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**City Council Minutes**  
**November 18, 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 18, 2003 in the conference room at City Hall in Delta Junction, Alaska. Mayor Gilbertson called the meeting to order at 5:08PM.

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

Council member excused: Susie Kemp Sandy (requested 10-5-03), Mark Weller (11-18-03)

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

Additionally there were five members from the community, one out-of-town guest and two Anchorage reporters in attendance at the beginning of the meeting.

AMENDMENTS TO AGENDA ~ APPROVAL OF AGENDA

White reported one agenda item to add to *New Business*:

- ✓ MACTEC Proposal for the City to Operate the Existing Landfill

Leith-Dowling moved to approve the agenda as presented to include the amendment; Pecchia seconded. Motion carried.

APPROVAL OF MINUTES OF THE PREVIOUS MEETING

Leith-Dowling moved to approve the minutes from both the regular meeting on November 4, 2003 and the work session on November 6, 2003; Miller seconded. Motion carried.

PUBLIC COMMENTS ON NON-AGENDA ITEMS

COUNCIL COMMENTS ON NON-AGENDA ITEMS

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

REQUEST TO SPEAK – Postponed

CORRESPONDENCE

Request for Youth Advisory Commission – No action taken by Council

REPORTS

Fire Department – Hallgren reported the State approved substituting the 20,000-gallon water tank (under the building) with a tanker truck to be housed inside the building.

Hallgren reported the architects and engineers would present the final plans for the Fire Hall at the regular Council meeting on December 16. The final cost estimate will be presented in an Executive Session. Advertisement for the library and fire hall bid packets will be January 11.

Hallgren stated MACTEC has requested an area on Delta Street be closed off during construction and be used for a staging area for the contractor.

Council agreed by unanimous consent to close off the street.

Planner – Pete Hallgren reported in Dennis Dooley's absence. He stated ambulance bids are being reviewed and they are within the hoped-for range of prices.

City Clerk – Pat White reported work on the fire alarm is scheduled for November 19 and possibly the 20th. This will fulfill the State Fire Marshal's list of deficiencies at the Community Center, which houses the Senior Citizen's Center.

Department of Economic Development – Pete Hallgren reported on his trip to Nome for the Alaska Municipal League Conference. He said he was amazed at the number of discussions that centered on Delta. Topics were Missile Defense, Pogo, agriculture and the potential gas line. Hallgren will attend the Resource Development Council on November 19/21 in Anchorage. He and the mayor will attend the formal standup of the Alaska Army Guard Unit in Anchorage on December 6. The unit will be operating Ft. Greely. Hallgren will then attend the Annual Association of US Army Missile Defense Symposium in El Paso, Texas. Cotten and either Mayor Gilbertson or Mayor Pro tem Leith-Dowling will join Hallgren.

Cotten reported the school district is seeking additional funding for their construction trades project. He asked that the City submit a letter of interest to the Denali Commission on behalf of the school district.

Cotten reported on today's Roundtable meeting. The housing need was discussed again because of the Pogo mine, the gas line and Missile Defense. There are currently 550 positions on post. 129 are guardsmen, 150 Boeing, 41 security guards, 28 firefighters and 200 Chugiach and others. Cotten said it is realistic to encourage employees to invest in the community and become long-term residents by building equity in a home. Of the 300 operational jobs proposed for Pogo mines, 100 would realistically make homes in Delta. Nothing was resolved in today's meeting other than forcing the issue to prepare a strategy to attract people when there is no available housing within the community. A new bank in Delta will be open for business in 7 months. Cotten suggested contacting Alaska Housing Finance Corporation for support in helping finance homes. The State of Alaska has identified Delta as a place to invest into. If housing is not provided, a possibility is that Boeing will gear toward an unaccompanied employment system and not have families move into the area. Those at Pogo could do likewise. Cotten said Fluor said they have a \$300 million budget this calendar year with 280 employees. Next year their budget will be \$30 million.

Hockey Rink – Lou Heinbockel reported the hockey rink has ice.

Landfill – Pete Hallgren reported he met with MACTEC engineers to discuss the potential of taking over the landfill. (The current landfill contract is to end September 2004 but the lease has not yet been signed.) The results of the meeting was to present a proposal to the current landfill operator. The City will take over the landfill if the lease is not signed and it is estimated to cost \$97/cubic yard to operate the landfill for the next 10 months on a break-even basis. Hallgren stated the landfill operators would have access to dump in the landfill, at a fee of \$50/packer load, which is a bit more than half of the estimated costs. They must also agree to not increase rates to their customers during that 10-month period. He is presently awaiting response from the landfill operators.

Heinbockel asked if the landfill is being maintained at any level.

Hallgren reported they are burning but not covering at this time because enough material to cover cannot be broken free during winter months. The engineers reported there is enough space that makes burning unnecessary. Hallgren said he hopes to have a response from the landfill operators within the next two weeks with plans for the City to take over on December 1.

