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**City Council Minutes**  
**October 19, 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 Tuesday, October 19, 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  
Lou Heinbockel, Leslie Feilner, Will Pecchia, Susan Sandy, John Sloan  
City employees present: Pete Hallgren, Dennis Dooley, Debbie Heral, Lamar Cotten, Dave Zimmerman  
Six members from the community were also present.

Note\* Recorder was inadvertently not turned on for the first 20 minutes of the meeting.

#### **APPROVAL OF AGENDA**

Mayor Gilbertson reported five add-ons for *New Business*:

- ✓ Reduction of Retainage for Library and Fire Hall
- ✓ Change Order #2 for Fire Hall
- ✓ Request to Waive Community Center Rental Fee
- ✓ Purchase Orders 09277 through 09291

Sandy moved to approve the agenda as amended; Pecchia seconded. Motion carried.

#### **APPROVAL OF MINUTES OF THE PREVIOUS MEETING**

Pecchia moved to approve the minutes of the October 6, 2004 meeting; Leith-Dowling 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.

#### **OATH OF OFFICE**

City Administrator Pete Hallgren swore in the two re-elected Council members. Susie Sandy is elected for a three-year term and John Sloan is elected for a one-year term.

#### **ELECTION OF MAYOR AND MAYOR PRO-TEM**

Hallgren read the state statutes and city code on electing the Mayor and Mayor Pro-Tem.

Heinbockel nominated Roy Gilbertson for Mayor; Sloan seconded.

Pecchia nominated Mary Leith-Dowling for Mayor; Heinbockel seconded.

There were no further nominations.

Ballots were handed out. Ballots were counted by Hallgren and recorded by Sloan. Roy Gilbertson was re-elected as Mayor for a three-year term concurrent with his new Council term. He did not need to be sworn in again as he is currently serving in that capacity.

Sandy nominated Mary Leith-Dowling for Mayor Pro-Tem; Heinbockel seconded.

Pecchia nominated Leslie Feilner; Leith-Dowling seconded.

There were no further nominations.

Hallgren counted the votes; Sloan recorded them. Mary Leith-Dowling was re-elected as Mayor Pro-Tem for a two-year term, concurrent with the remainder of her term. It was discussed that she did not need to be re-elected since she was elected Mayor Pro tem a year ago for a three-year term.

## **REQUEST TO SPEAK**

### **Presentation of Volunteer Fire Assistance (VFA) Grant**

Al Edgren was not in attendance.

### **Steven & Susan Reeves – Purchase of Airport Lot 2, Block 2**

Steven Reeves spoke. Reeves and his wife are looking at the purchase of the adjoining lot to what he has already purchased, lot 2. Would it be possible for him to meet the criteria for the covenants and at the same time treat the covenants like one, with the house on one lot and the hangar on the other lot? If the lots were to ever be separated then each one would have to meet the criteria on an individual basis. Reeves wanted to have a shop/hangar and also has two airplanes in addition to that. If this is possible then he will complete the application and write out a check. Asked if it would be possible before this meeting is over; would like to purchase it tonight.

Kemp stated that the City Council should check to see if we would run into any legal problems by making exceptions to the covenants we have.

Heinbockel asked what those exceptions would be. The Council agreed to let everybody do what they wanted to do with their own property.

Hallgren said there had to be certain uses. The main requirement being the lot had to have an aviation related use to it. If a person wanted to have two lots, one for residence and one for a hangar, they would have to officially merge the two lots into one.

It was clarified that Reeves was not asking for them to be merged. If that were the case, it would only be until such time as he would be interested in selling the lots. Then you would run into the hangar/house, hangar/house situation for both lots as earlier stated.

Gilbertson stated that we don't want to start a precedence with heavy equipment/trucking in that area. As far as parking those items for a little while, okay, but the end use should be house/aircraft.

Sandy said that this is sort of the Alaska way. We are talking about someone who has this for his own personal use, not commercial use. Is it possible to enter into an agreement with Mr. Reeves stating that if he were to sell the lots, then there would have to be a house/hangar on each lot?

Hallgren said it could be done and would have to be recorded.

Pecchia asked for clarification as to whether the truck and dozer were for personal use only.

Reeves stated that sometimes he does work for other people. If he builds a nice shop/hangar operation, he wants to be able to use the shop for working on the truck, not running a trucking operation. He just wants to work on the trucks.

Hallgren said this is "doable" and offered to draft something up with the appropriate wording. He stated that he needs to put a covenant on the deed also.

