



City Council Minutes
September 21, 2004 ~ 5:00PM

Regular Meeting
City Hall, Delta Junction, Alaska

The regular meeting of the Delta Junction City Council was held on Tuesday, September 21, 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, Will Pecchia

Council member excused: Susie Kemp-Sandy

City employees present: Pete Hallgren, Dave Zimmerman, Dennis Dooley, Lamar Cotten, Pat White
Three members from the community and one out-of-town guest were also present.

AMENDMENTS TO AGENDA ~ APPROVAL OF AGENDA

Gilbertson reported two items:

- ✓ Add Charging for Addressing Services to *New Business*
- ✓ Move Quota International Request to Waive Community Center Rental Fee from *New Business* to *Request to Speak*

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

APPROVAL OF MINUTES OF THE PREVIOUS MEETING

Heinbockel moved to approve the minutes from the September 7, 2004 meeting; Pecchia 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

Jackie Becker stated Quota International is one of our nation's newest service groups. She is the founding president for Delta's chapter that began two years ago. The organization offers a scholarship each year to the disadvantaged and hearing impaired, which are not serviced by other groups. As a service project, Quota will team-up with the local library to help raise matching funds for the Rasmuson Foundation project. Quota's annual pearl party fundraiser will be increased in scale to meet this year's event. Becker asked Council to approve the fee waiver requested for use of the Community Center on October 23 for their fundraiser.

Pecchia moved to waive fees to promote Quota's fundraiser plan; Sloan seconded.

Motion passed unanimously on a roll call vote.

CORRESPONDENCE

Local Emergency Planning Committee (LEPC) Emergency Center of Operations (EOC) memo between Dennis Dooley to Pete Hallgren – See discussion under *Planner* and *Department of Economic Development Reports*.

REPORTS

Rescue Squad – Sue Miller reported status of EMT's Lisa Maddox and Connie Ott, who are driving the new ambulance back to Delta.

Planner – Dennis Dooley reported he finalized the City map and is awaiting a similar photograph from State Division of Natural Resources (DNR) of the entire northern Tanana Flats. The two together would provide legitimate mapping coverage of the Delta area.

Dooley reported he assessed alternative sites for the Local Emergency Planning Committee (LEPC) Emergency Operations Center (EOC). He stated the main handicap is lack of parking for service providers in the event of a major catastrophe. Therefore, he recommended the EOC be located at the new fire hall. (Memo explaining his assessment was submitted in agenda packet under *Correspondence*.)

Dooley reported status of the addressing project with Alaska Communications Systems (ACS). He explained some recent difficulties in which the same phone number was given two or three different addresses.

City Clerk – Pat White reported the upcoming elections on October 5 would have four seats on the ballot. Roy Gilbertson will run unopposed for Seat B, Leslie A. Feilner will run unopposed for Seat D, and Susie Sandy will run unopposed for Seat G. All three seats have three-year terms. No one is running for Seat F, which only has one year remaining in its term. It will likely be filled by a write-in. Local reporter Janet Boyer will feature candidates and write-in candidates in the next local paper, Delta Wind, which will be distributed on September 30. White reported election workers have been selected. The Election Officials will tally ballots the evening of the election and the Canvass Board will recount and include absentee ballots the following morning. Election results will be reported and certified at the next Council meeting on Wednesday, October 6.

Hallgren stated the next Council meeting would be scheduled on Wednesday (October 6) instead of Tuesday (October 5). He said without a quorum the election results cannot be certified. Four members of the current Council will be required to open the meeting and certify the election.

Department of Economic Development – Pete Hallgren stated he recommended the Local Emergency Planning Committee (LEPC) EOC be located at the old fire hall. He said a minimal amount of money from force accounting could be used to re-floor the bathroom. It will be close to the new fire station also where housing will be available in an emergency and there is plenty of parking space.

