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**City Council Minutes**  
**November 4, 2003 ~ 5:00PM**

**Regular Meeting**  
**City Hall, Delta Junction, Alaska**  
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The regular meeting of the Delta Junction City Council was held on November 4, 2003 in the conference room at City Hall in Delta Junction, Alaska. Mayor Gilbertson called the meeting to order at 5:04PM.

Council members present: Roy Gilbertson, Mary Leith-Dowling, Lou Heinbockel, Mark Weller
Will Pecchia, Robert J. Miller

Council member excused: Susie Kemp Sandy (requested 10-5-03)

City employees present: Pete Hallgren, Dave Zimmerman, Pat White

Additionally there were four members from the community in attendance.

AMENDMENTS TO AGENDA ~ APPROVAL OF AGENDA

White reported purchase order #08348 was to be removed as a *New Business* agenda item.

Leith-Dowling moved to approve the agenda to include the change; Miller seconded. Motion carried.

APPROVAL OF MINUTES OF THE PREVIOUS MEETING

Heinbockel moved to approve the minutes from October 21, 2003 as presented; Leith-Dowling seconded. Motion carried.

PUBLIC COMMENTS ON NON-AGENDA ITEMS

Tracy Blais, District Court Magistrate, reported the Delta Youth Court (DYC) rented the Community Center to host a dance/carnival on October 31. There were incidents that were beyond their control resulting in a broken table and damage to the linoleum and inside the boy's bathroom. They apologize. Blais stated she, four other adults and eleven youth cleaned the facility for over an hour after the event. DYC is willing to pay for damages, to clean as a service after other events or pay for it to be professionally done. She said the Council has been supportive of DYC and she did not want the group to receive a bad reputation because of this one incident.

Blais thanked Council for supporting the DYC program and also for allowing city staff to take over passport services to the public.

Mayor Gilbertson stated he appreciated the youth program and the dedication toward it.

COUNCIL COMMENTS ON NON-AGENDA ITEMS

Mayor Gilbertson called for Council comments on non-agenda items with none being offered.

REQUEST TO SPEAK - none

CORRESPONDENCE

2003 Pull-Tab Distributor License Renewal Application

White explained C & A Distributors provide supplies to the Chamber of Commerce and the Moose Lodge.

Heinbockel moved to show no opposition to the pull-tab license renewal as requested by C & A Distributors; Leith-Dowling seconded.

Motion passed on a roll call vote with four (Heinbockel, Leith-Dowling, Weller, Miller) voting in favor and two (Pecchia, Gilbertson) voting against.

REPORTS

Rescue Squad – Roger Harris reported Medic III is currently being housed at the local fire station. He stated they recently had radio problems and lost all two-way communication, resulting in the need to rely on phones for a 12-hour period. Because of this, they purchased two more cell phones using money from the equipment budget. All three ambulances now have cell phones. It allows extra insurance to be able to communicate.

Difficult situations have proven the need for stair chairs, which allows transport of patients down narrow hallways or up/down staircases. Cost of purchasing a stair chair is approximately \$2,500. There is money in the budget and Harris stated they would like to purchase chairs to be available in two ambulances. They would benefit both the patient and the EMT responders.

Cemetery – Mary Leith-Dowling reported vehicle damage around the cemetery and driveways on October 31. Dave Boadwine, equipment operator, repaired damages the following day.

Discussion followed regarding vandals and prosecuting for deliberate destruction.

Department of Economic Development – Pete Hallgren met last week with the Advisory Committee for the Municipal Gas Line. He joins appointees from the North Slope Borough, North Star Borough, Fairbanks, North Pole and Valdez. The State does not expect to direct the gas line through Valdez. They also do not expect the gasline to be completed and in operation until 2010 or 2011. Under State Statute municipalities along the gasline would not receive property tax, as with the oil pipeline, but would rather receive PILT (payment in lieu of taxes). It may be a substantial amount of revenue if a Delta Borough were in place. Not much of the gas pipeline would go through the city proper but if a borough were set up, all the way to the Canadian border as suggested by Senator Wilken and the Local Boundary Commission (LBC), there would be 230 miles of the pipeline in the Delta borough. Seventy to eighty miles of gasline would be in the borough if it were set up the size of the school district. The gasline would provide significant income to a borough. Hallgren said Congress has yet to pass incentives for a gasline. The State is ready to negotiate an agreement when a proposal is presented. The governor does not view a pipeline, running under the Beaufort Sea, as a statutory requirement for a gasline. Therefore, the highway pipeline, to travel through Delta Junction, is the preferred route.

