

**City Council Minutes**  
**Regular Meeting**  
**June 15, 2021 ~ 5:00PM**  
**City Hall, Delta Junction, Alaska**



**CALL TO ORDER / PLEDGE OF ALLEGIANCE / PRAYER**

Mayor Freda Degnan called the meeting to order at 5:04pm.

**Council members physically present:** Mayor Freda DEGNAN, Deputy Mayor Lou HEINBOCKEL, Michael PRESTEGARD, Alan LEVINSON, Pete HALLGREN, Erin CATTERSON

**Council excused:** Charles LESTER

**Staff physically present:** City Administrator Mary Leith, Library Director Tiki Levinson, City Clerk Pat White

**Staff present via phone:** Finance Officer Stephanie Erickson, Administrative Assistant Flower Cole

Two members from the community were present and two attended by phone. The meeting was not broadcast over KDHS 95.5 FM radio.

**AMENDMENTS ~ APPROVAL OF AGENDA**

**Motion:** Levinson moved to approve the June 15, 2021 agenda as presented; Heinbockel seconded.

**Motion passed** by unanimous consent with six in attendance.

**AMENDMENTS ~ APPROVAL OF MINUTES FROM PREVIOUS MEETING**

**Motion:** Hallgren moved to approve the June 1, 2021 minutes as presented; Levinson seconded.

**Motion passed** by unanimous consent with six in attendance.

**COMMENTS ON NON-AGENDA ITEMS**

Todd Zachgo, President of the Delta Skating Association, referred to asphaltting the inside of the Liewer-Olmstead Ice Arena (May 18 Council meeting) and explained an alternative plan, to purchase an 85' x 200' white rubber membrane from Alaska Tent & Tarp for \$15,000. Adding four feet to the floor height and engineering adequate drainage will increase costs. The membrane cannot be used during the summer, but it will save several weeks of building ice each year.

Discussion followed regarding existing concrete and steel reinforcement, adding sand for bedding, using an underlayment to prevent rocks from surfacing, draining 17,000 square feet of water each spring, using maintenance funds to paint the Zamboni room and replace door locks, and the possibility of needing a fire suppression system if the building is insulated.

Zachgo recommended installing at least four 2' x 2' louvres to move air and address the humidity problem inside the building. He asked for ventilation funds because the \$30,000 allocated (June 1) would be used for flooring. He also suggested putting up a barrier to prevent more damage to the metal siding of the rink facility.

Heinbockel said to leave the dented metal siding alone unless there is structural damage.

Discussion followed regarding changing priorities 1) asphalt floor, 2) insulate building, and 3) engineered improvements (May 18 meeting) to 1) membrane and drainage and 2) louvres and fan, whether the school district would contribute, bringing back Sunday Skate, and other groups contributing toward rink usage.

**REQUEST TO SPEAK** - none

**CORRESPONDENCE**

**New Liquor License Application – Big Delta Brewing Company (#5959)**

White reported Big Delta Brewing Company's Restaurant/Eating Place–Public Convenience liquor license (#5958) is pending. The new *Brewpub* license (5959) will not be issued until 5958 is approved by the Alcohol & Marijuana Control Office. Until then, Sloan's Restaurant (5899) is doing business as Big Delta Brewing Company.

**Motion:** Heinbockel moved to show no opposition to Big Delta Brewing Company's liquor license #5959; Hallgren seconded.

**Motion passed** on a roll call with six in attendance (Hallgren, Prestegard, Catterson, Levinson, Heinbockel, Degnan).

**Deltana Fair Association – Request for Sponsorship and/or Multi-Item Raffle(s)**

**Motion:** Hallgren moved to use FY21 funds to sponsor the Deltana Fair Association at the Blue Ribbon level in the amount of \$1,000.00; Heinbockel seconded.

**Motion passed** on a roll call with six in attendance (Levinson, Heinbockel, Hallgren, Catterson, Prestegard, Degnan).

Discussion followed regarding a certificate for City services, i.e. landfill, cemetery, addressing, and leasing City facilities to be used in the Deltana Fair's multi-item raffle.

**Motion:** Hallgren moved to donate \$100.00 from FY22 funds for a Deltana Fair raffle, to be redeemed by June 30, 2022; Heinbockel seconded.

