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**City Council Minutes**  
**July 20, 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 July 20, 2004 in the City Hall conference room in Delta Junction, Alaska. Mayor Gilbertson called the meeting to order at 5:00PM.

Council members present: Mayor Roy Gilbertson, Mayor Pro tem Mary Leith-Dowling  
John Sloan, Susie Kemp-Sandy, Will Pecchia, Lou Heinbockel

Council members excused: Mark Weller

City employees present: Dave Zimmerman, Dennis Dooley, Pat White

Additionally three members from the community and three out-of-town guests were present at the beginning of the meeting. One community member and one out-of-town guest returned after the Executive Session.

**AMENDMENTS TO AGENDA ~ APPROVAL OF AGENDA**

Mayor Gilbertson reported two changes to the agenda:

- ✓ Executive Session to discuss City contracts (will require approximately 1 hour)
- ✓ PO#09047 to Bank of America in the amount of \$1,343.81

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

**APPROVAL OF MINUTES OF THE PREVIOUS MEETING**

Leith-Dowling moved to approve the minutes from the July 6, 2004 meeting; Pecchia seconded. Motion carried.

**PUBLIC COMMENTS ON NON-AGENDA ITEMS** (See section after *Planner Report*)

**COUNCIL COMMENTS ON NON-AGENDA ITEMS**

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

**EXECUTIVE SESSION – City Contracts**

Heinbockel moved to enter into Executive Session at 5:03PM to discuss financial matters, the immediate knowledge of which would not be in the City's best interest; Sloan seconded. Motion carried.

Present during the Executive Session were six Council members (Gilbertson, Leith-Dowling, Heinbockel, Sloan, Kemp-Sandy, Pecchia), three City staff (Dooley, Cotten, White), MACTEC Engineer Richard Bonwell and City Attorney Jim DeWitt.

Pecchia moved to close the Executive Session at 6:05PM; Kemp-Sandy seconded. Motion carried.

DeWitt excused himself thereafter.

Sloan moved to reconvene the regular City Council meeting at 6:10PM; Heinbockel seconded. Motion carried.

## REPORTS

**Fire Department** – Pat White reported in Carin Bear's absence. She said the new fire engine left Seagrave in Canada today and will arrive in Delta the middle of next week. Bear requested Council review the *Cadet Program Policy Draft* that was distributed and direct comments back to her.

**Planner** – Dennis Dooley reported:

- Research of land files for downtown Delta Junction is complete. He digitized a map also, crediting the help provided by GVEA. He explained the color-coded map that identifies City property that is available for sale.
- He met with Alaska Communications Systems (ACS) regarding E911 mapping of the 895 (telephone prefix) area. ACS also clarified that there is no possibility of utilizing the Waldo telephone line for the new landfill because the military is using those lines.
- He met with the Department of Natural Resources (DNR) to get permission to share the aerial photo of Delta Junction with the water study consultant, George Wilson, and a CAD file was sent to him.
- He initiated research for possible ownership of lots in the Jack Subdivision that were transferred to the City. Land ownership will be one of the most difficult tasks. He said it would be helpful if the City required that land transfers be recorded at City Hall. The State does not have such a requirement. However, most boroughs require it and it should be a requirement for all lands within City limits.
- The agreement with the Economic Development Administration (EDA) requires the Comprehensive Economic Development Strategy (CEDS) report be completed by the end of September. He said he requested a two-month extension in order to schedule a public review in early October before asking for Council approval at the November 2 meeting, prior to submitting it to EDA. Delta Regional Economic Development Council (DREDC) is having two meetings a month in order to complete the CEDS report and the Social Service grant process. An audit on the Social Service grants is scheduled for July 22. Others have been hired by Missile Defense to assist with the Social Service grant process.
- Changing a section of rug to linoleum at the new library will cost \$1,136.51. Linoleum is not cheaper than carpet.

## PUBLIC COMMENTS ON NON-AGENDA ITEMS

Fred Sheen, Chamber of Commerce President, asked Council to discuss non-agenda items due to conflict in his arrival time and that of the *Executive Session*. He asked if there had been any conversation or action regarding the previous request by the Chamber to acquire ownership of the Visitor's Information Center.

Heinbockel said serious study and discussion is necessary before the topic would be ready for action.

Kemp-Sandy said the Visitor's Center is restricted to public use.

Sheen said the end of the Alaska Highway is unique. He said the Chamber promotes tourism and hopes to maintain that responsibility for a very long time.

Gilbertson said it would be worth having a work session.

Sloan said he would not oppose a long-term lease so that the Chamber could apply for grants and other funding sources.

Pecchia stated the City will remain but what would happen to the ownership of the Visitor's Center should the Chamber opt to cease as a business sometime in the future.

Heinbockel said the facility was built when the government provided funding. It had to pass through a responsible, elected organization. He said he would be reluctant to dispose of City assets upon requests from anyone or any group.

