

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



CALL TO ORDER / PLEDGE OF ALLEGIANCE / PRAYER

Deputy Mayor Mary Leith called the meeting to order at 5:00pm.

Council members present: Deputy Mayor Mary LEITH, Travis RIESNER (excused at 7:16pm),
Michael PRESTEGARD, Pete HALLGREN

Council present via Zoom: Michael PHELAN

Council excused: Mayor Igor ZAREMBA, Lance STRICKLIN

City staff present: City Administrator Lori Roberts, Finance Officer Kaylee Reiersen, City Clerk Pat White,
Library Director Tiki Levinson, Landfill Operator Tyler O'Dell, Maintenance Mark Zakharchenia

Public present: Eight people attended, plus five or six on Zoom.

AMENDMENTS ~ APPROVAL OF AGENDA

Leith asked to add *Appointment of New Fire Chief* to *Correspondence*.

Motion: Hallgren moved to amend the August 5, 2025 agenda as presented; Riesner seconded.

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

AMENDMENTS ~ APPROVAL OF MINUTES FROM PREVIOUS MEETING

White asked to amend the minutes from June 17 and July 15:

- Edits made to the June 17, 2025 draft minutes (*Hess Property* on pages one and two) include Michael Prestegard's point, which he stated during the July 15 meeting, that M2C1 did not sign off on Koval's construction project. Mentioning M2C1 in the June 17 minutes was incorrect.
 - Correcting that error was also wrong. White stated she would remove the *August 1 Clerk Note* on page one of the July 15 minutes that explains her conversation with Stephen Hammond, M2C1, and Petr Kosmin, an M2C1 employee. That information would be part of the public hearing of Ordinance 2026-03 on August 19.
- Motion: Hallgren moved to approve the June 17, 2025 minutes as revised on August 1, 2025; Riesner seconded.
- Motion passed on a roll call with five in attendance (Phelan, Riesner, Hallgren, Prestegard, Leith).
- Motion: Hallgren moved to approve the July 1, 2025 minutes as presented; Riesner seconded.
- Motion passed on a roll call with five in attendance (Riesner, Prestegard, Hallgren, Phelan, Leith).
- Motion: Hallgren moved to approve the July 15, 2025 minutes as amended; Riesner seconded.
- Motion passed on a roll call with five in attendance (Prestegard, Hallgren, Phelan, Riesner, Leith).

PUBLIC COMMENTS ON NON-AGENDA ITEMS

Tyler O'Dell, Landfill Operator, proposed purchasing a new L220 (100,000 pounds) for the landfill operation. Discussion followed regarding difficulty operating with a leased 40,000-pound L150, comparing a compactor to a L220 with steel wheels, possible funding through a State of Alaska grant, and presenting quotes to repair the Volvo L220 at the August 19 Council meeting. See additional discussion (*Landfill Equipment* – page three)

REQUEST TO SPEAK

EMS Assessment

Aarron Reinert reported his business, Safe Tech Solutions, partnered with the community (via a grant from the State of Alaska) to design a long-term sustainable, reliable, and viable Emergency Medical Services (EMS) to serve the Delta Junction / Deltana area. He explained efforts to gather information from area residents, working through the data, and presenting findings, observations, and recommendations on how to generate revenue and sustain a reliable EMS into the future (4:00pm, Saturday, August 23 at City Hall).

C Street

Rocky Allaire referred to discussion on July 15 and reported issues with him not being able to access his newly acquired property on C Street were resolved in court on August 1. He asked if the City could contact the State, who are doing road work in the area, to survey C Street and locate pins (property corner monuments). He was unsuccessful with a metal detector.

CORRESPONDENCE

Appointment of New Fire Chief

Roberts reported that Tony White resigned as Fire Chief of Delta Junction Volunteer Fire Department (DJFVD) last week because he does not have time to dedicate to the position. DJVFD firefighters recommended appointing Miles Patton to fill the position.

Motion: Leith moved to appoint Miles Patton as the new DJVFD Fire Chief; Riesner seconded.

Patton said he started his ten-year tenure with the DJVFD as a firefighter. He is honored and humbled to be the new Fire Chief and to lead his fellow firefighters.

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

E&G Beverage Cellar – Liquor License Renewal

Motion: Hallgren moved to show no opposition to E&G Cellar's liquor license renewal; Riesner seconded.

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

Class II Landfill Inspection, Permit #SW2A006-28

Roberts reported the annual landfill inspection, on July 9, received a 94.8% score. Luci Farrell, Program Specialist with the Department of Environmental Conservation Solid Waste Program, noted that heavy equipment is "essential for well managed landfills." Despite the downed equipment, a repeated offense from last year, the new sifter helped with efficiency. Issues with litter and birds also improved.

Discussion followed regarding equipment needing maintenance and repairs to operate safely, the landfill serving the whole Delta/Deltana area while providing a source of revenue, employee turnover, and the appalling condition of the landfill equipment.

Roberts reported that all equipment have been outfitted with binders to log maintenance. She and staff review the binders each Wednesday.

