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**City Council Minutes**  
**May 18, 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 May 18, 2004 in the City Hall conference room in Delta Junction, Alaska. Mayor Gilbertson called the meeting to order at 5:03PM.

Council members present: Mayor Roy Gilbertson, Mayor Pro tem Mary Leith-Dowling
Mark Weller, Lou Heinbockel, John Sloan, Susan Kemp-Sandy (telephonically)

Council members excused: Will Pecchia

City employees present: Pete Hallgren, Dave Zimmerman, Dennis Dooley (excused early)
Lamar Cotten, Pat White

Additionally 15 members from the community were present.

AMENDMENTS TO AGENDA ~ APPROVAL OF AGENDA

Mayor Gilbertson reported New Business items:

- GVEA Request for Easement to New Library Site
- Purchase Orders (08839/08848 and 08851)
- Chamber of Commerce Request to Waive Fees for Use of Community Center
- Weller Request for Power Line Easement at Jack II Subdivision
- Delete topic, Request for 3rd Fire Department Volunteer to Accompany Picking Up Fire Truck

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

APPROVAL OF MINUTES OF THE PREVIOUS MEETING

Leith-Dowling moved to approve the minutes from the May 4, 2004 regular meeting; Heinbockel 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

Dennis Dooley, City Planner, presented his report:

- Purchase of a zamboni has been reviewed and decisions made. The price is the same as what Wasilla purchased theirs at auction last year. He asked Council to refer to the proposal packet, to be discussed under *New Business* later in the meeting.

- He attended the weekly construction meetings for the landfill and library projects. At this time construction of the library is one day ahead of schedule. There is an increased need for storage space for overburden at the landfill construction site.
- Notice was posted on the Internet, directing potential employees to subcontractors on the fire station (non-union) project. The local union contractor informed that 100% of those hired for the library and landfill projects are all local residents.
- The new plotter has been assembled and will be able to produce area wide printouts, similar to what the Department of Natural Resources provided during the recent flood.
- Arrangements have been made to deliver the new fire truck from Ontario, Canada instead of sending volunteers to drive it up. It will cost \$3,000 and the driver will also train volunteer firefighters in the operation of the vehicle.

Gilbertson asked about transporting via rail to Fairbanks or by barge.

Hallgren stated all the liability rests on the manufacturer until the vehicle is delivered.

Sloan said he would like the vehicle to arrive in its original condition, as a brand-new truck. The \$3,000 it will cost to drive it up can go toward shipping it.

Dooley said the trainer must accompany the equipment in any event. The drive up will also test the vehicle's performance.

Heinbockel said the cost of delivery is reasonable. The manufacturer's personnel will deal with any mechanical malfunctions during the trip up.

Hallgren stated costs and methods of transportation would be researched further.

- Dooley, Hallgren and Letha Burcham attended a conference call with ACS regarding addressing. ACS is working with City staff and plans to end their responsibility of providing address information to the public. Hopefully the transition will be complete by the first of September. Dooley stated the system, which ACS uses is a standard throughout North America. A letter was submitted to GVEA requesting CAD files of subdivisions, necessary for the mapping project. Information from the State is difficult to edit.

- DREDC discussed social service grants at their meeting on May 17. They suggest dividing activities into four different categories before advertising. DREDC will not meet again until July and awarding the social service grants will not be until September, at the earliest.

- The Community Economic Development Strategy (CEDS) is near completion, thanks to participation from Ruth St. Amour. A public meeting to discuss the CEDS, tentatively planned for October, will recruit more ideas for the Capital Improvement Program (CIP).

Request for Transfer of Visitor Information Center Ownership

Brenda Peterson, Chamber of Commerce Executive Director, referred to a letter from the Chamber dated May 13, asked Council if they could take over ownership of the Visitor's Center facility and property.

Hallgren stated the Restoration Advisory Board (RAB) has pushed to clean up the "triangle" because of pollution left from the 50's and 60's. The contamination is in the subsurface but the surface is clean. The area is in the center of town and excellent for the proposed end of the Alaska Highway arch. The Farmer's Market presently utilizes the area. The Visitor's Center building is a liability to the City and generates no revenue. The Chamber leases the building and in exchange provides maintenance and repairs.

Heinbockel said the property belongs to the State but the City owns the building. Much of it is on the right-of-way.