Feilner asked that the Council make sure that there are no safety issues involved in this. The road that goes through the lots needs to be specified.

Heinbockel made a motion to sell Lot 2, Block 2 to Mr. and Mrs. Reeves for the amount of \$8,000 and subject to standard covenants on all the lots; Feilner seconded.

**Motion passed** on a roll call vote with six (Leith-Dowling, Heinbockel, Sandy, Sloan, Feilner, Pecchia) voting in favor and one (Gilbertson) voting against.

## **REPORTS**

**Rescue Squad** – Sue Miller stated that Medic 3 is outfitted. There is one new squad member, Dan Gold.

**Fire Department** – Carin Bjorn von Letzendorf said there is a recall on the engine of the new fire truck. It will be taken care of as soon as the part comes in. They are working at getting people on board now with the Rural Firefighter Program. There are about 16 altogether in the two departments. It is slow moving into the new fire station; looking at possibly the end of the month before moved in.

**Planner** – Dennis Dooley reported he has been spending most of his time working on regional maps for emergency response people; he is currently waiting on six additional maps. The major problem is that since they created these, they have changed some of the special coordinates, scales and he has been spending a lot of time making this all fit together. He has also been working on the E911. He is currently awaiting a critique of what has been prepared to date.

**Library** – Mary Leith-Dowling reported that Phase One of moving into the new library started last Thursday. There were over 50 boxes moved. Now we are awaiting the arrival of shelving. ACS is supposed to finalize the connections on Thursday. We have \$23,250 on the matching grant so far, with promises of \$5,000 additional. Mrs. Reiter's kindergarten class brought in \$100 worth of pennies collected from home and elsewhere. That was greatly appreciated!

**Parks** – Dennis Dooley said regarding the DNR grant there are 2 things. Joe Roberts is to get back with him as to whether we qualify to use impact funds to match this grant. If a letter to DNR was written then we might be able to use these to do the recreation center. If not, Dooley has drafted a letter to lower the minimum on that. The 100,000 match might be beyond the city's means. Several projects have been discussed including the purchase of the park and having a skateboard facility.

Pecchia stated that the City of Delta Junction has been nominated for a City of Excellent Work Award for some of the works we have been doing. The award will be in the form of cash but he was unsure of the amount.

**Charter Commission** – Lou Heinbockel stated that the next Charter Commission meeting is tomorrow night, Wednesday, October 20, 2004 at 7 pm.

**Department of Economic Development** – Pete Hallgren said there was a quarterly impact meeting today. At the end of the meeting the Missile Defense organizations said that the city is completing most of its projects at this point, things look successful. They felt that the projects are working out extremely well and did not see a need for the next quarterly meeting. It is possible to just turn in timely reports the end of the present quarter.

Cotten put Delta housing survey paperwork on the table. There seems to be more quality housing to be constructed in 2005. The bank and the new bank are obviously new players in this. There was another handout referencing the city and military health care. Dr. Andreassen has expressed interest in looking at options available to everyone concerned. The end result being looked at is marketing healthcare for people who have choices.

Ruth St. Amour stated that as far as the Social Services Grant portion of the funds the applications were due in last Friday. There were eight applications received. There were two representatives from Fort Greely in attendance; they will be scoring the applications and returning those when DREDC meets November 1. They will look at the combined scores and comments and make recommendations to the City Council. Economic development strategy comments are available to the public.

Hallgren stated tomorrow (Wednesday, October 20) there is a military lunch invitation from Colonel Cornelius at Fort Greely extended to Mayor Roy Gilbertson and himself. Leith-Dowling is going on a Pogo tour at the same time and is unavailable for the military lunch.

## **UNFINISHED BUSINESS**

### **Approval of Plat – Sunrise Subdivision**

**Heinbockel moved** to approve the Plat; Sloan seconded.

**Motion passed** on a roll call with six voting in favor and one (Gilbertson) abstaining.

**Contract from Mental Health Trust for the Purchase of the Park**

There was discussion on the contract from the Mental Health Trust for the purchase of the City Park.

**Sloan moved** to authorize Mayor Gilbertson to sign the paperwork included with their letter of October 11; Sandy seconded.

**Pecchia** wanted a public statement that he believes this is a rip-off.

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

**NEW BUSINESS**

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

**Hallgren** recommended this be held off for two weeks while Cleeta Barger goes out there to look at the property. **Heinbockel** stated that the Council needed to set the bar higher to have a vote of the people to dispose of property.

