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**City Council Minutes**  
**April 6, 2004 ~ 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 April 6, 2004 in the City Hall Conference Room in Delta Junction, Alaska. Mayor Gilbertson called the meeting to order at 5:02PM.

Council members present: Mayor Roy Gilbertson, Mayor Pro tem Mary Leith-Dowling, Will Pecchia
Lou Heinbockel, Mark Weller (arrived at 5:20PM)

Council members excused: Susie Kemp-Sandy and Robert Miller

City employees present: Dave Zimmerman and Pat White

Additionally six people from the community were present.

AMENDMENTS TO AGENDA ~ APPROVAL OF AGENDA

Mayor Gilbertson reported two items to add to *New Business*:

- ✓ PO#08770 to Buffalo Center Auto Parts
- ✓ Request to Loan Funds to the Delta-Greely School District

Mayor Gilbertson reported one item to add to his *Personnel Report*:

- ✓ Letter of Resignation from Councilman Robert Miller

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

APPROVAL OF MINUTES OF THE PREVIOUS MEETING

Leith-Dowling moved to approve the minutes from the March 16, 2004 regular meeting and the minutes from the March 23, 2004 special meeting; Pecchia seconded. Motion carried.

PUBLIC COMMENTS ON NON-AGENDA ITEMS

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

COUNCIL COMMENTS ON NON-AGENDA ITEMS

Pecchia stated there is presently more activity relating to the City of Delta Junction than there has been in recent history. He has heard many comments and opinions but sees little involvement at or during Council meetings. He asked that the public bring their concerns and voice them to the City Council. Council meetings are regularly scheduled at 5:00PM the first and third Tuesday of each month.

REQUEST TO SPEAK

Gilbertson, referring to a letter submitted by Delta-Greely School Superintendent Dan Beck, reported the district is requesting to borrow \$250,000 in order to award the bid for the elementary school construction on April 8. Jo Grove, who oversees the federal impact funds for the State of Alaska Department of Community and Economic Development (DCED), verbalized to City Administrator Pete Hallgren that the State had no

objection in loaning \$250,000 to the Delta-Greely School District and they had no problem in shifting funds. The State is willing to take the risk if the City is.

Dan Beck, Delta-Greely School District Superintendent, explained that the district opened construction bids on March 18. Quotes of the five submitted bids ranged between \$9.8 and \$10.8 million. The bids included the base bid and nine additive alternates. He said that even though the bids came in lower than the cost estimated they are still more than what money is available. The district is about \$450,000 or \$460,000 short. The School Board does not have sufficient funds to award the base bid. Beck said the school district wishes to position themselves to award the school construction portion of the bid, including the parking lot and driveway entrances. He said he plans to encourage the School Board to use a DOD supplemental reserve (\$210,000) and ask the City for an additional \$250,000 in order to award the base bid. The school will be usable even though it will be without gym bleachers, school furnishings, playground equipment and landscaping. Beck said there are two more legislative sessions and a congressional session to request additional funds also. Bids are good only for 45 days. Because of significant increases in steel prices it would be advantageous to award the bid for this steel building. Should the project be delayed and have to go back out to bid it could end up costing significantly more. The school would be open in the fall of 2005 if construction were started this summer. This is the only way in which to get the construction project underway. He said he appreciated Council support. Beck said he requested \$856,000 from the State legislature this session. Response from senators and representatives has not been favorable but there is some hope. Beck said if the district does receive money from the legislature his intentions would be to return the money to the City and the projects they are borrowing from.

Gilbertson stated the school bid is critical to award because of the drastic rate of increase in steel prices, which have doubled in the past six months and another 25% in the past 90 days. He said the City does not have extra funds but he felt the City needed to support the school project.

Beck said legal counsel advised there would be no problem in shifting federal funds and there was an agreement between the City and DGSD. One other possible hang-up of not being able to award the construction bid is if '04 federal impact funds are not released.

Discussion followed regarding the school at Ft. Greely.

Beck said his objective is to get the new elementary school built.

Gilbertson asked if there was a possibility of saving enough school funds instead of borrowing them.

Beck said the parking lot bid requires a 4-foot lift of gravel. They are researching to see if using only 2 feet can save money. Also architects have identified a possible savings by not insulating panels in the structure of the roof when there is already sufficient insulation. They can save by landscaping and constructing the bleachers in-house and research playground equipment.

