



**City Council Minutes
January 18, 2005 ~ 5:00PM**

**Regular Meeting
City Hall, Delta Junction, Alaska**

The regular meeting of the Delta Junction City Council was held on Tuesday, January 18, 2005 at City Hall in Delta Junction, Alaska. Mayor Gilbertson called the meeting to order at 5:07PM.

Council members present: Mayor Roy Gilbertson (departed at 5:50PM), Mayor Pro tem Mary Leith-Dowling Lou Heinbockel (departed at 6:35PM), Leslie Feilner, Will Pecchia, John Sloan

Council members excused: Susan Sandy

City employees present: Pete Hallgren, Dave Zimmerman, Lamar Cotten, Pat White

Also present were two members from the community and three out-of-town guest speakers.

Agenda items and reports were moved out of sequence so that the majority of Council members were present during topics of importance. Gilbertson and Heinbockel exited at different times, leaving a quorum.

APPROVAL OF AGENDA

White explained purchase orders were not made public until Saturday because of a time crunch on the Federal Impact Quarterly Report that was also due on Friday. She reported one item to add to *New Business*:

- ✓ Cub Scouts Pack 76 – Request to Waive Community Center Rent Fees

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

APPROVAL OF MINUTES OF THE PREVIOUS MEETING

Heinbockel moved to approve the minutes of the January 4, 2005 regular meeting as presented; Feilner 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.

CORRESPONDENCE

January 13, 2005 Letter from Superintendent Dan Beck Regarding Surplus of Zamboni – no discussion

REQUEST TO SPEAK

Golden Valley Electric Association (GVEA) - Property Acquisition/Proposal to Bring Backup Generation to Delta

Kate Lamal, GVEA Vice President of Power Supply, introduced herself along with Cheryl Laudert, Land Management Supervisor and Greg Wyman, Manager of Construction Services. Lamal explained the proposal for “John Brown” (also known as Chena 6), an emergency backup unit, which is currently located in downtown Fairbanks, to be moved to Delta. John Brown is a 23.1 MW Frame 5 gas turbine and was on line an average of

13.4 hours for each of the past 6 years. She said it would be used only during an emergency, expected no more than it has been in the past, and would be remote-started from their Fairbanks office. Lamal explained the timeline needed to relocate the unit north of the existing Jarvis Creek Substation site (Government Lots 28 and 29 and the SE ¼ SE ¼ SE ¼ of Section 23, Township 10S Range 10E) and have it operational by October 1.

Cheryl Laudert explained the mapped illustration.

Discussion followed regarding purchasing and leasing the property.

Laudert said purchasing would be their preference. She explained that ideally, the unit would never operate. It would be used only in the event of an emergency. Because of increased growth in the Delta community, additional electrical load expected from Pogo Mine and Fort Greely and the electrification of Alyeska's Pump Station 9, and because residents are dependant upon the single transmission line for power, GVEA needs to provide generation capability for the southeastern end of the electrical system. Pogo, Missile Defense (Ft. Greely) and Alyeska will have their own sources of backup but residents and businesses won't.

Hallgren explained details of the lease/purchase agreement and that an ordinance would be necessary. He said he would prepare one for the next meeting. Sale of the property, if done immediately, would allow GVEA to complete tasks during the "window of opportunity" (July 1 through October 1).

Discussion followed regarding price of property, backup electricity for Pump 9 and details of the backup unit.

Lamal said the unit would be remote-start, serviced once a month and it will be unmanned. It will be housed inside a prefab building. It will run on Diesel #1, eliminating the need to heat the fuel tank. The unit was installed probably 20 years ago in Fairbanks and at current rate of startup it will last 100 years. Any noise will be noticed during start up. However it will be situated away from any potential development. It is operated in downtown Fairbanks on the Chena River with no problems. Start up (normal testing) would be scheduled during work hours.

Greg Wyman said the noise is equivalent to a jet engine starting up on the tarmac.

Discussion followed regarding noise and meeting the needs of the community in the event of an emergency.

Heinbockel stated the backup unit was the right move for GVEA to take for our community and the City would certainly cooperate.

Landfill Retainage

Hallgren reported both the City attorney and MACTEC engineers recommended approving release of retainage at the new landfill in the amount of \$140,000.00 upon receipt of a pay request in proper form from the contractor. He said the amount of work left at the landfill under contract is between \$30,000 and \$40,000. Approving release of retainage does not involve claim or Change Orders 5 & 6, which are still under consideration.

Heinbockel moved to approve the recommendation as stated; Pecchia seconded.