Hallgren said at the very least a title search, inquiries into possible restrictions for a transfer and a reversion clause are needed in order for the Chamber to take ownership.

Heinbockel said the City needs to direct proceeds of a possible sale toward settling some of the \$1,300,000 prison debt.

Discussion followed regarding ownership status, what liabilities exist and what needs done to make inquiries.

Chamber of Commerce Request to Waive Fees for Use of Community Center

Martha Kimball reported Community Clean Up Day on May 15 was very successful. She thanked Council for allowing dumping at the landfill at no charge. Landfill usage was overwhelming with 50 times the normal Saturday turnout.

Kimball stated Friendly Frontier Days is scheduled for Memorial Day weekend. The Community Center is needed as an alternate location in case of rain on Saturday.

Weller moved to waive the fee associated with the Chamber of Commerce renting the Community Center; Kemp-Sandy seconded.

Motion passed unanimously on a roll call vote.

Kemp-Sandy expressed appreciation for Kimball and the Chamber's contributions, stating that their efforts have brought dramatic benefits to the whole community in the past year.

CORRESPONDENCE - none

REPORTS

Fire Department – Pat Krepel reported 1) the service vehicle, surplused by FNSB, would be requested after July 1. 2) The Fire Department received a 50-50 grant from Forestry. 3) Everything has been submitted for the new dispatch system that is to be installed this month. 4) Training for compressed air foam is tentatively scheduled for July/August.

Sloan reported Chief Jim Eden-Kilgour submitted a letter of resignation.

Hallgren stated that under ordinance the mayor appoints a chief after consultation with Council. Carin Bear is Acting Chief in the interim.

Heinbockel asked who was designated as Assistant Chief.

Krepel reported Assistant Chief Vern Heintz is the regimental battalion chief, a professional firefighter and the most highly trained individual on the force.

Hallgren stated he would continue to locate a Fire Chief replacement.

Cemetery – Mary Leith-Dowling reported volunteers are close to finishing gates in the back of the cemetery.

City Clerk – Pat White reported she was referred to four ladies who could possibly assume clerical duties for the charter meetings. Two of the four ladies submitted letters of interest.

Heinbockel stated the letters would be reviewed and a decision would be made in time for the next meeting on May 19.

Department of Economic Development – Pete Hallgren presented his report:

- One acre of trash was collected at the landfill on May 15 and it does not include any of the yellow Community Clean Up bags. The event was successful beyond anyone's expectations. A couple Mormon missionaries volunteered their time and found little "illegal" garbage.

- A grant from Homeland Defense was received today for \$311,000 in supplies and \$20,000 for training of the fire departments and Rescue Squad. The City volunteered to oversee coordination of the grant funding even though grants do not allow any cut for administration duties.

- The City had applied for several acres of prime property through a State Acreage grant in the late 1980's. The survey process ended in 1993. Hallgren said he and a State employee investigated lot lines near the river and hope to finish the process.

- The FY05 budget will be introduced at the next Council meeting on June 1.

Cotten reported:

- Presently there is a "hold" on progress at gas line development advisory meetings. As an example, companies are unwilling to release confidential information regarding where camps will be located. It will affect how the gas line impacts communities.

- Progress continues on the community health clinic issue. Tana Wood and Dr. Andreassen are searching

for possible grant sources.

- The request for \$400,000 from the Rasmuson Foundation has been refigured and the application has been resubmitted. The money would be used toward items needed inside the new library such as shelving, equipment, supplies and books.

- The Senate Concurrent Resolution 12 (SCR12), introduced by Senator Wilkens, passed the senate but failed in the house. It will be on the table again next year.

Hockey Rink – Lou Heinbockel reported School Superintendent Dan Beck assured him that if the City purchased a new zamboni, they would provide the storage space as they have in the past. Heinbockel said he would opt against purchasing a zamboni if he could convince Council and the Skating Association to install water, sewer, heat and toilet facilities in the hockey rink.

Hallgren reported MACTEC was last asked to inquire with the fire marshal and other regulatory authorities who sign the permits regarding completing the amenities in the existing rink or putting them in a stand alone building.

Gilbertson asked for a work session with the Hockey Association.

Heinbockel said he does not want the idea to die and wants to make the rink a useable facility this year.

Landfill – Lou Heinbockel stated he was pleased to know that the landfill was not affected by the flooding.

