

**City Council Minutes
Regular Meeting
November 19, 2024 ~ 5:00PM
City Hall, Delta Junction, Alaska**



CALL TO ORDER / PLEDGE OF ALLEGIANCE / PRAYER

Mayor Igor Zarembo called the meeting to order at 5:02pm.

Council members present: Mayor Igor ZAREMBA, Deputy Mayor Mary LEITH, Travis RIESNER, Lance STRICKLIN, Michael PRESTEGARD, Stormie MITCHELL

Council present via Zoom: Pete HALLGREN

City staff present: City Administrator Lori Roberts, Finance Officer Kaylee Reiersen, City Clerk Pat White

Public present: Nine in attendance, plus four on Zoom. The meeting was broadcast over KDHS 95.5 FM radio.

AMENDMENTS ~ APPROVAL OF AGENDA

Motion: Leith moved to approve the November 19, 2024 agenda as presented; Riesner seconded.

Motion passed unanimously on a roll call.

AMENDMENTS ~ APPROVAL OF MINUTES FROM PREVIOUS MEETING

Motion: Leith moved to approve the November 5, 2024 minutes as presented; Stricklin seconded.

Motion passed unanimously on a roll call.

COMMENTS ON NON-AGENDA ITEMS - none

REQUEST TO SPEAK - none

CORRESPONDENCE

Grievance Letter from Council Member Stormie Mitchell

Mitchell said her letter was a complaint, not a grievance, and she hoped it would open a dialogue. She asked for a public hearing, not to be on the agenda, and she asked to postpone discussion until her attorney could be present. Zarembo reported Stormie Mitchell handed him and newspaper reporter Tim Holoday letters after the November 5 meeting adjourned. That letter was forwarded to City Attorney Mike McLaughlin who responded, saying Mitchell's complaints failed to meet the requirements of City Code 1.27.020(r) and there was no probable cause to investigate or hold a public hearing.

UNFINISHED BUSINESS

Hess Property

Roberts reported two parcels on Hess Avenue, 15,270 square feet each, are zoned residential per City Code 4.20.020. Three foundations and three septic pipes have been built on one parcel. The neighbor is concerned about their water, located 100 feet from a newly built septic. Roberts said she had no contact with the property owner prior to November 5 when she informed him to stop all construction until consulting with the City Council. Prestegard read a timeline regarding development of Lot 5, Block 6 on Hess Avenue and questioned whether a building permit was issued. He asked to recuse himself from voting because of his relation as a neighbor. Hallgren reported variances have been issued in the past, but no building permits or inspections. The Residential Subdivision Policy was created in 2007 as preference for parcels to be at least one acre (43,560 square feet) in size. He asked to identify where wells and septic are located on both the Hess property and neighboring properties. Discussion followed regarding State requirement of 200-foot separation between well and sewer for commercial properties, an active Planning Commission (1970/1980s), the Council acting as Platting Authority, banks requiring inspections when homes are financed, revising City Code about building permits (Chapter 4.50), and postponing discussion until more information is known from the property owner, i.e., how many septic and housing units.

Landfill Scale House Boiler

Zarembo reported approximately \$1,400 is paid each month to heat the scale house. Two accesses to two rooms are plumbed for a boiler system.

Discussion followed regarding losing heat while customers are at the window and getting verbal quotes in writing for a 300-gallon fuel tank, small scale boiler, labor, and proof of business licenses and insurance by December 3.

Chains for Landfill Loader

Roberts reported Purcell Tire in Fairbanks must order chains from the Lower 48, which would take 8-12 weeks. ARG Industrial in Anchorage has two pairs of heavier chains in stock for the L220 (\$10,358.94), but none for the L150. Glacier Chain Supply in Anchorage has two pairs of chains to fit the L220 (\$19,612.82, including \$680 in shipping) and two pairs to fit the L150 (\$8,725.36, including \$680 in shipping). A driver is transporting a vehicle to Delta and will pick up and deliver the chains for \$500. One pair of chains weighs 700 pounds.

Motion: Stricklin moved to approve purchase of four chains from ARG Industrial for the L220, not to exceed \$10,358.94, four chains from Glacier Chain Supply for the L150, not to exceed \$8,045.36, and \$500 to have all four chains delivered to Delta; Hallgren seconded.

Motion passed on a roll call with six in favor (Stricklin, Riesner, Leith, Hallgren, Prestegard, Zaremba) and one opposed (Mitchell).

NEW BUSINESS**Mayor or Council Delegate Lori Roberts to Represent City of Delta Junction During AML Business Meeting on December 13, 2024**

Motion: Leith moved to delegate Lori Roberts to represent the City of Delta Junction in voting on standing resolutions at the AML Conference on December 13, 2024; Stricklin seconded.

Motion passed on a roll call with five in favor (Stricklin, Leith, Riesner, Hallgren, Zaremba) and two opposed (Prestegard, Mitchell).

AML Resolution 2025-01 – Analyze the demand and impact of charter schools on the public education system and oppose changes to charter school creation that bypass local school district approval

Riesner questioned why school districts would have a say in whether charter schools should be created.