Gilbertson said he supports the Chamber, especially the progress within the last two years, and he encourages a healthy relationship between the City, Chamber and the school district. He said the Chamber should take the lead on tourism and the City should support them.

Sheen said his idea is to provide films on the history of Delta as a means to educate and entertain visitors. Similarly, the PBS Channel periodically shows a one-hour segment on the building of the Alaska Highway that is very educational.

Leith-Dowling reported on the Legacy Tour, a group that traveled the Alaska Highway and met with community leaders along the route. The focus of the tour was to increase awareness about the Alaska Highway International Forum and to discuss the long-term preservation and sustainable economic development of it. The tour group met with Delta Council members and Chamber representatives on July 9. Leith-Dowling distributed invitations to Council members who were unable to attend. The invite is for the signing of the Memorandum of Understanding (MOU) on September 29, 2004 in Dawson Creek. (The MOU is to be created from a survey in which two questions were asked. "1) What are the most important ways that we could cooperate to preserve the history and to develop the Alaska Highway as an international tourism icon? 2) If a MOU was signed between Alaska Highway Municipal Governments what should be the priorities? The MOU is not a legally binding agreement. It is intended as a starting point for improving cooperation and partnerships between the communities who share the highway corridor.")

### **REPORTS continued**

**Department of Economic Development** – Cotten reported 5 out of 6 topics at today's Missile Defense roundtable were related to housing. He said 85 guardsmen would arrive between September and October. 65% of them would be young families. Military housing allowance has not been upgraded for many years at Ft. Greely and it clearly affects the ability for families to invest in the community and move off post. He said there must be a bureaucratic political reason why military residing at Ft. Greely not being compensated for living quarters to the same degree as other posts.

Discussion followed regarding cost of living adjustments, per diem and pending information about a private investor who is looking into military housing construction.

Dooley stated the new post commander and the public information officer plan to attend the next DREDC meeting on August 2.

Cotten reported clarification on the Rasmuson Foundation grant match. The City could contribute first and it would trigger local residents and businesses to contribute. There is another \$30,000 grant for library materials but an application would not be released until visible progress is seen in meeting the \$200,000 grant match.

Cotten reported he met with the Denali Commission for a follow-up meeting pertaining to issues of local health care. Initially there was discussion of possibly purchasing the local medical practice for a community based health clinic corporation in which the local physician would become an employee. A non-profit business would be eligible to receive federal grants that would offset the cost of providing care to recipients of Medicaid and other federal programs. The local physician has since changed his mind. Cotten said the Denali Commission would fund undertaking a regional health strategy to work with the local clinic and identify ways to qualify for federal grants. He said unless the Council objected he would put together a grant proposal to be reviewed, as it would require passing a resolution.

Discussion followed regarding insurance not covering military and their families at the local clinic and Ft. Greely not wanting to provide full time medical services on post.

Cotten reported he attended the Municipal Advisory Group (MAG) meeting on July 15. MAG consists of representatives from the City of Delta Junction, City of Fairbanks, Fairbanks North Star Borough, North Slope Borough, City of North Pole and Valdez. The Stranded Gas Act allows the State to take away the community's ability to tax the gas line. MAG is researching the complex factors involved. Cotten said the gas line does not affect Delta today but it will in the future, whether a borough is in place or not.

Dooley stated DREDC discussed military personnel at the July 19 meeting. He said only 3 men in uniform are allowed to live off post and that is because they owned property before they were hired. The rest are restricted to a 30-minute on-call. Current service people will not be allowed off base because they will not be able to return to post within 30 minutes.

Leith-Dowling stated it was her understanding, based on the Roundtable discussion that guardsmen were to live within 15 miles of Ft. Greely.

**Finance** – Roy Gilbertson reported the Governor approved the bill to loan money for the prison note.

**School Liaison** – Mayor Gilbertson said he submitted another joint letter (with DGSD) to Senator Stevens requesting financial aid for the school. The Ft. Greely School must be vacated.

Discussion followed regarding the situation.

**Park** – Will Pecchia reported a Playscapes representative would arrive on July 23 to install the remaining playground parts (central post for the spiral slide and four kick plates for the main equipment). Bob Morley, Elder McKay and Elder Spackman will assist in the four-hour project.

**Public Works** – Lou Heinbockel stated the Hockey Association could request the hockey rink facility, the Library Board could ask for the library and the Park Committee could ask for the park (if it were owned). He asked others to recognize that the City is being asked to dispose of City property (Visitor's Center) to an organization.

Pecchia asked about the application to purchase the City Park.

Dooley stated application was submitted but it was held, pending the Governor's response to the prison note.