Hallgren reported 1) he spoke with Bob Morley who agreed that the Community Center garage could be made available to store food for Alpha Omega's food bank and the entrance could be used to distribute it to clients. 2) The State is ready to transfer funds for the \$1.2 million loan within the next week. 3) Referring to a memo dated 9-20-04 Hallgren explained portions of the City Employee Policy relating to part-time and permanent employees, vacation benefits, health coverage and personal leave time. He stated his recommendation for the employee in question is to allow half the vacation accrual retroactive to the beginning of the current fiscal year (July 1, 2004). He said he would draft a revision of the current policy for better clarification because he predicts hiring of more part-time employees in the future.

Discussion followed regarding employee entitlement, definition of a permanent part-time employee and holiday pay.

Hallgren stated the City submitted a claim against the landfill construction project due to a delay of opening on October 1. An additional equipment operator is to be hired to work at the landfill and also on public works. The plan is for the landfill budget to pay for the time spent grading and plowing streets. The longer the landfill is delayed in opening, the more the landfill budget is impacted with lost revenue. Hallgren said the foundation for the equipment storage building would finally be poured tomorrow. The contractor expects more rapid progress.

Weller stated he visited the existing landfill and was impressed with the cleanup.

Hallgren said the City presently plans to accept and store waste oil, paints and other hazardous household items and then contract with a firm for removal.

Landfill – Lou Heinbockel reported Council members and City staff toured the construction sites earlier in the day. He asked if a City employee is to be on site at the landfill five days a week. He did not understand how two equipment operators would be able to maintain both the landfill and City streets.

Hallgren stated two employees would run the landfill, but not 8 hours a day, 5 days a week. One would run the scale while the other operated the heavy equipment. Both would work on streets when not at the landfill.

Heinbockel said septage disposal operators currently have their own set of keys. He asked if those plans would stay the same at the new landfill.

Hallgren said septic haulers and garbage haulers would be the only ones allowed inside the landfill facilities once they pass the scale house. He explained the current process and possible scenarios in running the new landfill. It would be beneficial to coordinate hauler's schedules and landfill hours of operation.

Library – Mary Leith-Dowling reported \$20,000 has been collected so far toward the matching \$200,000 Rasmuson Foundation Grant. In an attempt to organize the move into the new library, a sign-up list is posted at the library. Anyone willing to help is asked to sign up.

Park – Pete Hallgren reported comment period to show objection to the City purchasing the park expires at the end of the month. The City does not have spare funds but is able to make annual payments of \$8,000-9,000. He recommended purchasing it.

Hallgren reported receiving a letter from the Delta-Greely Girls Softball Association asking for City participation to provide adequate maintenance for the softball complex. He explained that the City has never in the past taken responsibility for maintenance of the ball fields. Several thousands of dollars are spent each year for mowing outside the park. He explained breakdown of the lawn maintenance contract and said he recommended buying the park and allowing various interest groups to maintain the fields. The pavilion in the center of the park would remain the City's responsibility.

Gilbertson stated the total cost to maintain the fields is \$2,500. He said if it were split into three portions, between the school, softball association and the City, each would pay \$800.

Weller moved to donate \$800 to the Softball Association, as one-third of the joint maintenance agreement; Sloan seconded.

Discussion followed regarding where the funds would be derived and the initial expense of \$12,000 needed to purchase the park.

Weller suggested contracting with the Softball Association to do all of the park maintenance.

Motion passed unanimously on a roll call vote.

Leith-Dowling asked to have Bob Morley do electrical work.

Hallgren said he would locate funds from either the Parks & Recreation Budget or from the General Fund Reserves. He said he would not tap the \$25,000 dollar-for-dollar match that is earmarked for more park equipment.

Public Works – Lou Heinbockel stated he was grateful to have enough moisture for the roads to be graded and hoped that they could complete work before winter. He reported re-roofing the Community Center is close to completion.

Hallgren stated the dormer roofs would hopefully be done by spring. He reported funding for the project was from both Economic Development Administration (EDA) and leftover FEMA monies from windstorm damages two and a half years ago.

Zimmerman reported total cost for the roof was \$8,200 for materials and \$9,000 for labor.

Hallgren said the new metal roof would last another 20 years.