Hallgren said Resolution 2025-01 tears down charter schools.

AML Resolution 2025-02 – Subsidize grant funding for water and wastewater operations in high burden communities and increase population qualification from 1,000 to 1,500

Stricklin reported COVID funds were used to install individual water systems in village homes. Ridiculous amounts of money were spent on frozen pipes. The State subsidizes villages in other ways.

Riesner said the resolution is to increase the size of villages so that more can qualify for grant funding.

Leith reported Kuskokwim Architects, Inc. was awarded a \$100,000 grant from the State of Alaska to conduct a water and sewer feasibility study for Delta Junction (January 18, 2005). The City paid an extra \$15,700 for mapping data.

Hallgren reported the study proved that the local people could not afford to maintain a water/sewer system.

AML Resolution 2025-03 – Develop a statewide stewardship program for recycling electronics

Stricklin asked if the resolution is aimed to push legislation to stop people from burning their own trash.

Leith reported the program is not to outlaw burn barrels, but an attempt to remove electronics from being burned.

Hallgren reported the shipping cost to transport recyclable electronics will be more than what can be recouped.

AML Resolution 2025-04 – Amend AS 29.71.800 to include allowance of web based public notice

Leith reported many news outlets have gone out of business because of electronics. Resolution 2025-04 expands the Alaska Statutes to include posting public notices electronically.

Hallgren said existing laws provide adequate opportunity to advertise. Adding web-based options is not necessary.

AML Resolution 2025-05 – Urge Alaska Legislature to maintain funding for Public Libraries Assistant Grant and the Statewide Library Electronic Doorway at FY24 levels

Leith reported the Statewide Library Electronic Doorway (SLED) is an amazing resource on a variety of topics.

Mitchell reported SLED offers a wealth of knowledge for college students.

Motion: Stricklin moved to vote for each resolution, one at a time; Riesner seconded.

Zaremba called for public input with none being offered.

White called for a roll call vote on AML Resolution 2025-01.

Motion failed on a roll call with five opposed (Prestegard, Stricklin, Riesner, Hallgren, Zaremba) and two in favor (Leith, Mitchell).

White called for a roll call vote on AML Resolution 2025-02.

Motion failed on a roll call with six opposed (Hallgren, Sticklin, Prestegard, Riesner, Mitchell, Zaremba) and one in favor (Leith).

White called for a roll call vote on AML Resolution 2025-03.

Motion failed on a roll call with five opposed (Riesner, Hallgren, Prestegard, Stricklin, Zaremba) and two in favor (Mitchell, Leith).

White called for a roll call vote on AML Resolution 2025-04.

Motion passed on a roll call with five in favor (Riesner, Mitchell, Stricklin, Leith, Zaremba) and two opposed (Prestegard, Hallgren).

White called for a roll call vote on AML Resolution 2025-05.

Motion passed unanimously on a roll call (Leith, Stricklin, Riesner, Prestegard, Hallgren, Mitchell, Zaremba).

Copier Leases

Reierson reported the lease agreements for the printers at City Hall and the library expire in December. A five-year lease with Konica Minolta would cost \$24,153 with a managed service agreement. It would cost \$21,661 to buy a printer without a service plan (minimum \$200/hour plus travel).

Discussion followed regarding buying the printers outright and whether to purchase a maintenance plan.

See revised motion (page two of December 3, 2024 minutes).

Introduction and First Reading of Ordinance 2025-01, Enacting a New Section in the City Code to Provide Security Cameras at City Facilities

Roberts read Ordinance 2025-01, enacting a new section in the City Code to provide cameras at City facilities and *Security Camera Policy & Procedures*, standards and oversight of the security camera system.

Discussion followed regarding whether footage capturing someone “whipping doughnuts” in the parking lots would be law enforcement material, a camera oversight group comprising of the Mayor, Deputy Mayor, City Administrator, City Attorney, and Contracted IT, designating a Program Administrator, cooperating with law enforcement with or without a warrant, if Alaska State Troopers could request images of traffic violations, mandating users have continued education once a year, the purpose of cameras (*Objectives* on page two of *Security Camera Policy & Procedures*) to enhance the safety and security of residents, visitors, and City employees, to protect and safeguard City property, and reduce fear and incidence of crime.

Riesner said incidents where footage is shared with law enforcement should be voted on by the full Council.

Motion: Leith moved to introduce Ordinance 2025-01 and set the public hearing and possible adoption date for December 3, 2024; Stricklin seconded.

Motion passed on a roll call (to set the public hearing date and adoption of Ordinance 2025-01 to December 3, 2024) with five in favor (Leith, Sticklin, Riesner, Prestegard, Zaremba) and two opposed (Mitchell, Hallgren).

Roberts said she would update the *Security Camera Policy & Procedures* for the meeting on December 3.

Hallgren said the ordinance should pass, but the policy is “a bit over the top for what we’re trying to accomplish.”