Park – Will Pecchia reported Steve Millea, Alaska Municipal League/Joint Insurance Association (AML/JIA), Inc. Risk Manager, would be at the December 16 meeting to report on potential hazards at the City Park and give his recommendations on how to make it safe.

Public Works – Lou Heinbockel reported half the street lights are out along Nistler (School) Road. Fred Sheen, GVEA Delta Division Supervisor, is unable to make repairs without the use of a bucket truck. That will not happen for at least two weeks. Sheen volunteers his service as a neighborly gesture.

UNFINISHED BUSINESS

Limiting Mobile Homes in Residential Areas

Hallgren asked to postpone the mobile home topic until December 2. Council agreed by unanimous consent.

MOA between City and Ft. Greely Police Department

Heinbockel moved to enter into an agreement with the Department of Defense (DOD) as presented; Leith-Dowling seconded.

Heinbockel stated he appreciated the fact that others were willing to provide assistance in a time of need.

Motion passed unanimously on roll call vote.

NEW BUSINESS

Community Center Rental Issues

Gilbertson stated he felt the cleaning deposit process for renting the Community Center has recently been failing. He would like to propose increasing the deposit.

Pecchia asked to add accepting it in the form of cash or a money order.

Gilbertson said if there is a large enough deposit required that the facility will be maintained because those using it will be willing to leave it in good condition in order to get their deposit returned. He asked to set it at \$300 or higher.

Hallgren said he has difficulty asking for a large cash deposit, particularly for a funeral service. He said any change must be through an ordinance and it would be on the next agenda.

MACTEC Proposal - Evaluation of the City Operating the Existing Landfill

Hallgren stated the proposal increase covers work that has already been completed, evaluating what it would take to operate the landfill and what fees should be charged.

Heinbockel moved to approve MACTEC's proposal increase in the amount of \$1,350.00; Pecchia seconded.

Motion passed unanimously on roll call vote.

Discussion of Possible Delta Borough Formation

Cotten reported he prepared a memo, dated November 13, 2003, on future actions of the borough study and is a direct result from findings from the Regional Government Options Study Committee. He suggested organizing a charter, a mini constitution, to pro-actively advance the issue of borough formation rather than the other option of doing nothing and risk being forced into a borough with Tok, as proposed by the Local Boundary Commission (LBC).

Heinbockel said he agreed to form a commission but he asked, "What happens if the group, as a whole, decides to adopt to do nothing?"

Cotten said the point is to identify some consensus from the community.

Heinbockel asked about the number expected to form the charter.

Cotten said 8 or 10 would be healthy and all meetings would be open to the public.

Hallgren stated anything that goes through the commission must go through a vote of the people. If forced into a borough the people's vote will not be required. It has been done in the past.

Pecchia said the benefit is that Delta can do it on our terms or be at the mercy of the State.

Hallgren said the form of government that would satisfy the people in this area would be protection from excessive government. Most local residents are not asking for expanded services. Three quarters of the community live outside the city limits. A second-class borough does not allow a charter but home-rule would. A charter, if written restrictively, would gain more acceptance from the community. Hallgren said Delta determined a few years ago to have the best possible charter prepared for this area in case the State did force borough formation.

Leith-Dowling stated the legislator's plan is obvious and the people of this area need to "bite the bullet" in order to have control on how it is to be set up.

Hallgren reported the State has indicated funds to operate a commission would be viewed as a legitimate use of impact funds. Most groups are purely voluntary. He said Cotten would be considered professional help.

Heinbockel said he would agree to form a commission but only if Cotten continued to provide his expertise.

Discussion followed regarding forming a commission and advertising for it.

Heinbockel moved to authorize Cotten to prepare a written proposal, a format to form a commission, and present it to Council for action; Pecchia seconded.

Motion passed unanimously on a roll call vote.

Easement for Guy Stub Pole and Anchor – Lots 4 & 5, Block 4

(to replace easement passed on October 8 - Block 12)

Vince Blomfield, Arctic Catering, introduced himself. He represents the owners who are constructing the 50-man camp behind Delta Industrial. He explained the need for electrical service.

Hallgren reported the easement approved by Council on October 8 was voided and returned, to be replaced with the present request.

Heinbockel moved to approve the request from Golden Valley Electric Association, Inc. (GVEA) for the easement, dated November 12, 2003 and at the same time revoke the easement granted on October 8, 2003; Leith-Dowling seconded.

Motion passed unanimously on roll call vote.

