

City Council Minutes
Regular Meeting
July 15, 2025 ~ 5:00PM
City Hall, Delta Junction, Alaska



CALL TO ORDER / PLEDGE OF ALLEGIANCE / PRAYER

Mayor Igor Zarembo called the meeting to order at 5:01pm.

Council members present: Mayor Igor ZAREMBA, Michael PRESTEGARD,
Travis RIESNER, Pete HALLGREN

Council present via zoom: Lance STRICKLIN

Council excused: Deputy Mayor Mary LEITH, Michael PHELAN

City staff present: Finance Officer Kaylee Reiersen, Library Director Tiki Levinson, City Clerk Pat White

Public present: 21 people were present, including six on Zoom, at the start of the meeting.

AMENDMENTS ~ APPROVAL OF AGENDA

Zarembo asked to remove approval of the July 1, 2025 draft minutes, and to remove *Introduction of Ordinance 2026-03, Conditional Use Permit from New Business*.

Prestegard asked to table *Introduction of Ordinance 2026-02, Amending Title II* and to schedule a work session to review changes before introducing them. [Work session scheduled for July 29. Intro moved to August 5.]

Motion: Riesner moved to approve the July 15, 2025 agenda as amended; Hallgren seconded.

Motion passed on a roll call with five in attendance.

AMENDMENTS ~ APPROVAL OF MINUTES FROM PREVIOUS MEETING

Prestegard reported M2C1 did not engineer Bogdan Koval's construction plans as stated in the June 17 minutes.

Motion: Hallgren moved to postpone approval of the June 17, 2025 minutes to August 5; Riesner seconded.

Motion passed on a roll call with five in attendance (Stricklin, Hallgren, Prestegard, Riesner, Zarembo).

Motion: Hallgren moved to approve the June 24, 2025 minutes as presented; Stricklin seconded.

Hallgren reported he appreciated the details in the minutes pertaining to budget discussions.

Motion passed on a roll call with five in attendance (Hallgren, Riesner, Stricklin, Prestegard, Zarembo).

[August 1, 2025 Clerk Note referencing June 17 minutes: White spoke with Stephen Hammond, M2C1, and Petr Kosmin, an M2C1 employee. Kosmin provided Koval with an estimated concept drawing under his own license, not M2C1's (project #2599, date January 20, 2025).]

PUBLIC COMMENTS ON NON-AGENDA ITEMS

Alan Boyce, introduced himself and some of his employees and family, new owners of the Schultz Farm. He grows lemons, dates, and pistachios in the Lower 48 and will continue Schultz' success in growing barley, oats, and native Alaskan grass seed. Referring to charging to dispose of tires at the landfill (page 2), Boyce suggested \$20 for passenger car tires, but anything larger will get dumped along roadsides.

REQUEST TO SPEAK - none

CORRESPONDENCE

Public Hearing – Mugrage Subdivision Replat

Zarembo reported a public hearing is scheduled regarding a replat of Mugrage Subdivision. Comments must be received by August 4, 2025. Questions? Call Joseph Donohue, Dept. of Natural Resources (907-269-8610).

Public Notice – DOT&PF – Geotechnical Testing at MP 237-257

Zarembo reported the Dept. of Transportation plans to rehabilitate the Richardson Highway between mileposts 237 and 257 (landfill = MP 257.2) and conduct geotechnical testing at two existing material sites and one new site (MP 236 Richardson). Questions? Contact Amelia Jansen (amelia.jansen@alaska.gov or 907-451-2273).

UNFINISHED BUSINESS

Conditional Use Permit

White reported once Bogdan Koval submits a *Conditional Use Permit (CUP) Application*, the City has 15 days to notify neighbors within 500 feet of Koval's property on Hess Avenue (Lots 5+6, Block 6) about a scheduled

public hearing to accommodate reasonable needs of the applicant and reasonable concerns of neighboring property owners.

NEW BUSINESS

Introduction and First Reading of Ordinance 2026-01, An Ordinance Amending Title I, Moving Sections 1.50-1.75 to New Titles

Zaremba reported there would be no changes to verbiage, but sections from Title I would be moved within the Code of Ordinances. Sections 1.50, 1.70, and 1.75 would move to Title VIII, Infrastructure, and Sections 1.55, 1.60, 1.65, and 1.67 would move to Title III, Public Health & Safety.