Heinbockel stated the agreement, be it a loan or a grant, would have the City transfer \$250,000 to DGSD. If the school district locates funds they will refund it.

Heinbockel moved to approve transferring \$250,000 per the school district's loan request; Leith-Dowling seconded.

Pecchia asked if there were \$250,000 extra, would it get spent?

Beck said the intent is to locate funding for new school amenities (playground, bleachers, landscaping, furnishings and a second parking lot) so that the transferred money can be returned to the City.

Gilbertson said it is difficult to release money that could be used toward improvements at the recreation center but he felt the school construction is a priority. The Missile Defense impact funds are leftover from the City's construction projects and were earmarked for hockey rink improvements.

Motion passed unanimously on a roll call vote with four (Heinbockel, Leith-Dowling, Pecchia, Gilbertson) voting.

Beck reported on other school issues and possible programs pending grant approval. He invited the public to attend the school board meeting on April 8.

REPORTS

Rescue Squad – Sue Miller reported the squad is awaiting final drawings of the new ambulance.

Fire Department – Jim Eden-Kilgour reported training on the new fire truck (Engine 5) is tentatively scheduled at the landfill in mid-July. He stated he has been working with the school district on pre-fire planning for school related emergencies and also a plan to utilize the school's cistern as a water source during a community emergency. He explained grant applications that were recently submitted.

City Clerk – Pat White reported a photo would be taken at the next Council meeting on April 20. It would be the last opportunity to get a group photo with Councilman Robert Miller.

Discussion followed and it was decided to have the photo session at 5:00PM, at the start of the next meeting.

Park – Will Pecchia distributed basketball court diagrams and reported \$15,000 to \$20,000 is the estimated cost for concrete materials. He asked for community involvement in the project. He stated that he has not received a solid answer from the Kiwanis regarding fundraising and spearheading the playground equipment project.

Hockey Rink – Weller said the Hockey Association planned to submit a letter, requesting funds for improvements at the hockey rink. Discussion delayed until later in the meeting under *Unfinished Business* after Mike Tvenge arrived.

Heinbockel said a work session is needed.

Gilbertson stated the engineers would deliver a report next week (April 14) on what can be accomplished. As it stands now the building is considered not structurally sound by today's building code because of the main beam.

Lands – White reported there is increased interest in the commercial properties that are to be auctioned.

Library – Mary Leith-Dowling reported the annual Open House is scheduled for April 17. She said the library staff appreciated attending the Alaska Library Conference in Fairbanks in March. She also stated the summer reading program will last for 7 weeks and a special event will be planned each Friday.

Personnel – Roy Gilbertson stated Robert Miller submitted a letter of resignation. He and his family will be moving to Washington where Miller will take a supervisory position. Miller leaves his position as Public Health & Safety officer as well as Council representation on LEPC (Local Emergency Planning Committee).

Public Health & Safety – Mayor Gilbertson reported Boadwine, after inspecting the used tender, recommended not purchasing it. It would not be in the City's best interest. The vehicle would require an experienced truck driver to operate.

Public Works – Lou Heinbockel asked about bid specs on the library. He said an individual from the public inquired why steel siding was not used instead of vinyl.

Gilbertson stated the issue was discussed and MACTEC recommended vinyl because it was proven better for the Alaska interior.

Pecchia asked if there would be any objection to volunteers scrapping the playground equipment once it is removed.

Heinbockel stated it would be fine as long as it is not used for playground equipment anywhere else.

Pecchia said the volunteers plan to tear it down and get reimbursed for recycling the materials.

Charter Commission – Lou Heinbockel reported the City tasked volunteers to write a charter. Some do not wish for one to be written, making the job more difficult.

Tana Wood said most are committed. The commission has the capacity to write a well thought out charter. The challenge will be in getting community input and following the task of writing the charter.

UNFINISHED BUSINESS

Hockey Rink/Recreation Center

Gilbertson explained that the hockey rink facility is considered not "upgradeable" at this point. The joint meeting had been delayed because it is still unknown what can be done to the building. The main structural beams must be addressed. He spoke with the company that built the rink. It met building code in 1991 but codes have changed and it does not meet them today. An answer will be given next week and it will be

determined whether to repair the current facility or build another. Approximately \$500,000 is earmarked for the building but it will all depend on the engineer's recommendations.

Al Edgren stated the list of items would make the rink functional and is unrelated to the structure of the building. The bathrooms and zamboni room would make the building useable and the additional locker rooms would allow Delta to host a tournament. Should the building be deemed unfit, it could always be a practice or second rink. Nonetheless it must have a zamboni room and bathrooms.