Library – Mary Leith-Dowling reported the library is now open 7 days a week for the summer season. They have started a promotion for library shelving. The Library Association purchased the first set of birch shelving, which was built by inmates at the Spring Creek Correction Facility. Contributions are being accepted from community members who wish to support the library. Leith-Dowling reported library aides, Anne Baker and Amy VanderZwaag, both graduated from high school last week. The library staff and patrons will miss both ladies.

Park – Pete Hallgren reported the playground equipment was removed today.

White reported on behalf of Will Pecchia that the new playground equipment is due to arrive June 8 or 9 and installation will be June 17, 18 and 19. The event is being organized so that work begins at 3:00PM on Thursday, June 17. Two volunteers and an auger are needed to lie out the design plans and set 4-8 posts. Then 4 work crews (6-8 volunteers each) will complete the work on Friday and Saturday. Each crew will work 6 to 8 hours shifts. The two Mormon missionaries have offered their services again.

Hallgren stated the cost of the concrete (\$6.50 X 150-#60 bags) is an expense above the \$25,000 allocated for the playground equipment.

White, referring to correspondence from Stephen Hammond/M2C1 Construction & Engineering dated May 12, reported Hammond volunteered his engineering services for a park basketball court. He estimates the concrete and steel will cost \$12,000. Planner Dennis Dooley will prepare bid packets for the project upon direction from City Council. Pecchia stated he is not recommending construction but wished to research the project to find out if it is feasible. Hammond has offered to oversee supervision of the project.

Hallgren said \$12,000 is not available for the concrete and steel, let alone to pay for the labor.

Weller asked if volunteers could provide the digging.

Gilbertson said both concrete plants offered to donate cement last year. He asked Pecchia to inquire with them.

Discussion followed regarding location of the basketball court.

White stated Bob Morley reported locks and chains are on every ball field gate except for Little League.

Public Health & Safety – John Sloan reported he participated in responding with the Local Emergency Planning Committee (LEPC) volunteers during the recent flood.

Al Edgren said he appreciated Sloan's involvement. The first step was to create a declaration of disaster with the mayor. Then 3000 sandbags were ordered for the initial flooding. Another 6000 were deployed later but are in safe keeping for any possible future flood. Alaska Department of Emergency Services (ADES) and Red Cross delivered drinking water because of the possible contamination to wells. ADES took over and ran their operation from the City offices.

Gilbertson said 5 of the 12 wells that were tested came back as contaminated. They will require treatment and retesting.

Discussion followed regarding the process of decontaminating water systems.

Hallgren reported City equipment was used for five hours to create trenches in front of the school to divert water on Nistler Road. The floodwater sank into the area in front of the airport subdivision so it never made it to the Richardson Highway. Hallgren said the City incurred a number of costs, one associated with water test kits and coordinating delivery to the lab. Sand was purchased to fill more bags, gravel was purchased to fill the ditch that was dug in front of School Road and fuel was provided to run equipment.

Discussion followed regarding different organizations that got involved in the disaster. Appreciation letters were mailed.

Hallgren reported Bob and Connie Morley's home was the worst hit by the flooding. He said Morley's have lived there since 1982/1983 and never experienced flooding. They had 6" of water inside their home. Hallgren said the flooding came from Jarvis Creek, not runoff from the Granites. Proof was in the aerial photos taken by the National Weather Service. He explained how AUFES blocked the Jarvis channel and flowed to the east across the Eddy Drop Zone area and how the sheet water caused damage in the directions it flowed and funneled. The entire threat downtown was on Nistler and could have been diverted had a bridge been built in place of the culverts and if Nistler and Emmaus Road were built 9 inches higher. Also, according to a 1987 study after an AUFES incident, a series of dikes were recommended near Jarvis Creek. Those were built but the ones on Ft. Greely were not.

Gilbertson explained a bridge scenario across the Richardson that would funnel water into the Delta River and eliminate all possible threats.

Hallgren stated he would ask the City attorney to solicit interest in completing the dikes on Ft. Greely. Once the waters get past Jack Warren too many families are affected. DOT was able to place cuts in Tanana Loop Extension to allow the waters to pass.

Kemp-Sandy said the situation needs resolved with the Army so that floodwater never makes it to town. Problems were non-existent before Army activities.

Hallgren said the portion of Ft. Greely is now called the Donnelly Training area and is handled by US Army Alaska, Ft. Wainwright.