Purchase Orders

PO#08368 to ATT& Alascom in the amount of \$568.91 for Nov '03 E911 phone service

PO#08369 to Bank of America in the amount of \$3,976.55 for Oct '03 credit card charges (Kilgour-Kenai Fire Conference, Cotten-travel, tools for shop, library computer, DVD ROMS burners for City Hall, TV monitor for translator site, Pecchia-AML Conference, Hallgren-AMLIP and AML Conference, office supplies for City Hall, sign post drive cap, Homeland Security book)

PO#08370 to Buffalo Center Auto Parts in the amount of \$2,309.82 for vehicle (EMS, FD) parts and air compressor for shop

PO#08371 to Craig Taylor Equipment Company in the amount of \$691.30 for Kenworth truck chains and fender guards

PO#08372 to Delta Texaco in the amount of \$679.35 for gas for (FD, EMS, street) vehicles

PO#08373 to Delta-Greely School District in the amount of \$216,987.30 for Social Service Grant Award (#1 payment)

PO#08374 to Fairbanks Community Mental Health Center in the amount of \$3,750.00 for Social Service Grant Award (#2 payment)

PO#08375 to Guess & Rudd in the amount of \$3,164.58 for Oct '03 legal services (Eddy Drop Zone)

PO#08376 to GVEA in the amount of \$1,021.78 for Oct '03 electricity

PO#08377 to Peter Hallgren in the amount of \$1,178.13 for reimbursement of City Hallgren computer upgrades

PO#08378 to Linda Sorensen in the amount of \$1,163.75 for reimbursement of LEPC videos on hazardous materials

PO#08379 to Tom Ferri Company in the amount of \$5,498.00 for TV translator repairs

PO#08380 to David Zimmerman in the amount of \$735.08 for reimbursement of expenses from Finance Officers Conference

PO#08381 to Lynden Transport, Inc. in the amount of \$772.47 for freight of Fire Department foam machine

Heinbockel stated he would vote against purchase order #08375 because the attorney fees pertain to the Eddy Drop Zone (EDZ). At one time, he said, it was agreed the City had a limit but we continue to spend. The City had an agreement with the Department of Defense (DOD) that there would be no construction on the site. There is survey work, holes being drilled and other activity. He suspects it can only be for the Stryker Brigade and EDZ.

Hallgren said the settlement of the lawsuit restricted further work. He would need to contact the City Attorney to investigate if DOD is in fact in violation of the settlement.

Heinbockel said his point is that the issue does not get settled.

Leith-Dowling moved to approve purchase orders #08368 through 08374 and 08376 through 08381, excluding PO#08375; Miller seconded.

Heinbockel stated he was unhappy with the expense of the air compressor needed for equipment. Money is available for tools but not hockey rink maintenance.

Hallgren said rink improvements would qualify under impact funds.

Motion passed unanimously on a roll call vote.

Leith-Dowling moved to approve purchase order #08375; Miller seconded.

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

ADDITIONAL PUBLIC AND COUNCIL COMMENTS

Al Edgren stated LEPC is in the process of purchasing emergency related items and equipment. One third of the Homeland Security grant (approximately \$100,000) can be fronted but it must be spent within 30 days.

Edgren reported Bob Morley installed the motion sensor lights at the hockey rink. Tom Theisen will work on the timer switch for the exterior lights.

Julia Phillips reported there will be four training exercises for Homeland Security. The first will be in January/February and they will join the Denali Borough for it.

Janet Boyer, referring to earlier discussion on the landfill, asked Hallgren about cubic yard versus packer load.

1) "How would the difference be made?" and 2) "What about people dropping off garbage when there is no scale?"

Hallgren stated the difference would come from the general fund. If the garbage collector agrees to pay \$50/cubic yard it should leave a \$12,000 - \$17,000 deficit over the 10-month period and it would include the estimate of people dropping of their own garbage. People would pay essentially the same.

Tana Wood asked why the public is allowed to comment at the beginning of the meeting on non-agenda items but not during discussion of agenda items. No matter the format, people in this community are not afraid of making comments nonetheless.

Hallgren said it is clear that public commentary is invited on agenda items at the time of discussion.

Julia Phillips, referring to the six-hour power outage on November 16, reported the experience was a good "dry run" for LEPC. All three fire stations were set up to assist members of the community. At about 3:00PM the Alaska Department of Environmental Conservation (ADEC) made contact with the Governor's office.

Heinbockel said he repeatedly phoned Fairbanks for updated recordings. He explained the problem was on Peger (but was pronounced "Pee jor") Road. He said he did not know if GVEA was hiring employees from "Nee no nut", "Val des", "Tock" or the "Tea na nuh" River. In the early 1970's when Delta went total electric, he prepared himself for an outage. Still he has never recalled one that lasted so long. He said the community should express concern with what happened. The media reported Delta residents were mostly self-sufficient, which is not the case.

Julia Phillips said they could not make contact with GVEA and therefore could not release a public service announcement that was ready at 11:30AM. (The power outage began at 10:52AM.)

Hallgren stated he would address grievance with GVEA.

EXECUTIVE SESSION

Council recessed at 6:42PM.

Heinbockel moved to enter into Executive Session at 6:46PM for the purpose of discussing matters concerning the prison lawsuit issue; Leith-Dowling seconded.

Motion passed by unanimous consent.

Heinbockel moved to end Executive Session at 7:06PM and reconvene the regular meeting; Pecchia seconded.
Motion passed by unanimous consent.

ADJOURNMENT

Heinbockel moved to adjourn the meeting thereafter; Miller seconded. Motion carried.