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**City Council Minutes**  
**October 20, 2009 ~ 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 20, 2009 at City Hall in Delta Junction, Alaska. Mayor Mary Leith-Dowling called the meeting to order at 5:03pm.

Council members present: Mayor Mary Leith-Dowling, Mayor Pro tem Pete Hallgren, JW Musgrove  
Lou Heinbockel, Dawn Grossmann, Sherman Stebbins

Council member excused: Pablo Martinez

City employees present: Finance Officer Dave Zimmerman, City Clerk Pat White

Two members from the community were present.

#### **AMENDMENTS TO AGENDA ~ APPROVAL OF AGENDA**

Heinbockel moved to approve the October 20, 2009 agenda; Grossmann seconded. Motion carried.

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

Musgrove moved to approve the October 13, 2009 minutes; Hallgren seconded. Motion carried.

#### **PUBLIC AND COUNCIL COMMENTS ON NON-AGENDA ITEMS**

Leith-Dowling called for public comments on non-agenda items with none being offered.

#### **REQUEST TO SPEAK**

**Joe Brokus** read a letter from Deborah Hayes, Deltana Community Services Partnership (DCSP) Project Director, describing progress on the senior housing project. Hayes stated DCSP would ask the City for a resolution to update the CEDS Plan (Comprehensive Community Economic Development Strategy compiled by the Delta Regional Economic Development Council in November 2004) to include the need for senior housing. The economic development plan is needed for funding and must be current, updated every five years, which DCSP would do. Haddock & Associates quoted \$12,500 for a Market Feasibility Analysis for the housing project and Hayes asked, if the City is still considering including the senior housing project in a Community Development Block Grant, if the \$12,500 analysis cost could also be requested. Brokus shared copies of Hayes' October 16, 2009 letter and the feasibility analysis proposal. Discussion followed regarding grant funding for research versus actual construction, the block grant being federally funded, providing a resolution of support, DCSP consulting with Fairbanks North Star Borough (FNSB) Community Planner Kathryn Dodge regarding updating the CEDS, and clarification that the specific property (near City Hall) was not gifted, but set aside for 3 years, time enough for DCSP to conduct a feasibility study (as discussed on June 16, 2009).

Hallgren said the Council would consider parts as they are completed.

Heinbockel and Grossmann expressed favor of DCSP efforts.

#### **REPORTS**

**Airport** – JW Musgrove reported a planning process is necessary for road improvements to new airport lots and to improve the road (trail) past the clinic (Remington Road, a.k.a. Service Street).

Hallgren said proceeds from the sale of the lots would pay for road improvements.

Heinbockel said according to the City Code of Ordinances, all proceeds must be invested into the City's Permanent Fund account. The airport lots that were auctioned (November 18, 2002) were basically free because the proceeds paid for road construction and installation of electricity.

Hallgren said the minimum bid was the appraised value of the property and lots without road access and electrical power (poles, lines, and transformers) were less expensive. There was little profit made, but the “net” proceeds were deposited in the City’s Permanent Fund.

Musgrove said minimum bids (in the 2002 public auction) were \$7,000, \$8,000, and \$9,000 and the last lot did not sell until October 2004. The appraised property value included the cost for road and power. The end lots, which cost the least, did not come with improvements because he constructed that section of road himself. All nine of the airport lots presently have electricity.

Discussion followed regarding disposing of State-deeded properties (per Title I, Chapter 1.37).

Heinbockel suggested the administration research possible rebate from GVEA because other lots are now served with power. He said Capital Improvement Projects (CIP) should include road development and more road improvements.

Hallgren asked about partnering with Deltana to finish Souhrada Road (connecting Jack Warren and Remington with Nistler Road).

Heinbockel asked if pilots have expressed desire for any paving.

Musgrove said some visitors have, but most local pilots feel it would not be advantageous. The kinds of airplanes that need paved runways need long paved runways. Lowering power lines, obtaining permission to cut trees on State-owned property, and protecting the security of the airport are higher priorities. Musgrove said he is not opposed to paving, but it must be airport paving so that it does not turn into a quarter-mile drag strip. More control is needed because “Airport Only” signs are not effective, nor enforceable. Paving the ski strip will encourage more four-wheeler traffic.

Discussion followed regarding airport fencing that would require taxiing airplanes in and unlocking the gate to access the airstrip, whether it would keep traffic out, and battling dangerous ruts left in the runway by children whose parents give them machines without instruction or training.

Musgrove said there is no reason to access the airport if there is no way to get out and it is not impossible to put up a fence to slow down traffic.

**Mayor** – Mary Leith-Dowling reported municipal elections are always held on the first Tuesday of October. In the past the election results are certified the following day, after the Canvass Board meets. This year, by following the Code of Ordinances, Certification of Election Results was done a week following the election, which left four weeks between meetings (September 15 through October 13). Leith-Dowling asked about changing the Ordinances so that there is no long stint between meetings. She asked to avoid holding meetings back-to-back, like the last two (October 13 and October 20)

Discussion followed regarding recent elections with no contest, poor voter turnout, adequate public notice for contesting an election, and holding a special meeting to certify the election results.