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

REPORTS

City Administrator - Hallgren explained two potential lots on the Waldo property that MACTEC engineers prepared. He asked Council to voice their opinions and/or move boundary lines to their liking.

Gilbertson said he would prefer the land be sold as is, where is and let the buyer subdivide it.

Heinbockel said there is not a whole lot of demand to purchase property for a home site near a landfill no matter how great the view of the mountains is.

Hallgren said the property must be subdivided because it is in a 100-acre parcel. It must be surveyed in order to pass the State's three-month subdivision process before selling it in the spring or summer. Lot size is needed before it is surveyed.

Heinbockel described how he felt the boundaries should be moved and gave the changed drawing to Hallgren.

Gilbertson said the new owner should be protected from someone else buying and building over the existing home.

Hallgren reported the new tender for the fire department is presently in Valdez. Dave Boadwine will travel to bring it to Delta on Saturday. 2) He said Ken Cole and a photographer for Missile Defense would be available

for the new library ribbon cutting on January 22. Photo shoots are scheduled for the construction projects and new equipment also. 3) He attended the ribbon cutting for the Career Advancement Center on January 14. Lieutenant Governor Loren Leman and DCED Commissioner Edgar Blatchford were guest speakers. 50 or 60 people attended the ceremony along with donors from Anchorage who were able to attend via live interactive hookup. 4) Members of the fire department are in the process of moving into their new facility. They are planning a combined Open House celebration with the Rescue Squad. 5) New flags have been ordered for the new (old library) conference room. The flags will officially fly over our nation's Capitol in Washington, D.C. before they are mailed to us. 6) Copies of the quarterly report and annual spend plan narratives were completed and distributed to Council boxes.

Airport – Leslie Feilner reported she spoke with Jack Morris, President of the Delta Pilot's Association. This spring they plan to place signs on the airstrip to deter people from crossing the runway. Too many incidents have occurred in which pilots had to shut down their take-offs because of vehicles in the middle of the runway. Morris also requested the City consider opening more lots for sale and in doing so to keep the lots aviation-related as stated in the covenant. Because the airport has continued growth and activity the pilots need to clear trees and expand the tie-down area. She reported that Morris thanked the City for responding to their request for recent snow removal.

Hallgren reported major effort has been made between Ft. Greely and the State of Alaska in the past two weeks to turn Allen Army Airfield into a joint-use facility. Hallgren stated that permission was given by the State if the local pilots wish to cut down the danger trees on the east end of the runway, across the pipeline.

Discussion followed regarding the City's obligation and responsibility in operating equipment for the local Pilot's Association and local residents who request snow removal.

Mayor Gilbertson excused himself at 5:50PM and Mayor Pro tem Leith-Dowling presided over the remainder of the meeting.

Public Works – Lou Heinbockel reported a recent request for snow removal on a small street in Jack Subdivision that was constructed by the City years ago. He agreed that the street needed to be part of those that are maintained by the City. He said \$30,000 was spent on "that sorry road" to the local clinic that originated as a section line. Businesses and homes were built on the trail that extends beyond the clinic.

Discussion followed regarding problems related to traffic, the City's obligation and possible solutions.

Hallgren said the problem with people driving across the runway was evident even when the road (to the auto body shop behind the clinic) was fully passable. That problem needed to be resolved. Economic Development Administration (EDA) grant funds were used to repair the clinic road but there is no money available now. When lots were subdivided at the airport the only legal access to those lots was the clinic road and around the 90° trail in front of the hangar and auto body shop. If more lots were sold money from the gross proceeds could be dedicated and used to install electricity and rebuild that road. The number one request from the legislature this year was for paving but it was for the downtown area.

Recreation – Lou Heinbockel reported the school district donated the old zamboni to the City and it is currently parked at Gilbertson's warehouse free of charge. He said \$1,500 is much better spent on rent than what will be paid to provide heated space at the fire hall. Heinbockel also said he was very unhappy with the outcome of the new landfill building and the inside temperatures being reported to be 85°.

Hallgren said he addressed a similar issue at the library when they had 92° temperatures. It was resolved by following instructions over the phone to reset electronic controls. Recent cold temperatures had knocked the system out. Hallgren said he planned to visit the landfill tomorrow to check out their problems.

Leith-Dowling asked for instructions so that repairs can be done in future circumstances without having to call for help.

Heinbockel reported Alyeska donated heaters that increased inside temperatures at the hockey rink by 10° in time for the scheduled games. He added, "There are still no restrooms at the hockey rink."