Hallgren reported receipt of an extension on the EDA grant. Plans are to maintain the Community Center by replacing the flooring and remodeling the bathrooms in March or April. The roof will be replaced with metal next summer. Furnaces were replaced one year ago. He estimated the lifetime of the building to be extended by 20 years.

Hallgren reported he met with MACTEC and other engineers to discuss design specifics of the fire hall. The need for a 20,000-gallon tank is in question. If it were added, the street would need to be vacated. A tanker (tender) that holds 3,000 to 4,000 gallons of water would provide better service than a 20,000-gallon tank that is buried alongside the building. Hallgren stated he addressed the concern to Missile Defense (MD), asking if the buried tank could be left out and replaced by a tender and if the monies could be taken from the construction phase. Funds allotted for vehicles have already been spent for two Deltana vehicles, the new ambulance and the city fire truck. He awaits response from MD. He hoped to advertise bid packets by January.

Hallgren stated new building codes for vehicle storage areas require either continuous ventilation or a spark proof atmosphere. It is estimated to cost \$4,000 in fuel oil annually for the continuous ventilation system. An alternate plan is to design the fire hall to be spark proofed with all electrical outlets to be placed 18" above the floor, which would cost more initially but be less expensive in maintenance due to fuel costs.

Hallgren reported he would attend the Alaska Municipal League Investment Program (AMLIP) meeting in Anchorage and then the Alaska Municipal League (AML) Conference in Nome next week.

Hallgren reported the mayor authorized his son, Gunnar, to build new computers and upgrade the networking system in the city offices. Gunnar recently graduated with a B.S. degree in Computer Information Systems. He has periodically volunteered his computer skills over the past 1½ years. He will be paid \$15/hour as a temporary hire and there would be at least one week's worth of work.

Hallgren reminded Council that Senator Gene Therriault, Representative Coghill and Representative Harris will meet for public concerns at the Community Center on November 7 from 6:00-9:00PM. He said he will address legislative priorities, which are the same as last year (potential liability of the prison note, additional funding for street paving, purchase the park from Mental Health Trust and fund construction of a mausoleum at the cemetery, estimated to cost \$75,000).

Hallgren reported the landfill lease agreement has yet to be signed. He asked the operator if he would consider the city taking over the operation sooner than expected (end of contract in September 2004). He stated MACTEC is researching the idea. Hallgren asked Council to meet at 5:00PM, November 6 for a work session to identify a negotiating position for the City. It would likely be advertised as an Executive Session and would take approximately one hour.

Discussion followed and Council agreed upon the scheduled date and time.

Hockey Rink – Lou Heinbockel reported he was given a list of priorities from the Hockey Association. He recognizes money is not available at this time. For now work will be done to deal with lighting at the rink.

Al Edgren reported the solution to the light problem is to put the existing security lights on a timer. Between the two (installing motion detector lights versus putting the security lights on a timer) the latter will be initially expensive because of the electrician fees but will be cheaper in the long run.

Zimmerman reported Mike Tvenge asked for (5) rubber mats to cover the concrete floor where players walk and (30) to cover gravel between the front door and the ice rink. The cost (\$114 for each mat) plus shipping charges would be \$4490. Presently there is no money in the budget for this expenditure.

Edgren stated the mats, even 10, would eventually be utilized in future construction/improvements. Plywood would wear out and end of up in the dumpster.