**Charter Commission** – Lou Heinbockel reported the Charter Commission is scheduled to meet on July 21.

#### UNFINISHED BUSINESS

- **Resolution 2005-01, A Resolution for the City of Delta Junction to Support and Encourage the Alaska Department of Transportation and Public Utilities to Designate the Richardson Highway from Glennallen to Fairbanks as a State Scenic Byway**

Heinbockel moved to approve Resolution 2005-01, A Resolution for the City of Delta Junction to Support and Encourage the Alaska Department of Transportation and Public Utilities to Designate the Richardson Highway from Glennallen to Fairbanks as a State Scenic Byway; Kemp-Sandy seconded.

Motion passed unanimously on a roll call vote.

#### NEW BUSINESS

- **Authorization to Appoint Mikunda, Cottrell & Company as City Auditors**

Kemp-Sandy moved to authorize appointing Mikunda, Cottrell & Company as the City auditors; Leith-Dowling seconded.

Motion passed by unanimous consent.

- **Application for Payment #2 from UNIT for Landfill and Septage Disposal Facility**

Heinbockel moved to approve payment #2 for \$378,001.60 as recommended by MACTEC engineers; Sloan seconded.

Motion passed unanimously on a roll call vote.

- **Request from Friends of NRA to Use Tables, Chairs and PA System on Oct. 16**

Kemp-Sandy moved to approve waiving fees associated with renting tables, chairs and the PA system as requested by Friends of NRA; Heinbockel seconded.

Motion passed unanimously on a roll call vote.

- **Alcohol Beverage Control Board Application for Restaurant Designation Permit**

Heinbockel moved to show no opposition to Randy Wood's application to transfer the liquor license to him from the Trophy Lodge; Leith-Dowling seconded.

Motion passed on a roll call vote with five voting in favor and one (Pecchia) voting against.

- **Purchase Orders**

PO#08989 to Delta Chamber of Commerce in the amount of \$1,545.91 for Social Services Grant Award

PO#09017 to ACS in the amount of \$917.63 for July '04 phone service

PO#09018 to ATT & Alascom in the amount of \$1,569.74 for July '04 E911 phone service

PO#09019 to Delta Lawn Care in the amount of \$4,166.67 for July '04 lawn care service

PO#09020 to City of Fairbanks in the amount of \$4,538.95 for E911 semi-annual dispatch services  
PO#09021 to Fairbanks Title Agency in the amount of \$750.00 for title search fees  
PO#09022 to GVEA in the amount of \$975.88 for June '04 electricity  
PO#09023 to Guess & Rudd in the amount of \$7,503.65 for June '04 attorney fees on the landfill construction dispute and Donnelly Range Expansion (Eddy Drop Zone)  
PO#09024 to Seagrave Fire Apparatus Company in the amount of \$130,733.49 for Fire Dept. pumper truck  
PO#09025 to Sunshine Services in the amount of \$1,800.00 for D8 dozer rental used at landfill  
PO#09026 to MACTEC Engineering & Consulting, Inc. in the amount of \$82,036.24 for May through June landfill engineering services  
PO#09047 to Bank of America in the amount of \$1,343.81 for June '04 credit card charges (Copier paper, restroom paper products, Hallgren's hotel in Fairbanks and Anchorage, Cotten's airfare, copies of LEPC Operations Manual)

**Leith-Dowling moved** to approve purchase orders 08989, 09017 through 09026 and 09047 as presented; Kemp-Sandy seconded.

**Motion passed** on a roll call vote with five voting in favor and one (Heinbockel) voting against.

#### **ADDITIONAL PUBLIC COMMENTS**

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

#### **ADDITIONAL COUNCIL COMMENTS**

Heinbockel asked to remove all City properties from disposal until there is clarification. Mark Zintek offered \$27,000 for a group of lots. The Municipal Code states, "no disposition of land valued at \$25,000 or over shall be valid unless ratified by a majority of the qualified voters....".

Discussion followed regarding how the property in question must be sold.

Leith-Dowling stated the City took a position at the July 15, 2003 Council meeting to sell land at 200% of the last appraised value.

Heinbockel stated he drove a school bus 27 miles on the Pogo Road to pick up a fire crew. He said he drove 45-50mph in places and the experience was reminiscent of the mid-1960s when he traveled the Alaska Highway for the first time. The entire road is not in as good of condition to travel at that speed but he said he was very impressed with what work had been done.

Pecchia, referring to discussion at the July 6 Council meeting that he missed, asked where the money will come from to cover a possible skate park, money owed at the landfill, what is not available for the hockey rink and what is needed for the park.

Dooley said he attempted to meet with the Fairbanks Recreation regarding the skateboard park to get a scope of what was requested from the youth that attended the (7-6-04) Council meeting. He was not successful. He did clarify that the grant program disqualifies our community because we are not considered an "underprivileged community".

#### **ADJOURNMENT**

Sloan moved to adjourn at 7:00PM; Pecchia seconded. Motion carried.

Pat White  
City Clerk  
City of Delta Junction

Date of approval: August 3, 2004