**Motion passed** on a roll call with six in attendance (Prestegard, Levinson, Heinbockel, Hallgren, Catterson, Degnan).

### **Pioneer Park – Fair Market Appraisal**

Leith reported Chris Guinn, of Guinn Appraisers, issued a letter on June 4, 2021, stating the fee simple market value of Pioneer Park is \$64,000 excluding any real property improvements. The City can purchase it for half the fair market value. The deed will include a Reversionary Clause (page 22 of appraisal report) in which conveyance can revert back to the State of Alaska if Pioneer Park is used "for other than public purposes." Kevin Hindmarch, Division of Natural Resources, reported in a June 15 email, "Once the final appraisal is approved, the regional office will move through the process as described in the preliminary and final findings."

**UNFINISHED BUSINESS** - none

### **NEW BUSINESS**

#### **City Purchases over \$1,000**

CK# 221295 to Aetna - \$11,933.11 for June group health insurance

CK# 221296 to GVEA - \$3,385.23 for May electricity

CK# 221297 to Vitus Energy LLC - \$1,574.90 for landfill equipment fuel and heating fuel

CK# 221298 to Duncan GIS - \$2,137.50 for mapping software updates

CK# 221299 to Interior Hardware - \$1,162.20 for repair / replacement supplies, materials, and tools

CK# 221300 to Wells Fargo - \$1,933.46 for credit card charges

**Motion:** Levinson moved to approve check #221295 through 221300 as presented; Prestegard seconded.

**Motion passed** on a roll call with six in attendance (Heinbockel, Hallgren, Levinson, Prestegard, Catterson, Degnan).

### **Preliminary Plat - Zaremba 2 Subdivision**

Sebastian Saarloos, Delta Surveys, reported Igor Zaremba wants to subdivide Lot 5, Block 3 of Jack Subdivision into three lots, so he can sell Lot 5A to the owner of the neighboring property (Lot 4A) and develop 5B and 5C sometime in the future. The standard note, approval of plat not obligating the public or any governing body, will be added before the final plat is approved. Access to Lot 5A is via the 30-foot public easement from South Eielson, a 300-foot driveway between 5B and 5C. Another 30-foot easement is for utilities. A homeowner's association for Jack Subdivision did not form, nor establish any covenants or restrictions that affect the Zaremba 2 Subdivision.

**Motion:** Levinson moved to approve the preliminary plat for Zaremba 2 Subdivision with the addition of Note #10; Hallgren seconded.

**Motion passed** on a roll call with six in attendance (Catterson, Heinbockel, Prestegard, Levinson, Hallgren, Degnan).

Saarloos reminded the Council that the City of Delta Junction owns an undeveloped 150-acre tract north of Jack Subdivision and west of Tanana Loop Extension.

### **Third Reading, Public Hearing, and Adoption of Ordinance 2021-04, An Ordinance for the City of Delta Junction Providing for a Budget for Fiscal Year 2022**

Hallgren reported changes to the budget on June 1 are reflected in the latest budget draft, dated June 9, 2021.

**Motion:** Hallgren moved to adopt Ordinance 2021-04, the proposed FY22 budget, dated June 9, 2021, with the FY22 employee salary schedule; Heinbockel seconded.

Discussion followed regarding \$30,000 allocated from FY21 funds for improvements to the Liewer-Olmstead Ice Arena flooring (possibly membrane, not asphalt) and any remaining funds toward ventilation, not counting on Fort Greely revenue for the library, but counting on the Delta-Greely High School's share of the rink agreement.

**Motion:** Heinbockel moved to open the public hearing portion of Ordinance 2021-04; Hallgren seconded.

Degnan called for public comment with none being offered.

Motion: Hallgren moved to close the public hearing; Heinbockel seconded.

Motion passed on a roll call to close the public hearing with six in attendance (Levinson, Hallgren, Heinbockel, Catterson, Prestegard, Degnan).

Motion passed on a roll call to adopt Ordinance 2021-04 with six in attendance (Catterson, Heinbockel, Levinson, Prestegard, Hallgren, Degnan).

## REPORTS

**Mayor** – no report

**Airport** – Alan Levinson reported:

- All airport lots were sold. Final payments are due by June 21.
- Two helicopters are leasing space at the airport on a weekly basis.
- More gravel will be added to the roads at the airport subdivision once they've dried out.