Motion: Hallgren moved to introduce, hold the first reading of Ordinance 2026-01, and set the second reading, public hearing, and adoption for August 5, 2025; Stricklin seconded.

Motion passed on a roll call with five in attendance (Riesner, Stricklin, Prestegard, Hallgren, Zaremba).

Intro and First Read of Ordinance 2026-02, Amending Title II, Elections – moved to August 5

Intro and First Read of Ordinance 2026-03, Conditional Use Permit for Hess Property – moved to Aug. 5

Neighbor Dispute – C Street (Memo 1)

Hallgren read a memo from City Administrator Lori Roberts explaining the situation between two property owners. Stormie Mitchell placed two cars across C Street to prevent Rocky Allaire from accessing his property. The street is located within City limits, connecting the Richardson Highway and Spengler Road. It is not a priority street and is not maintained by the City, not even for snow removal.

Zaremba read a memo from Tom Duncan, Duncan GIS, referencing a note on the Parsons' Subdivision plat, dated December 18, 1964. The standard language dedicates the road rights-of-way (ROW) to the public. There appears to be no subsequent action on the State of Alaska Recorder's site, so unless other documentation proves otherwise, C Street is clearly a public ROW.

Rocky Allaire reported history of owners before he acquired property in June 2025. He can provide photos and documentation of Mitchell blocking his access and what it cost him in lost (rental) income. He asked if the City would respond if he blocked her access. Could the City mark the property lines and allow him to open the west end of C Street (backfilled by Mitchell and her husband), so he can access his property from Spengler Road?

Discussion followed regarding Mitchell filing a cease-and-desist order against Allaire, Mitchell sharing her well with Allaire and Allaire sharing his septic with Mitchell, and City Code 3.40.010 regarding abandoned vehicles.

Hallgren reported the property owners have a civil dispute that involves an undeveloped street inside the City limits. There is no requirement for the City to construct the platted street.

Zaremba reported C Street must remain open for everyone's safety. He warned property owners about barricading trespassers; they will be held liable if a kid is "clotheslined," even if cable is on private property.

Charge Fees to Accept Tires at Landfill (Memo 2 – continued discussion since July 1, 2025)

Zaremba reported Roberts met with Kinross about financing a shredder to turn tires into cover material.

Hallgren reported the landfill lifespan, cut from 20 years to less than ten, is reason to not accept tires.

Discussion followed regarding fees for various sized tires and postponing discussion until August 5.

FY25 Q4 Budget Update

Reierson referenced FY25 Budget v Actual Q4, dated July 11, 2025, and suggested dedicating \$50,000 to landfill equipment savings and \$50,000 to landfill closure savings, leaving \$189,171 in the General Account. Discussion followed regarding dipping into savings accounts to balance the FY25 budget, \$465,311 currently in landfill equipment savings, \$734,387 in the landfill sinking fund, and \$1.8 million needed to close the landfill.

Motion: Hallgren moved to transfer \$50,000 from the FY25 General Fund to landfill equipment savings and another \$50,000 to the landfill (sinking) closure savings; Riesner seconded.

Motion passed on a roll call with five in attendance (Prestegard, Hallgren, Riesner, Stricklin, Zaremba).

Purchases Over \$1,000

CK# 23644 - \$10,840.00 to AK Built to install gutters at City Hall and the Community Center

CK# 23645 - \$1,818.91 to Alaska Municipal League for FY26 annual membership dues

CK# 23646 - \$25,000.00 to Altman, Rogers & Company for FY24 audit

CK# 23647 - \$4,314.64 to Delta Auto Care LLC to repair F450 fire truck (water valves)

CK# 23648 - \$1,318.22 to Delta East Side Auto LLC to repair F350 (AC compressor)

CK# 23649 - \$4,508.69 to GVEA for June 2025 electricity

CK# 23650 - \$1,926.24 to Grainger for flammable safety cabinet (AMLJIA grant)

CK# 23651 - \$2,598.00 to Heritage General Contracting to repair water pipe at City Park and well pump at Visitor Center

CK# 23652 - \$12,307.29 to Aetna for August group health insurance

CK# 23653 - \$10,900.00 to Airport Equipment Rentals to lease John Deere loader

CK# 23654 - \$3,297.50 to Delta Diesel Works to repair Skidsteer, repair L150 loader, and transport dumpsters for repair

Motion: Hallgren moved to approve checks 23644 through 23654 as presented; Stricklin seconded.