Charter Commission – Lamar Cotten stated the next charter commission meeting would focus on discussion with Karl Hanneman, Alaska Regional Manager for Teck-Pogo, Inc. and a transitional clause for the draft charter document. Hanneman recognizes a long-term relationship with the City and Pogo, with or without a borough. At some point in the future, Cotten said, "it is not if but when" a borough is shaped and formed. The

mining community is important in the dialog. He would not be surprised if Fairbanks North Star Borough (FSNB) considered taking in Pogo Mine. Should Delta become part of FSNB there would be no fair representation there are 5,000 residents in the Delta area compared to 80,000 in Fairbanks. Cotten said the borough assembly had not taken any recent formal action. They did change their boundaries in 1991.

UNFINISHED BUSINESS

Old Ambulance up for Sale

Hallgren stated the Rescue Squad requested to sell the 1983 ambulance. The decision was delayed because Alpha Omega was looking for a transportation vehicle to transport food bank items without freezing them.

Weller stated using the ambulance for two days each month was too extravagant. He asked that all the Social Service programs be able to utilize it.

Heinbockel moved to approve Delta Rescue Squad's request to dispose of the ambulance; Leith-Dowling seconded.

Hallgren said it would be advertised locally.

Sue Miller, Squad Chief, stated the State requires all proceeds go directly back into EMS purchases.

Motion passed unanimously on a roll call vote.

NEW BUSINESS

Public Hearing and Second Reading of Ordinance 2005-02, An Ordinance Accepting a No-Interest Loan From the State of Alaska for \$1,200,000 (One Million Two Hundred Thousand) Dollars to End the Prison Controversy

Hallgren asked to include "summary" in paragraph 1 and 2 so that it reads correctly as, "1. The City has had a summary judgment entered against it..." and "2. The summary judgment is in the amount of approximately \$1,160,000.00..." Hallgren reported the City had requested the State Legislature pass the loan for the past three years. The loan amount will not sufficiently pay off the prison debt. Up to \$100,000 is in this year's general fund budget to pay the remainder, which includes the City's attorney fees. He said negotiation is complete regarding the State's actual loan agreement to include the promissory note for repayment of the loan. \$50,000/year will be paid back with no interest and the first payment would be due no later than July 31, 2005. Late payments require a 1% past due fee on the past due portion, not the \$1.2 million. If the City is ever incorporated into the boundaries of a borough any remaining unpaid balance is forgiven. It is not a full-faith promissory note. It is also unsecured.

Heinbockel moved to open the public hearing and second reading of Ordinance 2005-02; Weller seconded. Motion carried.

Gilbertson asked for public comments with none being offered.

Heinbockel moved to adopt Ordinance 2005-02, An Ordinance Accepting a No-Interest Loan From the State of Alaska for \$1,200,000 (One Million Two Hundred Thousand) Dollars to End the Prison Controversy to include adding "summary" as requested by Pete Hallgren; Leith-Dowling seconded.

Pecchia, read an excerpt from the Loan Agreement, "Upon formation of a borough that encompasses the City of Delta Junction, the balance owing on the loan, on the date of incorporation of the borough, is redesignated as a grant under AS 37.05.315 and the Note will be considered as paid in full." He said years from now the loan would be linked to the formation of a borough and he was not happy with that.

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

Public Hearing and Second Reading of Ordinance 2005-03, An Ordinance Repealing and Reenacting Section 3.21.100, Sanitary Landfill

Heinbockel moved to open the public hearing and second reading of Ordinance 2005-03; Leith-Dowling seconded.

Discussion followed regarding fees and making the landfill feasible.

Hallgren said operation of the landfill has been at a loss.

Heinbockel said providing 2 to 4 hours in which the landfill would be open to the general public and garbage haulers would be an added service compared to the standard winter hours (four hours on Saturdays). Still the operation will be difficult to manage, particularly for the septage hauler who has a full tank when it is -40°.

Gilbertson asked for public comments with none being offered.