**Schools** – no report

**Emergency Services** – Erin Catterson reported:

• Between May 15 and June 15, Delta Medical Transport had 45 ambulance runs and the City Fire Department (DJVFD) responded to six callouts. DJVFD also responds to Forestry wild land fires.

- Firefighters will be soliciting donations to *Fill the Boot*, supporting the Muscular Dystrophy Association.

**Emergency Preparedness** – Michael Prestegard encouraged residents to prepare for winter and potential disasters by having heat, water, and food to last three or four months without relying on outside sources.

**Health & Safety** – Mike Prestegard reported the Public Health office, campaigning to increase vaccinations, has scheduled vaccine clinics through July 27. Newly vaccinated people will be given a \$25 voucher and, along with previously vaccinated, will be eligible for prize drawings from local businesses.

**Library** – Freda Degnan reported:

• The Block Party (annual fundraiser hosted by the Delta Library Board) was held on June 12. There were 110 themed baskets and gift certificates in the silent auction and 60 items that were raffled. Mike Kingston and local musicians provided live music. The Library Board served refreshments and hotdogs, with cake and cookies complementary of the Whitestone community. A wheelbarrow of beverages was donated by Sherman Stebbins. Eighteen library patrons signed up as Friends of the Delta Library, four as lifetime members.

• The Summer Reading Program started today with 30 kids and their families in attendance. They made tie-dyed shirts on the lawn in front of the Community Center.

• Three hanging flower baskets were stolen from the library, two from the walkway and one from the library entrance. Two baskets were donated to replace those that were stolen.

**Public Works** – Mary Leith reported the Public Works crew will patch an area on Emmaus Road on June 16 as a test run to determine if roadwork can be done in-house.

**Landfill** – Lou Heinbockel reported \$402 was made from recycling aluminum cans.

**Park & Recreation** – Lou Heinbockel reported softball volunteers are maintaining the ballfields at the park.

**Cemetery** – no report

**At Large** – Pete Hallgren reported:

• The condition of the Richardson Highway between Delta and Fairbanks is very good since it was repaired over the past month. The highway is torn up south of Delta where road construction is more extensive.

• After attending the Kinross/Mahn Choh meeting at the park today, he asked to send a letter to the Department of Transportation (DOT) expressing public concerns about road repair/maintenance and adequate passing lanes for excessive traffic through Delta (trucks – probably double trailers - leaving the mine every 15 minutes, 24 hours per day). Four trucks will travel north and four trucks will travel south every hour for five years. Discussion followed regarding concern with older, narrow bridges, handling contaminated soil, and Pogo spending over \$300 million for their processing plant.

**City Administrator** – Mary Leith reported:

• Dade Lentz returned as summer hire at the landfill, Joshua Salinas was hired for lawn maintenance, and Abigail Ruse was hired as the summer aide at the library.

- The local DOT was unable to move 20,000-pound river weights. Mindy Eggleston, President of the Delta Trails Association, is looking into other options. [DOT removed brush to access pipeline river weights and move them to a more accessible location to mitigate flooding sometime in the future (August 18, 2020 minutes).]
- The Environmental Protection Agency (EPA) approved the Class V Injection Well Closure Plan (prepared by M2C1 Construction and Engineering and dated August 2020). Corvid LLC is scheduled to drill test sites at the end of the month.
- The Senior Companion van has been used to deliver some meals. They are working on qualifying drivers.

**City Clerk** – no report

**Finance** – Stephanie Erickson reported she and the auditors have started the FY21 audit.

**Additional Reports** – Lou Heinbockel reported, for the first time in 52 years of living in Delta Junction, he used his remote to start his air-conditioned truck.

#### **ADDITIONAL PUBLIC AND COUNCIL COMMENTS**

White reported judges and competitors are needed for a BBQ competition at the Deltana Fair. A class will be held at the Community Center (5:30pm, July 22) to certify judges. Contest rules are online ([smokindeltana.com](http://smokindeltana.com)) and pre-registration is required. It is advantageous for contestants to attend the class on July 22.

**ADJOURNMENT** – 6:56pm

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Mayor Freda Degnan

CITY  
SEAL

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Pat White, City Clerk

Approved: July 13, 2021