SESSION

Heinbockel moved to go into Executive Session at approximately 5:45pm; Leith-Dowling seconded. **Motion carried.** Six Council members were present as were City employees (Hallgren, Dooley, Cotten and White).

Heinbockel moved for Council to come out of executive session at 6:20pm; Kemp seconded. **Motion carried.**

REPORTS continued

School Liaison - Judy Dewar reported the Delta High School boy's basketball team will be participating in the State Tournament with their first game on March 20.

Dewar reported school superintendent, Dan Beck, is in Juneau lobbying for school concerns. She also reported that DGSD is submitting grant applications to several sources in an effort to maintain after-school activities for students.

Landfill - Lou Heinbockel reported development of another landfill at Ft. Greely. It is adjacent to the old one. Information regarding the Army landfill is unknown at this time.

Library - Mary Leith-Dowling reported that Librarian, Joyce McCombs and a team of Delta residents volunteered taking phone pledges for Public Broadcasting on Saturday, March 15. This is their 17th year of volunteering. She reported that Delta is recognized as a strong supporter of public television and is rated third, per capita, in viewing audience.

Leith-Dowling reported the annual Open House and Membership Drive is scheduled for April 26.

Leith-Dowling reported librarian, Joyce McCombs and aide, Nancy King, had a good library conference. King is currently busy writing a mini grant for children's books.

Park - Hallgren said a bid for fence repair would be put out within the next month. There are five or six areas around the ball fields that need repair.

Dewar offered to take *Parks* from Lou Heinbockel. She would like to help with that project and form a committee to get started on new playground equipment. Dewar said she would also like to put up a soccer net to occupy community members for the entire summer.

Discussion followed about other park improvements.

Public Health & Safety - Judy Dewar said there are certain properties in town with garbage that have been there for over one year. She said the City Council should address this because it is a health hazard that will affect the community.

Heinbockel said he had a verbal agreement from the property owner that the garbage would be cleaned up.

Discussion followed regarding enforcement and previous history addressing this issue.

Hallgren said it was decided last summer and the opinion of the City attorney was to create a new ordinance.

Public Works - Pete Hallgren reported Cotten applied and it appears the City will receive a \$100,000 grant for a feasibility study for a public water system. It will cover the downtown area up to the school. We must wait for July 1 for confirmation. The grant is federally funded and there is no local match. Hallgren stated the specific reason for it is because

many lots in the downtown area are only one-quarter acre. There is potential problems in maintaining separation between wells and septic. Most people have at least 2 lots per ownership. A public water system would rid of separation and density problems. The grant is for study only. A water system is much less expensive than a sewer system.

UNFINISHED BUSINESS

- Award of Front End Loader Bid

Hallgren stated he received a protest for the front-end loader bid. He said the City attorney will be handling it the same as the last protest. Hallgren said the argument is not over the specs. He informed both the apparent low bidder and the protestor by phone that the City attorney in writing regarding the process would contact them. A hearing will either be April 1, 2003 or another date, during a special meeting.

NEW BUSINESS

- Request to Purchase Lots

Hallgren explained a request from Delta Properties, LLC who would like to purchase lots (US Survey 3292, Block 14, Lots 58, 59, 60 and 61) for a total purchase cost of \$27,075. The property is located along the Richardson Highway. He said it is 150% of the last professional appraisal, as set by the Council. The land sale rules, approved at the last Council meeting, states Council must approve request of purchase before property can be sold. Buyer will pay for the cost of the lot(s) and the title search, which are \$250 and \$200 for adjoining lots thereafter.

Kemp stated that she and her nephew are members of Delta Properties. She asked if she should abstain from voting.

Heinbockel moved to allow Kemp to abstain; Leith-Dowling seconded. **Motion carried.**

Weller moved to approve sale of lots as requested by Delta Properties, LLC; Heinbockel seconded.

Motion passed unanimously on a roll call vote with Susie Kemp abstaining.

- Authorization to Issue Construction Bid on City Airport Runway Maintenance

Hallgren reported MACTEC proposed bid documents for the regravelling of the airport. It is an EDA project. A boilerplate is needed for all the big projects that will be accomplished. It will be used for the landfill projects and the Mill-Tan paving.

Heinbockel moved to authorize Hallgren to proceed with construction bids as presented; Weller seconded.

Heinbockel asked if contract management will be included.

Hallgren said both management and inspection will be completed under the bid.

Weller asked about clearing trees at the end of the runway.

Hallgren said it might be contracted out under force accounting. He said title search indicates the State of Alaska does own the trees.

Heinbockel said the State of Alaska owns the property. They use it for fire suppression purposes and the State Forestry has a trained crew over there all summer long. It would be a good project to let them clear the land for the City.

Motion passed unanimously on a roll call vote to authorize construction bids on the City airport runway.

o Authorization to Issue Construction Bid on Paving of Mill-Tan Road

Hallgren reported funding for the Mill-Tan is from a state grant to pave the second and final mile with asphalt. It also includes alternate sealing of cracks in the existing mile of Mill-Tan. Money is not available for the sealing if the paving takes the entire state grant because EDA stated sealing constitutes construction, not maintenance. We may have to look elsewhere for sealing funding. The attorney has looked at the bid and has approved expenses.

Heinbockel moved to authorize Hallgren to issue construction bid on paving Mill-Tan Road; Kemp seconded.

Motion passed unanimously on a roll call vote.

o Purchase Orders

PO#07734 to Aetna WHO-AAS in the amount of \$4,365.50 for March health coverage

PO#07735 to ACS in the amount of \$771.32 for telephone service

PO#07736 to ATT & Alascom in the amount of \$572.10 for E911 service

PO#07737 to Bank of America in the amount of \$2,043.02 for travel, training, office supplies

PO#07738 to Delta Fuel Company in the amount of \$907.42 for fuel oil

PO#07739 to PDC, Inc. in the amount of \$7,528.74 for engineering consultation/service

PO#07754 to GVEA in the amount of \$912.15 for Feb/March electricity

Dewar asked about PO#07736, regarding communication systems. She reported a recent incident regarding an individual who called her home during an emergency. Dewar was informed when she made contact with 911 that North Pole Dispatch could not directly contact the local doctor. Dr. Andreassen stated this would cost several thousand dollars. Dewar said the need to bring the 911 system up to a more efficient method may be something the City should pursue.

Kemp asked about Enhanced 911.

Zimmerman reported presently there is over \$81,000 in the Enhanced 911 account.

Discussion followed.

Gilbertson asked to make this an agenda item to discuss at the next meeting.

Heinbockel moved to approve purchase orders #07734 through #07739 and #07754; Mark seconded.

Motion passed unanimously on a roll call vote.

ADDITIONAL PUBLIC COMMENTS

ADDITIONAL COUNCIL COMMENTS

Mayor Gilbertson called for additional public and Council comments with none being offered.

ADJOURNMENT

Heinbockel moved to adjourn at 6:55pm; Dewar seconded. Motion carried.

Respectfully submitted,

City of Delta Junction
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Pat White, City Clerk