Hallgren said money would legitimately come out of '04 impact funds for that building. It would not fit as maintenance with the EDA grant. He said plans are to have design and construction by next summer for water, sewer, bathrooms and the Zamboni room. He will take the 1999 suggestions along with the submitted priority list to Bettisworth & PDC so they can begin design work.

Library – Mary Leith-Dowling reported the Library Association will pay to extend the library hours on Friday evenings, 4:00-8:00PM, starting November 7. This will be a two-month trial and stems from the high demand on Sundays and request for evening hours. (The new library winter hours are Tuesday, Wednesday and Thursday from 10:00AM-6:00PM, Friday from 10:00AM-8:00PM, Saturday 10:00AM-4:00PM, Sunday 1:00PM-5:00PM. The library is closed on Monday.)

Leith-Dowling reported 80 people attended an International Dessert & Coffee Fest, hosted by the Chamber of Commerce and the Library Board on November 2. The food and coffee were wonderful and it was a very successful event.

Park – Will Pecchia reported his plan is to remove unsafe park equipment on June 1 of next year. Within the next two months he will work on identifying exactly what needs replaced and who will volunteer to help with the project. Presently the grant for \$25,000 is to be used to purchase new playground equipment and it is known that it will require more funding.

Heinbockel asked if the city could match the grant from the general fund.

Hallgren reported most of the PILT money has already been budgeted and the city is overdrawn on the \$30,000 legal budget by \$10,000 because of the Eddy Drop Zone lawsuit.

Pecchia said park improvements will happen in June.

Public Health & Safety – Robert J. Miller reported he is working with EMS and the Fire Department regarding equipment needs.

Miller stated some wording was changed on the memorandum of agreement (MOA) for traffic control between the City and the Ft. Greely Police Department.

Discussion followed regarding drafting and discussion of the MOA during the upcoming work session.

Hallgren recommended tabling the topic for the next council meeting when there will be public input.

Heinbockel said his only concern is having a MOA that commits the state troopers. The Alaska State Troopers (AST) should be the ones to request the assistance from the Ft. Greely Police Department.

Miller is working on a MOA with the Ft. Greely Fire Department. There was an agreement in the past but presently they are shorthanded. They will be more willing when there is more staff available on post.

Heinbockel said the Mutual Aid Agreement works both ways.

Harris stated the ambulance crew has had numerous incidents with Department of Defense (DOD). The EMT's job is to focus on the transport of a patient. Any distractions affect their ability to provide quality care for the patient. Every member of Delta Rescue Squad agrees that the MOA would be helpful but they will withdraw their objection to the MOA only when the incidents stop. He said he hoped Council could understand their position.

Public Works – Lou Heinbockel reported he appreciated the work DOT performed in graveling some of the city's intersections.

UNFINISHED BUSINESS - none

NEW BUSINESS

MACTEC Amendment of Emergency Radio Communications Upgrade

Hallgren explained the request for additional \$5,000 for engineering services on the emergency radio communications upgrade. Hallgren recommended authorization for it. The actual communication system upgrade was planned to be completed this past summer but the Army has yet to provide the permit. It is understood now that an Army permit is not necessary but a BLM permit is. MACTEC is applying for applicable permits. Up to this point emergency upgrade efforts have been made to provide good reception throughout the winter months. Hallgren said he is not surprised that MACTEC had gone over their budget. The additional funding for this amendment would come from impact funds.

Miller asked if it's an upgrade of existing system or to new digital system.

Hallgren explained that the EMS and Fire Departments opted to not go with the new digital system because they were unsure of its success. Rebuilding the existing system while working toward the new digital system provided redundancy. Part of the initial expense was because MACTEC researched the digital system.

Heinbockel moved to approve recommendation to authorize the additional \$5,000 to upgrade emergency radio communications; Leith-Dowling seconded.

Hallgren stated TV signals have improved and everything is in place for Alascom/AT&T to install the new antennas and cables on their tower.

Motion passed unanimously on a roll call vote.

Limiting Mobile Homes in Residential Areas

Gilbertson asked that the City Council uphold the residential zone ordinance that is in place or do away with it entirely.