Edgren said Jarvis Creek floodwater is a Corp of Engineers issue. The Army would be involved if the proposed Stryker brigade training ground were flooded. The lift of the Alaska Highway and Jack Warren Road acted as a dike system and culverts controlled the flow of the water.

Hallgren said a 1987 report that proposed building dikes also indicated that the Army had occasionally bulldozed ice to get water back into the Jarvis Creek channel. Also coal dust was spread to help melt the ice. Recent flooding was the worst occurrence since the early 1980's.

Public Works – Lou Heinbockel stated City streets are taking heavy beating because of construction projects. By the end of the summer there will be substantial street repair needed. South Clearwater, due to school construction, and Emmaus Road, because of recent flooding, will both need repairs.

Hallgren said \$60,000 of EDA grant funds are available for paving. Boadwine is presently concentrating on repairs to Fourth Avenue between the Steakhouse and Delta Industrial. The road became impassable due to recent construction in that area.

Discussion followed regarding repairs to Nistler Road versus upgrading and maintaining Spengler Road.

Gilbertson said after the flooding he asked DOT to repair Nistler Road beginning at the far side of the bridge to the first subdivision and then all the way into the Richardson Highway.

Hallgren said the culvert system needs to be replaced with a bridge.

Heinbockel reported the State provided \$400,000 to build Nistler years ago. At that time it was understood there would be no financial resources available to maintain the blacktop.

Charter Commission – Lou Heinbockel reported two seats would be filled at tomorrow's meeting to replace alternate vacancies. The City Council appointed members of the commission but the commissioners themselves would handle replacing the two positions.

UNFINISHED BUSINESS – none

NEW BUSINESS

Second Reading and Adoption of Ordinance 2004-03, An Ordinance Amending Chapter 1.10, City Council, Section 1.10.020, Eligibility

Second Reading and Adoption of Ordinance 2004-04, An Ordinance Amending Chapter 1.70, Cemetery

Leith-Dowling moved to table Ordinances 2004-03 and 2004-04 until the next regular meeting; Weller seconded. **Motion passed** on a roll call vote with five voting in favor. Heinbockel was not present at the time of the vote.

Authorization to Purchase Zamboni

Hallgren stated the Hockey Association requests a gas-powered zamboni, similar to what Wasilla bid last fall. The company is offering the same piece of equipment with the same features for the same price, \$65,040 plus possibly \$5,000 for freight.

Heinbockel said there is a 200-day delivery date.

Edgren said the advantage is that buying now allows us to attach to the Wasilla bid and save \$6,000 or \$7,000. The current zamboni is in disrepair.

Sloan moved to purchase the zamboni as presented for \$65,040.00; Weller seconded.

Sloan said the current wash system was disabled because it was not necessary. The feature is an added \$2,900 expense and is simply another tank that carries more water.

Kemp-Sandy excused herself at 6:37PM.

Edgren asked Sloan to speak with Mike Tvenge before eliminating the feature.

Sloan amended the motion to purchase the zamboni after asking Tvenge his opinion on the wash system; Weller seconded.

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

Delta Library Fire Alarm System

Hallgren reported a fire alarm is not required under the building code and the engineers recommend not putting one in. Councilman Will Pecchia questioned what the value of a life is compared to the \$20,000-\$50,000 it would cost to install a fire alarm system.

Sloan stated we've already experienced the same situation with the hockey rink. It was built to minimum standards ten or twelve years ago and now, because of building code changes, the bare bones facility is not upgradeable. He said the time for installation would be now in the beginning construction stages.

Discussion followed regarding a sprinkler system, smoke and carbon monoxide detectors and the layout of the new library.

Hallgren stated the subcontractors needed a decision made.

Sloan moved to install fire alarm system; Weller seconded.

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

Request for Transfer of Visitor Information Center Ownership (See *Request to Speak*)

Discussion of Flood (see *Public Health & Safety Report*)

GVEA Request for Easement to New Library Site

Hallgren, referring to a drawing issued by Golden Valley Electric Association, Inc., explained an easement is needed before the electric pole and line are installed. MACTEC confirmed the pole would be positioned correctly.

Heinbockel moved to approve easement as requested by GVEA; Leith-Dowling seconded.

Motion passed unanimously on a roll call vote with five (Heinbockel, Leith-Dowling, Sloan, Weller, Gilbertson) voting.