**Hallgren** will look up what the state statute says and bring this information back at the next meeting.

**Cotten** stated it might be a case-by-case discretion.

**Heinbockel** moved to adopt at the third reading of Ordinance 2005-04, and to change the increase in value to \$200,000 rather than \$100,000 as presented; Leith-Dowling seconded.

**Heinbockel** moved to open the public hearing 2005-04; Pecchia seconded. Motion carried.

Leith-Dowling motion to close; Sandy seconded. Motion carried.

**Heinbockel moved** to adopt 2005-04 with changes; seconded by Feilner.

**Motion passed** unanimously on a roll call vote.

**Approval of Landfill Change Order 5 & 6**

**Leith-Dowling moved** to approve Landfill Change Orders 5 & 6; Pecchia seconded.

**Motion failed** on a roll call vote with five (Heinbockel, Sloan, Feilner, Pecchia, Gilbertson) voting against and two (Leith-Dowling, Sandy) voting in favor.

**Fire Hall Change Order #2 for \$15,251.81**

**Sandy moved** to approve Change Order #2 for the Delta Fire Station and the DRS Addition; Feilner seconded.

**Motion passed** unanimously on a roll call vote.

**Request for Waiver of Rental Fee for Community Center**

**Sandy moved** to approve D/GSD Application for Waiving Fees on the Community Center; Pecchia seconded.

**Motion passed** unanimously on a roll call vote.

**Reduction of Retainage for Fire Hall from 10% to 3%**

**Heinbockel moved** to approve Reduction of retainage for Fire-Hall from 10% to 3%; Pecchia seconded.

**Motion passed** unanimously on a roll call vote.

**Reduction of Retainage for Landfill from 10% to 5%**

No action taken.

**Purchase Orders**

PO#09277 to Alaska Communications Systems (ACS) in the amount of \$991.27 for September phone charges  
PO#09278 to Alaska Mental Health Trust in the amount of \$12,600.00 for 10% deposit required for purchase of park

PO#09279 to ATT & Alascom in the amount of \$798.24 for October phones and power

PO#09280 to Arctic Fox Safety & Supplies in the amount of \$13,566.62 for Homeland Security equipment

PO#09281 to Bank of America in the amount of \$7,157.89 for September travel, printer & supplies

PO#09282 to Buffalo Fuel, Inc. in the amount of \$1,370.77 for September '04 diesel

PO#09283 to Cascade Container Fab in the amount of \$18,644.47 for drop boxes for the new landfill

PO#09284 to Delta Fuel Company in the amount of \$1,600.00 for heating oil for the Waldo house

PO#09285 to Delta Presbyterian, PCUSA & Faith Lutheran, ELCA in the amount of \$3,912.89 additional costs to well

PO#09286 to Delta Rescue Squad in the amount of \$5,097.00 for training classes

PO#09287 to Delta-Greely School District in the amount of \$20,307.02 for Phase 2-Qtr 9-30-04 job training

PO#09288 to Family Medical Center in the amount of \$6,588.60 for homeland security supplies

PO#09289 to Golden Valley Electric in the amount of \$1,503.45 for September '04 electric

PO#09290 to MACTEC Engineering in the amount of \$13,475.13 for fire-hall engineering services

PO#09291 to Carin Bjorn Von Lentzendorf in the amount of \$1,837.19 reimbursement for fire conference and training in Sitka, AK

**Pecchia moved** to approve 09277, 09279 through 009291. Pay all of those listed on the agenda with the exception of 09278; Sandy seconded.

**Motion passed** unanimously on a roll call vote.

**Leith -Dowling moved** to approve 09278; Sandy seconded.

**Pecchia** stated that we should ask for a lower interest rate.

**Dooley** said the rate is defined by law.

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

#### **ADDITIONAL PUBLIC COMMENTS**

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

#### **ADDITIONAL COUNCIL COMMENTS**

**Heinbockel** asked if the Public Works employee has happened yet. Hallgren stated that it had not.

**Sandy** thanked the Council for the flowers for her mom's service.

**Leith-Dowling** said she was asked to approach the council on the possibility of making up a basket that had some local items in it – something along the lines of the “library baskets” that are done during Open House at the Community Library every April. These would be going to the AML Conference. Council agreed with the idea that the auction items have a Delta Junction theme.

#### **ADJOURNMENT**

**Sandy** made a motion to adjourn; Pecchia seconded.

The Delta Junction City Council Meeting adjourned at 6:50 pm.

Debbie Heral  
Acting City Clerk  
City of Delta Junction

Date of approval: November 2, 2004