Discussion followed regarding renting a loader (check #23653), but needing a compactor, the landfill shop designed to accommodate a compactor, water valves replaced in the F450 fire truck after waiting over a year for parts (23647) and leasing the truck to Forestry during fire season.

Motion passed on a roll call with five in attendance (Stricklin, Prestegard, Hallgren, Riesner, Zaremba).

REPORTS

Mayor / Landfill - Igor Zaremba reported:

- He worked with mechanics and employees to inspect and service equipment at the landfill. The L220 is still experiencing a hydraulic leak.
- The July 9 landfill inspection received a 94.8 score. Summer hire gave extra attention to remove wind-blown litter from the fence line.

Finance - Kaylee Reiersen reported:

- Forestry is leasing two fire trucks. \$212 was spent to repair the brush truck that is in Nenana.
- She expects a preliminary draft of the FY24 audit tomorrow.
- The FY25 audit is scheduled to begin October 27.
- Staff are working with Tom Duncan on address requests. Duncan is correcting numerous address errors.

Library - Tiki Levinson reported the library has been busy with youth activities, visits from the Fort Greely Child Development Center and visiting tourists and overseeing testing for college students taking summer classes. 34 participants attended a fun Crafternoon last week. Heather Stossmeister will teach bicycle safety and proper tire inflation to two more groups of kids. A Dragon Party will cap off the summer reading programs along with a live action Oregon Trail game and a nerf battle at the park.

Airport - Michael Prestegard reported:

- A couple helicopters staged their operation from the D66 airstrip for a couple weeks. They used bladder tanks to haul their own fuel.
- Referring to inability to resurface the crosswind runway (ski strip), the ground is still too wet.

Zaremba reported a lot of bull rock, uncovered at the landfill, will be used to fill in the airport's French drain.

- He is locating equipment to accommodate public attendance at Council meetings, i.e., speakers, monitors, microphones, particularly for people in the back of the room.

Emergency Services - Lance Stricklin reported:

- Fort Greely and Delta firefighters responded to a head-on collision north of town, in which a driver attempted to pass an ore truck in a construction zone. There were no fatalities and only one transported for medical care. Stricklin advised people to slow down, even at night when construction has stopped.
- Wind and rain keep wildfire smoke out of Delta.

At Large - Pete Hallgren reported:

- He attended his last MAC (Member Advisory Committee) meeting. GVEA is soliciting new membership from Delta (District 6) to serve three-year terms.
- Local resident, John Sloan, was reelected as a representative to the GVEA Board of Directors.
- Customers want reliable and affordable electricity, but a reduction in kilowatt rates is not likely in the near future.

Park & Recreation - Travis Riesner reported:

- Soccer season has started, so streets around the park are heavy with traffic. He warned people to use caution; to be alert of kids weaving through vehicles.

- Moose on Fort Greely have been overly aggressive. People need to be aware of their presence.

Zaremba reported the Skate Shack was vandalized. The furnace door was bashed in, and the thermostat was ripped off the wall.

Additional Reports – Igor Zaremba reported:

- Michael Phelan inspected windows at City Hall. Some windows require replacement parts.
- The Delta High School KDHS Radio is still down while they are rewiring their entire system.
- Removing debris from the cemetery expansion project is taking longer than anticipated. They are working with Forestry to burn it.

ADDITIONAL PUBLIC COMMENTS

Rocky Allaire referenced Prestegard's airport report (page 3) and asked whether a fuel station was a consideration for the airport.

Zaremba reported installing a fuel station is not beneficial because its cost outweighs the benefits.

ADJOURNMENT – 6:50pm

Igor Zaremba, Mayor

CITY
SEAL

Pat White, City Clerk