Gilbertson said the zamboni room might have to be separated from the rink according to the fire marshal. Money is available to complete some items this year but presently nothing can be done until a recommendation is received.

Edgren said construction season is approaching. Anymore delay and whatever modifications may not be ready for the new hockey season.

Mike Tvenge said he appreciated Dave Boadwine's help in clearing the rink of accumulated cans. \$2,000 dollars was received by recycling them. He reported the zamboni was broken down for another two weeks and just finished being repaired again. Too much of the season was wasted because of repairing the zamboni. He said it is 20+ years old and on its "last leg". Tvenge said he has been attempting to locate sponsorship for a new zamboni. The company is at the "last of their window" in order to make delivery by fall. They build only a limited number each year. He said the program is seriously suffering because of the current facility and lack of a decent piece of equipment. He asked if some of the available upgrade funds could be used toward purchasing one if a sponsor proves unsuccessful. \$65,000 is needed.

Gilbertson stated Hallgren is preparing a bid package for a zamboni.

Tvenge explained the equipment that he needs. It is similar to the present one. Either it will or it won't happen this year. He asked if Council could allocate excess funding in the minutes.

Gilbertson said \$250,000 was committed to the school loan and \$500,000 could be used at the recreation center.

Heinbockel said the Council would likely approve recommendations made by the Hockey Association as to whether to spend funds for a zamboni or upgrades.

Discussion followed regarding goals, spending and locating private contractors for sponsorship.

Tvenge said he is unhappy with prolonging promises to hopeful kids.

Gilbertson suggested challenging the community to pledge money for a new zamboni. He said to target local businesses because they would not exist if it were not for the public. Many are having a very good year. Commitment must be in a way that people feel good about participating. Get people to match community support.

Discussion followed with ideas. It was decided to contact the school to run advertisement over the local radio station. No pledges would be refused.

NEW BUSINESS

Introduction and First Reading of Ordinance 2004-02, An Ordinance Amending Chapter 5.20, Disposal of Real Property Acquired from the State of Alaska, Section 5.20.050, Terms of Sale

Leith-Dowling moved to introduce Ordinance 2004-02, hold the first reading and set the public hearing date for April 20, 2004; Heinbockel seconded

Motion passed unanimously on a roll call vote with five voting.

Resolution 2004-07, A Resolution of the City of Delta Junction City Council Setting Authority to Issue Change Orders in Municipal Construction Projects

Council discussed Resolution 2004-07 and opted to postpone decisions until the next meeting on April 20.

Delta Lawn Care – Proposal to Extend Lawn Care Contract

Leith-Dowling explained that the lawn maintenance contract was written last year as a one-year agreement with the possibility of extending it on an annual basis for up to 2 additional years at an annual 3% cost increase. She said since the contract was put out for bid and signed the grass area at the cemetery was expanded and the

workload increased. She said because it is a fairly large area she would recommend increasing wages to \$600 (\$200 for each month, June 1 through August 31) for the additional acreage.

Gilbertson stated the lawn in front of the City Hall needs manicured more often than once a week, possibly up to two cuts each week as long as it is needed.

Leith-Dowling moved to extend the contract with Delta Lawn Care for another year, to include a 3% increase in fees, add \$200/month for additional work at the cemetery and authorize City Administrator to negotiate a price for multiple cuttings at City Hall; Pecchia seconded.

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

Glennallen BLM ~ Request to Waive Community Center Rental Fees

Heinbockel moved to grant the request from the Glennallen BLM to waive fees associated with using the Community Center; Leith-Dowling seconded.

Heinbockel said the City has never generated money locally to build, operate or maintain the facility. It is all from the largess of the federal or state government. If the State BLM is unable to pay the \$25 fee to rent the facility, the City should help them out.

Discussion followed regarding cleaning as a trade for service and the Glennallen BLM providing service to 300 Delta residents.

Motion passed unanimously on a roll call vote with five voting.

