

City Council Minutes
Special Meeting
April 21, 2003 ~ 6:00PM
City Hall, Delta Junction, Alaska

A special meeting of the Delta Junction City Council was held on April 21, 2003 in the conference room at City Hall, Delta Junction, Alaska. Mayor Gilbertson called the meeting to order at 6:07pm to discuss capital projects definition.

Council members present: Roy Gilbertson (excused himself at 6:44pm), Mary Leith-Dowling, Mark Weller and Judy Dewar

Council members excused: Henry Summers (excused 4-8-03)

Council members absent: Lou Heinbockel (was to arrive after 6:30pm)

City employees present: City Administrator Pete Hallgren, Librarian Joyce McCombs and City Clerk, Pat White

Bettisworth & PDC rep present: Charles Bettisworth

DREDC members present: Steve Fields, Karla Giese, Mike Jenkins, Paul Knopp, Whit Hicks and Pat Schlichting. Nancy Morris arrived at 6:38pm.

Additionally there was one other member from the community present who did not represent a group.

Hallgren requested DREDC members first allow the Council to discuss a work plan and thereafter continue their regularly scheduled meeting.

Hallgren identified two areas to consider, stating that the two sets of projects do not mix.

- 1) \$1.2 million is available this year for the **Library/City Hall/Recreation Center**. This may also cover the Community Center. Next year there will be an additional \$1.3 million. Putting the two together (\$1.2+\$1.3) will not pay for all of the work. Hopefully there will be leftover funds from other projects that can be transferred to the recreation center.
- 2) \$3.2 million is available for the **Fire Hall/Rescue Squad/Equipment Building**.

Hallgren referred to the bound book, *Delta Community Facilities: Concept Design Options*, which was prepared by architects, Charles Bettisworth and Co. Inc. He said 4000 square feet with the \$1.2 million available could expand the library. He said he did not recommend spending all the money on the library addition because there would be nothing leftover to put toward the recreation center. He stated he preferred the 2000 square foot library addition option and it would take only \$600,000. The rest of the funds can be used to add an addition onto the existing City Hall for more conference room(s) and restrooms. The additional space would be closer to the size of a smaller gymnasium, not an auditorium. He said, additionally, the City must design an addition onto the City Hall facility for the chance that expansion of city offices is needed for a borough. Hallgren said the design is needed, not the construction.

Hallgren said details are not significant at this point. He asked to concentrate on concept. He said there is potential in FY03 to improve the hockey rink by putting in a dry pipe water sprinkler system and structural upgrades, the concrete slab and a well and septic system. Structural upgrades would allow insulation of the building and improve the existing frames to withstand seismic conditions. Overhead on the hockey rink needs done before anything else that would benefit the community.

Discussion followed regarding fireproofing and why it was done on a metal building.

Bettisworth said fireproofing is not required under new code when a sprinkler system is included.

Hallgren said details are not significant at this point. He wished to discuss concept. He suggested spending half the money for FY03 on the City Hall/Library and half on the recreation center so that the potential for FY03 would be to put in the dry pipe water system and structural upgrades (\$300,000), concrete slab and well and septic system. FY04 will bring \$1,300,000. That could cover option A, C and D. Insulation and heating the building cannot be completed this year. That would be in 2004. Options E and F will require additional dollars and/or savings from the landfill and the fire hall.

Hallgren stated he will meet with MD and the State on April 30 and he hopes to make final decisions by the next regular Council meeting on May 6. Hallgren said he wishes to construct both the library and the rec center. He would also like to build the new Rescue Squad building. In 2004 renovations on the fire hall and equipment building could be completed without impacting the Rescue Squad.

Hallgren said any of the \$3.2 million leftover from the fire hall, rescue squad and equipment storage buildings can be used on other projects. Hallgren said he'd like the design put out for bid and to build the Rescue Squad building this year. He explained the plans in detail. \$1 million would remain and it could be used on any other project.

Kemp asked if the library would be satisfied with 2000 square feet.

Leith-Dowling said no.

Discussion followed regarding the newer facilities and how they will serve the population base should it increase.

McCombs offered her suggestions to improve the library, City Hall and meeting rooms. She said to put the meeting room around the back, put staff parking in the back and allow the existing conference room to be used by the library for a computer lab and/or children's section.

Hallgren explained what is mandated – the library and the rec center. Improvements to the Community Center are not required. EDA grant funds can be used for maintenance only. \$45,000-50,000 can be put into the Community Center to replace the roof, fix holes in the dance floor, etc.

Dewar asked if it could include the new fire alarm (\$4,206) system.

Hallgren said it would but he wished to not spend (\$50,000) maintenance money if the Community Center will be expanded at a later date.

Discussion followed regarding library options and what the community needs.

McCombs said she wished to keep the Library and the City Hall in the same facility.

Hallgren said a meeting room is needed that is larger than the conference room but smaller than the Community Center. He asked if all the money for this year (\$1.3 million) is to be used on the library. If that is the case, \$600,000 is cut out of what can be used on the rec center or the Community Center and nothing can be completed.