Weller Request for Power Line Easement at Jack II Subdivision

Weller explained easement is to be moved to the north and west sides of Lot #4, Block 2. He explained that the request would not affect surrounding properties and landowners. Weller stated his home was built too close to the existing easement and he would pay for the survey and two extra poles.

Leith-Dowling moved to approve the change in easement lines as requested by Janice and Mark Weller; Sloan seconded.

Motion passed on a roll call vote with four (Leith-Dowling, Sloan, Heinbockel, Gilbertson) voting and one (Weller) abstaining.

Sloan was excused at 6:57PM.

Resolution 2004-09, A Resolution for the City of Delta Junction to Accept and Account for Monies Received by Donations from Individuals and Businesses for the Delta Junction City Park Playground Equipment and Improvements

Hallgren stated a separate fund is necessary to accept donations for playground equipment and improvements.

Heinbockel moved to approve Resolution 2004-09 as presented; Weller seconded.

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

Warm Storage for City Equipment

Hallgren reported renting warm storage space was agreed for the months of October through April. He asked for direction since it's beyond the dates approved.

Heinbockel asked to table discussion until the next meeting when there would be a quorum. (The mayor would abstain from voting, leaving only three council members.)

Purchase Orders

PO#08839 to ACS in the amount of \$843.06 for May '04 phone service

PO#08840 to ATT & ALASCOM in the amount of \$572.00 for May '04 E911 service

PO#08841 to Bank of America in the amount of \$3,127.90 for April '04 credit card charges (12 white tables for CC and CH, air travel for Zimmerman to FundBalance training, air travel for Hallgren to gas line meetings, color printer drum replacement, rubber "feet" for CC tables and chairs, cleaning supplies)

PO#08842 to Door Specialties of Alaska in the amount of \$8,827.00 for CC sliding partition

PO#08843 to Emergency Medical Products, Inc. in the amount of \$542.57 for EMT supplies

PO#08844 to GVEA in the amount of \$1,027.78 for May '04 electricity

PO#08845 to IBS in the amount of \$594.60 for light bulbs and boiler valves

PO#08846 to MACTEC Engineering & Consulting, Inc. in the amount of \$4,965.61 for engineering service at the Fire Hall

PO#08847 to MACTEC Engineering & Consulting, Inc. in the amount of \$7,761.51 for engineering service on the Rec Center

PO#08848 to David Zimmerman in the amount of \$929.46 for FundBalance software training

PO#08851 to Washington State University in the amount of \$845.00 for White (Clerk training)

Leith-Dowling moved to approve purchase orders 08839 through 08848 and 08851; Weller seconded.

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

ADDITIONAL PUBLIC COMMENT

Al Edgren reported the City Fire Department received \$5,000 in a matching grant from the State Forestry. He said earthwork is needed in front of the airport pad, where the helicopter takes off. They would gladly place grass seed as long as Council showed no objection. Edgren stated he was grateful for everyone's efforts on the flood issue. Gene Eggleston, DOT, was very appreciative of the involvement because it alleviated his problems.

Heinbockel explained history of the old Milligan home and how DOT ended up purchasing the property.

Edgren said the weather service, DOT and the Corp of Engineers must all contribute to resolve the problem of potential flooding.

Edgren said the federal government has placed a moratorium on half of the fire retardant aircraft that fly in the United States. Only two fly in the State of Alaska. There will be no retardant dropped on any federal lands. If there is a wildfire on Donnelly Flats there will not be any State or BLM aircraft dropping retardant. There are two airplanes available to protect State lands. Others can be gotten from Canada. Last year there were four planes.

Mary Anderson asked if public comment is allowed at tomorrow's charter meeting.

Heinbockel said comments are taken throughout the meetings.

Leslie Fielner asked if there are plans to replace the dirt that was removed during the flood. She said she was concerned about potential danger for four-wheelers.

Hallgren said it could be leveled to some degree.

Fielner asked if the community is past the danger point of flooding.

Edgren said he inquired about removing sandbags but was not given an answer because it was a liability issue.

Gilbertson stated a small piece of equipment could repair the area to make it safe for four wheelers. However, there would be some scars that are irreparable.

Fielner thanked Council for efforts made on recent flooding.

ADDITIONAL COUNCIL COMMENTS

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

ADJOURNMENT

Weller moved to adjourn at 7:05PM; Leith-Dowling seconded. Motion carried.

Pat White
City Clerk
City of Delta Junction

Date of approval: June 1, 2004