Request for Loan from Delta-Greely School District

See *Request to Speak*

Purchase Orders

PO#08739 to State of Alaska-Fire Prevention in the amount of \$668.23 for new landfill equipment storage building permit

PO#08740 to Professional Coach & Equipment, LTD in the amount of \$5,000.00 for deposit on 1987 MACK pumper truck

PO#08757 to Aetna WHO-AAS in the amount of \$4,553.75 for April '04 group health insurance

PO#08758 to Delta Building Supply in the amount of \$1,500.00 for April '04 warm storage

PO#08759 to Delta-Greely School District in the amount of \$60,200.26 for Social Service Grant Award #3

PO#08760 to Delta Texaco in the amount of \$860.75 for March '04 fuel

PO#08761 to Delta Youth Court in the amount of \$9,800.00 for Social Service Grant Award #3

PO#08762 to Hope Counseling Center in the amount of \$1,224.52 for S. Service Grant Award #4

PO#08763 to Interior Building Supply in the amount of \$1,032.60 for materials used on Community Center repairs

PO#08764 to MACTEC Engineering & Consulting, Inc. in the amount of \$2,883.34 for engineering service on radio tower

PO#08765 to MACTEC Engineering & Consulting, Inc. in the amount of \$46,887.39 for engineering service on library

PO#08766 to Joyce McCombs in the amount of \$832.76 for reimbursement of library supplies and conference travel to Seattle and Fairbanks

PO#08767 to Seagrave Fire Apparatus Company in the amount of \$83,400.00 for chassis pumper truck deposit

PO#08768 to Lamar Cotten in the amount of \$5,603.00 for March '04 consulting services

PO#08769 to Louis Chavez Flooring Services in the amount of \$7,561.25 for Community Center tile and carpet replacement

PO#08770 to Buffalo Center Auto Parts in the amount of \$769.49 for parts used on City streets and at the Fire Department and landfill

Zimmerman explained PO#08767. He said \$38,000 was previously paid to initiate the order of the new pumper (Engine 5), the vehicle was ordered and this (#2 deposit) covers the framework.

Leith-Dowling moved to approve purchase orders #08739, 08740, 08757 through 08770 as presented; Pecchia seconded.

Heinbockel, referring to PO#08739, said he hopes review of the landfill storage plans are accepted by the State of Alaska and we are not denied building it.

Heinbockel, referring to PO#08740, stated the check would be returned because the used tender was not purchased.

Leith-Dowling amended the motion to omit approval of PO#8740 for \$5,000; Pecchia seconded.

Janet Boyer asked about PO#08759.

Heinbockel explained that the \$60,000 comes from Missile Defense impact funds and that there is now \$75,000 remaining for the job-training/education program at the school. It has a \$750,000 budget.

Motion passed unanimously on a roll call vote with five voting.

ADDITIONAL PUBLIC COMMENTS

Tana Wood stated, as a private citizen, she was very proud that the City stepped up to help the school. It was in the best interest of the whole community.

ADDITIONAL COUNCIL COMMENTS

Pecchia invited anyone from the public with strong opinions on decision making to attend the Council meetings.

Heinbockel stated the public is also welcome to attend the charter meetings but it must be understood that effort should not be to thwart the process of creating a charter for Delta. If and when the Local Boundary Commission (LBC) approves the charter it would then be brought to a vote of the people. Two influential house members were stated in today's News-miner article that the borough issue is dead. The rural legislators understand the feelings of the rural communities.

Weller stated they have always died in the house since the late 1980s.

Gilbertson thanked Tvenge and Edgren for attending and providing their input on the hockey rink.

Tvenge said the '03-04 season is wrapping up but he wants to keep the issue alive in order to have a better season next year. Contractors are already positioning themselves for summer jobs. It will be difficult to locate labor.

Discussion followed regarding spectators investing in "refrig-a-wear" and bunny boots.

Gilbertson stated he volunteers as a scorekeeper and enjoys the game because of the view and the heated booth.

Tvenge said he is tired of dealing with the school. He would like the Hockey Association to operate the rink and charge for use of the ice. He said everybody pays except the school. They have supported the program for many years but he feels it is time to separate from them. In all fairness, they need to know how much to budget for.

Edgren said the agreement with the high school was to bill them for \$2,700 to use the facility to help offset costs of electricity and they would maintain the zamboni and provide a storage facility. In addition they would pay a portion of the driver for the zamboni. The school has not paid in 5 years.

Discussion followed regarding current and future arrangements compared to other communities.

Gilbertson said there is not any present communication and understanding. An agreement must be established so that both parties are comfortable and a relationship is maintained.

Edgren said to continue a relationship with the school will require a very tight agreement because the gentleman's agreement no longer works.

ADJOURNMENT

Weller moved to adjourn at 6:40PM; Pecchia seconded. Motion carried.