White stated she would research how other Alaskan communities handle their elections.

Leith-Dowling reminded Council members of the GVEA Board meeting at City Hall on October 26.

**City Clerk** – Pat White reported the next City Council meetings would be November 3 and 24, not the 17th because of the AML Conference in Anchorage.

**Finance** – Dave Zimmerman referred to a Fiscal-Year 2010 3-month budget comparison, dated September 30, 2009, and asked to direct any questions to him.

**Public Works** – Lou Heinbockel reported 8 poles were set around the outdoor rink, but the lights have not yet arrived. New lights were being strung as early as 7:30 this morning on Nistler Road. He questioned poles that had no lights.

Leith-Dowling stated any new changes would take place after new lights were replaced on existing poles.

Heinbockel said lots of material has been developed at the landfill for the winter.

Discussion followed regarding pulverizing boulders, listing it (management and removal of oversized rocks plus generating cover material) as landfill improvements on the CIP or applying for a grant.

Heinbockel stated he gave historical information regarding the rifle range and its cleanup. A report will be submitted to the State giving recommendations on conducting a cleanup. Heinbockel said he hoped it is not found to be too expensive so that they opt to *not* clean it.

**Additional Reports by Council** – Lou Heinbockel stated New Jersey has a population of 19 to 20 million people and every gas station provides service. Full-serve gasoline was as low as \$2.09/gallon.

Musgrove said the price per gallon drops when the volume of gasoline sales increases.

## UNFINISHED BUSINESS

### Proposed Utility Easements for the Buffalo Center Townsite

Musgrove referred to GVEA's easement proposal and asked what happens if another electric company replaces GVEA or if another utility company needs to access the same properties. It appears GVEA would be granted easement plus the alleyways. GVEA currently provides electrical service, but at one time it was Northern Lights. Musgrove said he is in favor of providing power lines, but would prefer the ordinance reads *public* easement, not exclusive to one utility company.

Hallgren said leaving wording as it is requires anyone installing utilities to get authorization from the City Council.

Discussion followed regarding other possible utilities and GVEA coordinating with them.

Leith-Dowling stated City Attorney Jim DeWitt drafted Ordinance 2010-03, which will be introduced on November 3, followed by a public hearing, second reading, and adoption on November 24, 2009.

## NEW BUSINESS

### Purchase Orders

PO#013828 in the amount of \$1,567.33 to Alaska Communications Systems for Oct. telephone service

PO#013829 in the amount of \$1,867.41 to Bank of America Business Card for credit card charges (State of Alaska flags, travel expenses for Library & Local Emergency Planning Committee (LEPC) conferences and Library water heater element

PO#013830 in the amount of \$3,889.20 to Crowley Petroleum Distribution for Oct. Heating Oil and transmission fluid for vehicles

PO#013831 in the amount of \$674.90 to Delta Industrial Services for steel for 3 new container forklift bases

PO#013832 in the amount of \$567.67 to Galls Inc. for Fire Department supplies

PO#013833 in the amount of \$2,409.41 to Golden Valley Electric Association for Sept. electricity

PO#013834 in the amount of \$3,583.34 to Guess & Rudd for legal services on hunting within City limits and Orcutt use of Granite Avenue

PO#013835 in the amount of \$1,186.42 to Moore Medical Group for Rescue Squad supplies

PO#013836 in the amount of \$949.60 to United Parcel Service for street light freight costs

Heinbockel moved to approve payment of purchase orders 013828 through 013636 as presented; Hallgren seconded.

Hallgren said at the October 15 meeting he questioned whether purchase orders under \$500 were required to come before Council and said, according to Code, only those over \$500 require approval.

Musgrove asked how many purchase orders under \$500 are paid each month.

Leith-Dowling said at least twice as many checks as those that are over \$500.

[After the meeting Zimmerman said about forty under \$500 purchase orders are written each month.]

Stebbins asked about freight costs for streetlights (013836).

Zimmerman stated the streetlights were shipped from Wisconsin [costing \$2.50/pound].

Motion passed unanimously on a roll call vote.

## ADDITIONAL PUBLIC AND COUNCIL COMMENTS

Leith-Dowling called for public comments on non-agenda items with none being offered.

Hallgren said he appreciated "this group" (City Council) because it is so nice to work with good people.

Heinbockel said years ago, meetings started at 7:00pm and sometimes did not end until 2:00am.

Musgrove asked about an update on the Emergency Services Administrator.

Leith-Dowling said there has been some correspondence.

Heinbockel said he agreed with reprioritizing last year's list of Capital Improvement Projects (CIP).

## ADJOURNMENT

Heinbockel moved to adjourn at 6:31pm; Musgrove seconded. Motion carried.