DREDC – Ruth St. Amour, DCED Development Specialist, reported DREDC is researching options to offer recreation opportunities and coordinate new activities. Discussion focused on bringing in a VISTA volunteer to work the program to make it sustainable. If all goes as planned the VISTA volunteer would be in Delta no sooner than April. It is hoped the school would allow use of their recreation facilities on school grounds.

Hallgren said the volunteer would need office space and a place to reside. Social Service grant money could likely pay rent for living quarters and hopefully an organization in town would act as a sponsoring agency to provide the office space. The service has been needed in this community for a long time. The federal government would pay the VISTA volunteer a stipend of \$800 or \$900 a month.

Library – Mary Leith-Dowling reminded Council of the ceremonial ribbon cutting at the new library at noon on Saturday, January 22. She said glitches are still being worked out with the new phone system. The library signs are to be installed by Saturday and landscaping would be completed in the spring.

Park – Will Pecchia asked to discuss park improvements at the February 15 Council meeting.

Hallgren stated the State was asked to reallocate \$14,000 for the park and playground. Part of that would be used for this summer's grass cutting service and fertilizer.

Charter Commission – Lou Heinbockel reported the January 17 meeting was cancelled and another meeting is scheduled for January 19.

Additional Reports by Council – Leith-Dowling reported she attended a teleconference with the Northern Rockies Alaska Highway Tourism Association (NRAHTA). Financial commitment is needed from each community along the road system but it was unclear of the town/city/village formula. Delta would fit into a "town" category according to its population and that would require a \$2,500 donation. NRAHTA is still detailing what is expected from each community.

UNFINISHED BUSINESS

GVEA - Property Acquisition/Proposal to Bring Backup Generation to Delta

Moved to *Request to Speak* at the top of the meeting.

Introduction and First Reading of Ordinance 2005-05,

A Special Ordinance Setting Interim Landfill and Septic Rates

Heinbockel moved to introduce Ordinance 2005-05, have the first reading and set the public hearing for February 1, the next regular meeting; Pecchia seconded.

Hallgren reported he had discussed figures with Joe & Grace Peters, owners of Delta Sanitation, and the interim increase would bring the City to a break-even point at the old landfill sometime in May. Rates for users will be double what have been in the past. They could be less if Ft. Greely participates in using the new landfill.

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

NEW BUSINESS

Long-Term Loan of Old Zamboni to Ft. Greely

Hallgren reported he would like to loan the old zamboni to Ft. Greely on a long-term basis with the only stipulation being that it be offered back to the City if Ft. Greely is ever in the position of closure. The zamboni would also be made available if our current zamboni breaks down. He said he would make the offer by creating a formal agreement.

Landfill Retainage

Moved to *Request to Speak* after *GVEA - Property Acquisition*.

Cub Scouts Pack 76 – Request to Waive Community Center Rent Fees

Heinbockel moved to waive rental fees as requested by the Cub Scouts as long as it does not interfere with other paying clients; Pecchia seconded.

Motion passed unanimously with four (Pecchia, Sloan, Feilner, Leith-Dowling) voting. Heinbockel had stepped out of the room.

Fire Station Pay Application #5

Hallgren stated MACTEC engineers recommended paying the fire station pay application request for \$28,178.69.

Pecchia moved to approve the Fire Station Pay Application #5 as presented; Sloan seconded.

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

Rent of (Old) Library / Large Conference Room

Hallgren explained what was necessary and how the old library could be divided into two separate rooms. He said shelving was distributed between the fire station and the old fire hall (new equipment and LEPC facility). Hallgren said there are recent requests to use the room. He asked what the charge should be.

Sloan suggested using the same price as the Community Center because of the comparable amount of space. Council agreed that \$75.00 would be appropriate.

Heinbockel expressed his concern about bills and quoted prices being charged for dispatch, E911 and exorbitant utility charges. He excused himself at 6:35PM.

Village Safe Water – Approval of Additional Grant Work

Hallgren reported \$100,000 in grant funds was received to complete a water/sewer feasibility study for the downtown area. He referred to it as a ‘paternalistic’ grant from the State in which they control every aspect. Kuskokwim Architects & Engineers Inc. (KAE, Inc.) requested their contract, a portion of the grant, be increased by \$15,700 in order to complete their work activities, which included obtaining GIS mapping and reconfiguration, obtaining plat mapping and reconfiguration, identifying and locating establishments, showing location of on-site wells and septic systems, showing location of contaminated sites, indexing existing water quality to well locations and identifying land use and zoning. In 1977 the comprehensive plan suggested a domestic water system so that small lots could have an on-site septic system and there would be no problem with separation between wells and septic. Hallgren said he guessed that only a water system would be found feasible. KAE cannot transfer our GIS information to their AutoCAD. However, they can transfer their information to ours. The data produced will be of value to our GIS system. Much of the work activities involved in the request for additional funding is information KAE assumed the City could provide. Hallgren explained that the City is operating a very standard GIS system and once the E911 system is completed and operating (expected by the end of the fiscal year) the planning department will be terminated. He said upkeep of the system could be contracted out of Fairbanks.