City Purchases over \$1,000

CK #23331 to Yevgeniy Chenkov - \$3,108.00 to repair Engine 161 (\$2,422 approved Nov 5) and replace landfill dozer seat (\$686)

CK #23332 to Bank of America - \$5,724.37 for October credit card charges

CK #23333 to Airport Equipment Rentals - \$2,016.36 for general maintenance and grader repairs (headlight, cylinder kit)

CK #23334 to Alasconnect - \$2,638.79 for November IT security contract

CK #23335 to Construction Machinery Industrial - \$1,487.46 to replace starter assembly on the 220 loader

CK #23336 to GVEA - \$6,074.78 for October electricity

CK #23337 to Vitus - \$7,743.15 for October equipment and heating fuel

CK #23338 to Yukon Equipment - \$14,889.11 to repair backhoe (approved December 5, 2023)

CK #23341 to Caring Hearts / Hats of Wisdom - \$1,000.00 donation for FY25 (approved November 5, 2024)

Zaremba reported an outstanding invoice for backhoe repairs was overlooked (CK #23338).

Motion: Leith moved to approve checks #23331 through 23338 and CK #23341 as presented; Riesner seconded.

Motion passed unanimously on a roll call (Prestegard, Hallgren, Riesner, Mitchell, Sticklin, Leith, Zaremba).

REPORTS

Mayor – Igor Zaremba reported he has been reviewing ordinances, resolutions, and Mitchell’s complaints.

City Administrator / Public Works / Library – Lori Roberts reported:

- She has been reviewing contracts, and drafting Request for Proposals and ordinances, i.e., exempting security camera data from public record requests. She is waiting on employees to review the personnel policy.
- She has almost resolved eligibility requirements with Medicare and will pursue reactivating eligibility with Medicaid thereafter.
- She is still drafting a Volunteer Fire Capacity grant (funding for rural volunteer fire departments).
- City Attorney Mike McLaughlin is retiring. The City can remain with Guess & Rudd’s legal firm or advertise a new one.
- The plow truck has been out of service since October 10. Council voted to install a used engine on October 29, and it was back in service on November 18. It returned to the shop with a wiring problem on November 22.
- The circulating pump for the boiler at the library failed, the other one is leaking glycol, and the air handler system is not working. Two new circulating pumps have been ordered.

Finance – Kaylee Reiersen reported:

- Vitus’s last delivery of off-road diesel at the landfill was \$3.20/gallon. It costs \$3.75/gallon at the pump. Discussion followed regarding locating a fuel tank for heavy equipment at the Public Works building.
- Fire Department radios are expected to arrive soon.
- She is working to get access to a bank account that was set up in 1972 because there are no current employees who have authorization to access it.
- Rural Deltana Fire Department asked for the City to insure their 2004 International rescue truck with plow. It is an emergency response vehicle (first on scene to clear access). It will be a topic once a cost estimate is known.

City Clerk – Pat White reported it took several months to get the City Hall printer serviced (October 31), resulting in a backlog of cemetery documents that needed to be filed in binders, scanned, copied, and stored off-site. She is also updating forms for the 2025 Municipal Election.

Schools – Mary Leith reported the library will be one of the stops of Mrs. Lansing’s third grade Christmas carolers on December 10. They will be at the library at 10:00am.

Health & Safety – Stormie Mitchell encouraged people to stay home if they or other family members are sick. She warned people of frost heaves in roads due to temperature changes.

Cemetery – Stormie Mitchell reported she was asked to serve as State Representative for the Veterans Service Organization (VSO). She will also work closely with Fort Greely Garrison LTC Keith Marshall.

Airport – Mike Prestegard reported a survey was sent to airport subdivision landowners, asking for input on what they want, i.e., more tie-downs or a bigger parking lot.

Emergency Services – Lance Stricklin reported:

- Firefighters trained with Fort Greely today to pick up rank as officers. They train together each month, i.e., rope training. He suggested recruiting volunteers once the City and Rural Deltana merge. One year of experience is a prerequisite for those who pursue careers as firefighters.
- He and Roberts are still researching alcohol sales tax revenue that is issued quarterly by the State of Alaska.

Mitchell reported Delta does not meet the criteria to collect the revenue from alcohol sales because of not having a police force, local rehab, or battered shelters.

Motion: Hallgren moved to extend the meeting another fifteen minutes at approximately 8:01pm; Leith seconded.

Motion passed without objection.

Park & Recreation – Travis Riesner reported:

- 12U hockey had home games last weekend and will host them again this weekend. The 6U and 8U recently moved their practices inside the ice arena. All age groups practice every day.
- Thanksgiving Open Skate is planned for Saturday, November 30, 12:00-3:00pm. Skates are available for anyone needing to borrow some.

Emergency Preparedness – Travis Riesner reported there have been three truck incidents and multiple car accidents in the last two weeks. Today an ore truck pulled off the highway into a pullout and was hit by another truck. Riesner urged drivers to be cautious and alert to all traffic.

ADDITIONAL PUBLIC AND COUNCIL COMMENTS - none

ADJOURNMENT – 8:04pm

Igor Zaremba, Mayor

CITY
SEAL

Pat White, City Clerk

Approved: December , 2024