Leith-Dowling moved to adopt Ordinance 2005-03, An Ordinance Repealing and Reenacting Section 3.21.100, Sanitary Landfill as presented; Heinbockel seconded.

Motion passed unanimously on a roll call vote.

Public Hearing and Second Reading of Ordinance 2005-04, An Ordinance Amending Outdated Sections of the General Code

Hallgren stated Council might wish to delay decision making of Ordinance 2005-04 because it may interfere with upcoming plans to sell the Waldo property. Current ordinance states property valued at \$25,000 or more may not be sold without approval from area voters. It has not been changed in 25 years and therefore was upped to \$100,000. The Waldo home may appraise for more than \$100,000. Hallgren said he would inquire to get a broker's opinion and identify if it would qualify for bank financing standards.

Hallgren said the well was tested last week and was proven to not be contaminated.

Discussion followed regarding engineer's opinions about the well and property and about the well and how the system operates.

Sloan moved to table discussion on Ordinance 2005-04 until October 6; Weller seconded.

Motion passed by unanimous consent.

Charging for Addressing Service

Hallgren stated the local phone company has always been responsible in providing addresses for homeowners in the City and in the Delta area.

Dooley explained the formula and process in obtaining an accurate address. He said reasons to have a legal address are to obtain a phone, insurance, mortgage, electricity, child visitation privileges or any number of other reasons. Most of this town (as much as 80%) and outside City limits is not addressed. Dooley said one mapping exercise rarely takes less than 10-15 minutes. It can take up to three hours. The whole process is much more onerous than he was led to believe. Because the process is necessary he asked to charge a moderate application fee. It can later be contracted out to an entrepreneur. For now Dooley asked to charge \$50-75 for each address and to announce it one month prior to the actual charging for the service.

Dooley said the addressing project deals with existing addresses. It does not modify names and streets. He asked where the Tanana Loop Road goes. North and south? East and west?

Hallgren said those who already have a phone and address given do not need to repeat this process.

Weller moved to institute a \$75 fee to take affect 30 days after giving notice; Pecchia seconded.

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

Wirecom Telephone Contracts

Hallgren explained the modern phone system that is needed for the new library.

Discussion followed regarding the cost and how it would be paid.

Topic was tabled until further information was available.

Hallgren recommended asked the librarian present her ideas at the next meeting.

Memorandum of Understanding – Alaska Highway International Forum

Leith-Dowling asked Council for their comments for the Memorandum of Understanding (MOU) Alaska Highway Community Initiative which would be presented in Dawson Creek on September 29. She will represent the City. She said the City would contribute \$1,000, matching what the Chamber of Commerce did.

Sloan and Weller asked to preserve stretches of the old Alaska Highway for nostalgia purposes so that people can experience what it was like back in the 1950s and 60s.

Quota International Request to Waive Community Center Rental Fee

See *Request to Speak*

Delta Sand & Gravel Request to Purchase Boulders from Landfill Project

Hallgren explained Delta Sand & Gravel asked to purchase 100 to 200 boulders for \$25 each. He said the landfill contractor suggested waiting for cooler temperatures because of the condition of the wet ground. Removing the rocks would create too much damage to their landscaping.

Discussion followed regarding the price offer.

Topic was tabled for further evaluation.

Purchase Orders

PO#09203 to ACS in the amount of \$766.81 for Sept '04 phone service

PO#09204 to ATT & ALASCOM in the amount of \$798.24 for Sept '04 E911 phone service

PO#09205 to Bank of America in the amount of \$3,419.90 for Aug/Sept credit card charges

- ✓ Airfare to pick up new ambulance
- ✓ Travel for Fire Chief plus one to Sitka Conference
- ✓ Travel for Lamar Cotten
- ✓ Travel for Pete Hallgren to gas line meetings
- ✓ Renewal of City prepaid phone card
- ✓ Homeland Security Grant equipment
- ✓ Auto rental to pick up new ambulance

PO#09206 to Emergency Medical Products, Inc. in the amount of \$2,019.39 for EMT supplies

PO#09207 to Galls Incorporated in the amount of \$735.87 for EMT mini-bar blue lights