Kemp said to be concerned with the meeting room next year and to concentrate on building the library because it is such an important part of this community.

Leith-Dowling said the library has use and requires more heavy use. It is one of Delta's nicest assets.

Dewar said weddings and funerals would not take place at the school. Many events are at the Community Center. She said she attended some and if there were any type of emergency because of the number of people, it would have been a safety hazard.

Discussion followed regarding other areas for events to take place within the community.

Hicks asked if the design for the new library addition is satisfactory.

Bettisworth said he would work with the library staff to make sure the 4000 square foot extension is satisfactory to their needs.

Discussion followed regarding projects, spreading funding to complete projects and the need to accomplish.

Bettisworth reported the Rasmussen Foundation provides funding for projects that are already 50% funded.

McCombs stated she has the application and understands Rasmussen will provide shelving and carpeting or other items needed to complete projects. A plan must be in place before applying for their assistance.

Schlichting asked how operation and maintenance would be funded once buildings are expanded and/or built.

Hallgren said some annual maintenance is \$30,000 annually.

Discussion followed regarding expenses, other options on building and/or renovations.

Hicks moved to advise City Council to consider Option A, to develop a 4000 square foot library addition onto the City Hall/Library building.

Giese seconded Hicks' motion to advise the City to consider Option A.

Leith-Dowling asked if anyone strongly objected to Option A. Dewar said she did.

Dewar said she preferred Option B, which includes the addition in Option A and puts some of the money into the Community Center. The school is closed during the summer and not available for large meetings. She said she feels the community needs the space and lack of it is a serious safety issue.

Leith-Dowling stated she was concerned that three Council members were not available to share their opinions.

Bettisworth said he would encourage McCombs to make contact with the Rasmussen Foundation. He could provide a schematic for her to use within three weeks with a full-blown estimate. The funding for this project is \$600,000. A match would be needed from Rasmussen. He said Rasmussen makes fast decisions. They are on a cycle and they will be making decisions at meetings this month, next month and the following month.

Bettisworth said they would go forward on the library and the fire hall. There will be construction during the winter.

Discussion followed again about the need for a bigger Community Center and how to possibly make it happen.

Jenkins stated the last two funerals is proof of the need for a larger facility.

Kemp said a larger area in the City Hall/Library building would not be big enough.

Bettisworth explained the changes that can be made at the current Community Center.

Hallgren stated priority must be identified. Every time a decision is made to build it creates a downside to another project. What is important must be identified.

Hicks stated everyone agreeing with the same decision may never happen. He suggested going with the majority vote and being able to move on.

Kemp stated the rec center may likely be a consideration by Rasmussen also.

Leith-Dowling asked for a vote on Option A.

Motion passed to accept Option A by hand count. Nine (Mary Leith-Dowling, Mark Weller, Susie Kemp, Nancy Morris, Paul Knopp, Mike Jenkins, Steve Fields, Karla Giese, Whit Hicks) voted in favor. One (Judy Dewar) voted against.

Hallgren stated he would like to put a new roof on the Community Center. The new roof would be wasted if the facility were enlarged by 40%. He said he feels the building should last 20 years. Something must be done now in order for the building to last another 10 years. A new floor is needed in the main meeting room, doors to the men's room needs repositioned so that the doors do not open toward the dance floor, a new roof is needed and the fire alarm system must be replaced. The roof would last through the winter but the (\$50,000) funding would not.

Hicks asked why funding must be used. He offered his youth in the Workforce Investment Act (WIA) Program to do the labor. Hicks said the City has not had funds in recent years to supervise such projects but this is an opportunity to provide paid labor for City projects through Delta Mine Training Center (DMTC). The City must provide supervision of the youth.

Discussion followed regarding maintenance work on the Community Center this year.

Hallgren said in order to ask for funds from the Rasmussen Foundation, Bettisworth would need to design the Community Center renovations at the same time they design the library addition. The City would build the library addition this summer. The Community Center design can be completed once it is known if Rasmussen could contribute.

Kemp said the Community Center gets hard enough use that it should be maintained.

Discussion followed regarding resources available.

Hallgren stated he would continue to work on the subject of maintenance to the Community Center. He said bids will be put out the end of the month to repair the chain-link fence around the ball fields. Bids are also out for grass cutting contracts outside the ball fields. He reported the Kiwanis recently used the new DR brush cutter. Grass cutting funds come out of the general fund, not EDA funds. Hallgren said if he had money for supervisors he would use it for that.

Leith-Dowling said possibly one of the Little League adult volunteers would be willing to supervise youth.

Hicks said consistency is important. It used to be that grass cutting was a supervised position. He said he needed to utilize non-profit agencies within the community.

ADJOURNMENT

Weller moved to adjourn at 7:48pm; Leith-Dowling seconded. Motion carried.

Respectfully Submitted,

Pat White
City Clerk