Hallgren reported the issue was recently brought before Council and it was decided to not enforce the ordinance. To enforce the ordinance it must begin on a specific date. An amendment and public hearing would be necessary to make it clear that mobile homes do not fit inside the residential area except under certain circumstances. The current ordinance does not clearly identify acceptance of mobile home specifics.

Heinbockel said the ordinance includes industrial development. We have no enforcing authority and this ordinance is violated everywhere. He suggested getting rid of the ordinance and going to the “old Alaska way” (“It’s your land and you can do what you want with it.”).

Discussion followed regarding enforcement and other ordinances and violations.

Hallgren asked for Council direction. He asked if he was to draft an ordinance that does not allow new mobile homes in the area? Increase or decrease the residential zone? Hallgren stated he would recommend the park and the school not be considered residential. The appraiser for the park indicated it is valued as commercial development. They are now reinvestigating the matter. It could be revisited at the end of the park lease (2023).

Gilbertson stated Delta is growing. He urged the Council to act, to do their job to help the community grow in a positive way. The Council can direct development inside the residential area.

Discussion continued regarding mobile homes, past parks, property values and businesses within the residential area.

Heinbockel suggested reviewing the ordinance and then looking over the area in order to make decisions.

Hallgren said discussion of possible enforcement and drafting an amendment of the existing ordinance would be addressed at the next meeting.

Purchase Orders

PO#08344 to Aetna WHO-AAS in the amount of \$4,883.00 for Nov '03 health insurance

PO#08345 to Airport Equipment Rentals, Inc. in the amount of \$2,910.00 for equipment (fan for shop, compactor for streets and man lift for TV repairs)

PO#08346 to Busy Bee Office Supply in the amount of \$597.00 for office supplies

PO#08347 to Lamar Cotten in the amount of \$5,727.37 for Oct '03 consultant services

PO#08349 to Delta Building Supply in the amount of \$1,500.00 for Nov '03 equipment storage

PO#08350 to LEAP II in the amount of \$4,144.00 for Social Services Grant Award

PO#08351 to MACTEC Engineering & Consulting, Inc. in the amount of \$14,967.95 for 15% library design

PO#08352 to MACTEC Engineering & Consulting, Inc. in the amount of \$4,059.73 for TV repeater repairs

PO#08353 to MACTEC Engineering & Consulting, Inc. in the amount of \$17,724.96 for new landfill progress

PO#08354 to Mikunda, Cottrell & Co. in the amount of \$9,000.00 for annual audit (partial payment through June 30 of '03)

PO#08355 to W.S. Darley & Co. in the amount of \$533.14 for freight on fire hoses and clamps

Leith-Dowling moved to approve purchase orders #08344 through 08347 and 08349 through 08355; Weller seconded.

Motion passed unanimously on roll call vote.

ADDITIONAL PUBLIC COMMENT

Al Edgren reported the Local Emergency Planning Committee (LEPC) is researching the Alaska Land Mobile Radio (ALMR) Project and therefore asked Council to hold off purchasing digital radios for EMS and fire departments. LEPC is taking directions from the State on the issue.

Edgren thanked Council for any available funds to go to the purchase of mats for the hockey rink. It may be ahead of the project but the mats will eventually be utilized as part of the project. The money will not be wasted.

Edgren asked Council to look at other communities and possibly adopt how they address trailer issues. Wasilla allowed trailers for one year, time enough for permanent construction. Trailers become more expensive to move once they have aged and become difficult to dispose of. Then they devalue your property, become eyesores, dog havens, places for parties and, possibly at some point, a liability to the city.

ADDITIONAL COUNCIL COMMENT

Miller asked White to change “Lynn” to “Roger” Harris as the Rescue Squad spokesman under *Reports*. He also asked to provide space on the agenda for Jim Eden-Kilgour to report on Fire Department issues.

Gilbertson asked about recently purchased fire hoses.

Zimmerman stated 175 feet of 5" hose was purchased and it is to be used to refuel tankers.

ADJOURNMENT

Weller moved to adjourn at 6:37PM; Miller seconded. Motion carried.