PO#09208 to GVEA in the amount of \$731.72 for Aug '04 electricity

PO#09209 to Guess & Rudd in the amount of \$7,826.44 for Aug '04 legal services

- ✓ State loan documents
- ✓ Review landfill contractor claims

PO#09210 to Northern Rockies Alaska in the amount of \$1,000.00 for sponsorship of Alaska Highway International Forum

PO#09211 to Powerhouse Signs in the amount of \$3,000.00 for street road sign bases

PO#09212 to Sunshine Services in the amount of \$2,800.00 for D-8 Dozer rental

PO#09213 to Richard Stanton Construction in the amount of \$437,917.11 for Aug '04 Fire Station Progress Payment

PO#09214 to W.S. Darley & Co. in the amount of \$287,778.00 for final payment of two Deltana fire trucks

Leith-Dowling moved to approve purchase orders 9203 through 9214 as presented; Pecchia seconded.

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

ADDITIONAL PUBLIC COMMENTS

Janet Boyer asked Hallgren about the landfill claim.

Hallgren said he estimated the loss to be approximately \$775/day starting October 1. The major portion of that is made up of the sinking fund that is required by DEC to be set aside for ultimate closure of the new landfill. \$40,000 must be raised between now and July 1, 2005.

Grace Peters, part owner of Delta Sanitation, Inc., commented on the new landfill and its rates. She said the national average for solid waste is 100 pounds per cubic yard. The average for one can is 100 pounds per week. She explained a formula: 4.33 weeks in a month multiplied by 100 pounds of garbage per week = 433 pounds of garbage per month. Multiplying garbage (433 pounds) by new landfill proposed rates (.0585 cents per pound) = \$25.33/month for one can of garbage. Peters stated Delta Sanitation has charged \$21/month for 3 cans. She compared Delta's rates (\$117/ton or .0585/lb) to Denali (\$60/ton) and FSNB (\$53/ton or .0265/lb). Delta and Denali both have Class II landfills.

Pecchia said Delta offers very little and paying to dump garbage is the only service residents must pay for. It would change if Delta becomes a borough.

Grace Peters said the public would likely not accept the astronomical increase. She said they have run the landfill for 28 years and agrees that garbage pickup rates need to increase but not as high as proposed. Dumpster rates will have to increase also. Juneau is the only other city with a higher tipping fee.

Joe Peters said he disagreed with the consultants from Fairbanks. He asked to seriously consider charging \$60 before charging \$117. The businesses will be hit hard with the higher fees.

Heinbockel stated it is a criminal act for residents to drop garbage in Salcha.

Hallgren said basically doubling what people are used to paying has been openly discussed for the past two years. Septic haulers in the past were charged an annual \$100 fee. Now they will be charged additionally .05/gallon. As an example, residents who have a 1000-gallon septic tank will now pay \$150 instead of \$100. Hallgren said he would bring spreadsheets showing the (DEC mandate and annual) \$40,000 sinking fund needed to ultimately close the new landfill. That has never been required in the past. \$60/ton will not allow breaking even. \$117/ton is less expensive than hauling it to Fairbanks. He said Delta must provide this service. If the military were involved and garbage collection was made mandatory the overall consumer cost would decrease. The City runs the old landfill at a loss. The old landfill, if expanded, would have to also charge for a sinking fund and any new cells at the old landfill would require expensive liners.

ADDITIONAL COUNCIL COMMENTS

Weller asked for grader work to remove the ripples on North Reeve. South Reeve does not get as much traffic and is in better shape. It is best done before it gets wet and freezes.

Gilbertson asked to include in the sale of the Waldo property the section that crowns over the ridge. It would forever protect the new property owner and would prevent the ridge from being used for fill needed at the landfill 15 or 20 years from now. For now that ridge allows a beautiful view of Mount Hayes.

ADJOURNMENT

Sloan moved to adjourn at 7:23PM; Weller seconded. Motion carried.

Pat White
City Clerk
City of Delta Junction
6, 2004

Date of approval: October