Sloan moved to approve additional grant work in the amount of \$15,700.00; Pecchia seconded.

Discussion followed regarding the purpose of the study and limiting it to City limits.

Cotten explained the uniqueness of the study, how lots in this community were typically small and the fact that homeowners were not required to document the location of septic systems and wells. Therefore clean water for health issues is a main concern.

Motion failed on a roll call vote with Pecchia voting against.

Hallgren said he would inquire if the feasibility study could continue without the approval for additional work.

Sloan said our town will grow eventually and he felt it was important to continue the study.

Pecchia called for reconsideration; Sloan showed no objection.

Motion passed by unanimous consent to reconsider the failed motion.

Motion passed unanimously on a roll call vote to approve additional grant work with four (Sloan, Pecchia, Feilner, Leith-Dowling) voting.

GIS Mapping – Purchase of Mapping Program Software

Hallgren said he did not approve of spending \$2,500 for software to make entering data into the GIS program easier. However, it would save approximately one month of work in data entry time for approximately 4,000 lots. Purchasing the software would save wages expended to pay for the planner’s time and the system would function sooner.

Pecchia moved to purchase the Maptex for ArcGIS 9.0 software in the amount of \$2,500.00; Feilner seconded.

Sloan asked how much to date had been spent on mapping equipment.

Hallgren reported approximately \$12,000, not including the planner’s computer. He said the software price is not competitive and therefore he suggested purchasing it directly from the vendor. Funding for the software is from E911 as is the planner’s time.

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

Purchase Orders

PO#09531 to ACS in the amount of \$852.44 for Jan '05 phone service
PO#09532 to American Cemetery Supplies, Inc. in the amount of \$1,437.87 for ground frost remover
PO#09533 to ATT & Alascom in the amount of \$810.14 for Jan '05 E911 power
PO#09534 to Bank of America in the amount of \$845.00 for Dec '04 credit card purchases (Hallgren travel to US Army Symposium in El Paso, TX, Dave Boadwine travel to pick up fire tanker in Portland, OR, Drum parts for color ink printer)
PO#09535 to City of Fairbanks in the amount of \$4,538.95 for Jan '05 through Jun '05 dispatch service
PO#09536 to Delta Fuel Company in the amount of \$2,344.38 for Dec '04 heating oil
PO#09537 to Delta Texaco in the amount of \$1,267.13 for Dec '04 diesel fuel
PO#09538 to DGSD in the amount of \$2,776.13 for School Grant 408 Reimbursement
PO#09539 to GVEA in the amount of \$2,782.89 for Dec '04 electricity
PO#09540 to Debra Heral in the amount of \$526.00 for Dec '04 transcribing services (X 2)
PO#09541 to IKON Financial Services in the amount of \$548.65 for Jan '05 copier lease
PO#09542 to MACTEC Engineering & Consulting, Inc. in the amount of \$7,291.12 for Dec '04 fire hall inspections
PO#09543 to MACTEC Engineering & Consulting, Inc. in the amount of \$1,751.96 for Dec '04 landfill inspections
PO#09544 to MACTEC Engineering & Consulting, Inc. in the amount of \$2,745.64 for Dec '04 contractor claims at new landfill
PO#09545 to MACTEC Engineering & Consulting, Inc. in the amount of \$13,576.68 for Dec '04 review of new landfill contractor delays
PO#09546 to Richard Stanton Construction in the amount of \$28,178.69 for Dec '04 fire hall punch-list
PO#09547 to Pat White in the amount of \$3,096.42 for ambulance billing services
PO#09548 to Walker & Levesque, LLC in the amount of \$507.50 for borough sales tax research
PO#09549 to David Zimmerman in the amount of \$577.42 for reimbursement of travel expenses applied to own credit card (per City's card maxed out)

Pecchia moved to approve purchase orders 09531 through 09549; Sloan seconded.

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

ADDITIONAL PUBLIC COMMENTS

ADDITIONAL COUNCIL COMMENTS

Mayor Pro tem Leith-Dowling called for additional public and Council comments with none being offered.

ADJOURNMENT

Pecchia moved to adjourn at 6:53PM; Sloan seconded. Motion carried.

Pat White
City Clerk
City of Delta Junction
Date of approval: February 1, 2005