UNFINISHED BUSINESS

Alliance CPAs

Roberts questioned whether to pursue \$20,950 reimbursement from Alliance CPAs. They billed for services, were paid upon receipt of invoices, but could not commit to completing the FY23 audit, nor produce any working documents for the new auditors, Altman, Rogers & Company. Meanwhile, Alliance continues to send the City an outstanding bill for \$2,040.

Riesner said Alliance should reimburse the full \$20,950 if they did not provide necessary documentation.

Hallgren reported the dispute with Alliance started when they backed out when the FY23 audit was half done. It slowed down progress with subsequent audits. He suggested getting legal advice.

Discussion followed regarding reasons why Alliance terminated work on the FY23 audit.

Fees to Accept Tires at Landfill

Riesner suggested charging separate fees for passenger and industrial tires because of their size differences.

Phelan suggested charging a nominal fee for passenger tires, more for semi tires and commercial-sized tires according to their rim size, and most definitely more for the giant loader tires.

Discussion followed regarding categorizing commercial-sized tires, researching what other communities charge to dispose of tires, Roberts working toward getting a tire shredder, status of selling used tires, and bringing back discussion on August 19.

NEW BUSINESS

Second Read, Public Hearing, and Adoption of Ordinance 2026-01, An Ordinance Amending Title I, Sections 1.50-1.75

Motion: Hallgren moved to open the public hearing portion of Ordinance 2026-01; Riesner seconded.

Leith called for public input with none being offered.

Hallgren moved to close the public hearing; Riesner seconded.

Motion: Hallgren moved to adopt Ordinance 2026-01, amending Title I as presented; Riesner seconded.

Prestegard referenced City Code (1.30) and questioned whether Council had any input in changes because ordinances and amendments are to be introduced “by a member or committee of the council,” not City staff. He asked to schedule work sessions whenever changes are made to the Code of Ordinances.

Hallgren reported sections from Title I would be within the Code of Ordinances (1.50, 1.70, and 1.75 to Title VIII and 1.55, 1.60, 1.65, and 1.67 to Title III). Verbiage would not change at this time.

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

Introduction and First Reading of Ordinance 2026-02, Amending Title II, Elections

[A work session was held on July 29, 6:00-9:20pm, to discuss Title II edits. Five Council members were present (Zaremba, Hallgren, Riesner, Phelan, Prestegard) and two staff (Roberts and White).]

Motion: Hallgren moved to introduce and hold the first reading of Ordinance 2026-02, Amending Title II, and set the public hearing, second reading, and possible adoption for August 19, 2025; Prestegard seconded. Discussion followed regarding edits and corrections since the work session.

Motion: Hallgren moved to amend the main motion to include revisions that were clarified during the July 29 work session; Prestegard seconded.

Motion passed on a roll call to amend Ordinance 2026-02 (Prestegard, Hallgren, Riesner, Phelan, Leith).

Motion passed on a roll call to approve the amended document and to set the date for the second reading, public hearing, and possible adoption on August 19, 2025 (Riesner, Phelan, Prestegard, Hallgren, Leith).

Introduction and First Reading of Ordinance 2026-03, Conditional Use Permit for Hess Property

Motion: Riesner moved to introduce and hold the first reading of Ordinance 2026-03, a Conditional Use Permit, and set the public hearing, second reading, and possible adoption for August 19, 2025; Hallgren seconded.

Prestegard reported he recused himself from voting on November 19, 2024.

Leith called for objection with none being offered.

Prestegard reported he felt Bogdan Koval’s application for a *Conditional Use Permit (CUP)* lacked a scaled drawing, square footage of buildings, and an explanation of intent for his property.

Riesner questioned Prestegard, adjoining property owner, from providing input after recusing himself.

Phelan agreed that the public needs all the information.

Roberts reported she notified neighboring property owners of the public hearing on August 19, and she received letters from three of them. City Code references single family dwellings, not necessarily single family. It does not limit to one foundation. Construction on Hess are residences, not businesses.

Hallgren expressed concern with inability to install new wells and septic systems in the future because of crowding. Restricting lot sizes (one-acre preference adopted April 17, 2007) was an attempt to resolve well and septic separation issues.

Discussion followed regarding other three-plex and four-plex structures in the residential area and a water and sewer feasibility study (conducted by KAE Inc. Engineers and finalized in July 2007).

Motion passed on a roll call with four voting in favor (Riesner, Hallgren, Phelan, Leith) and one abstaining (Prestegard).

Airport Equipment Rentals - Grader Repair and Maintenance

Roberts reported most of the \$9,322.15 quote from Airport Equipment Rentals covers maintenance.

Motion: Reisner moved to repair the grader, not to exceed \$10,000; Leith seconded.

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

Landfill Equipment – See *Public Comments on Non-Agenda Items* (page one)

Roberts reported Construction Machinery quoted \$35,000 to repair the hydraulic leak in the Volvo L220. There would also be \$30,000 for transportation. Delta Diesel Works quoted \$15,000 plus the cost to purchase parts. Discussion followed regarding contracting with the most qualified mechanic who has electronic capabilities, not necessarily the lowest quote, experience with getting billed for work not performed, and getting a third quote before the August 19 meeting.

Riesner excused himself at 7:16pm.

Fire Department Window Repair

Roberts reported windows at the Fire Department are damaged from being left open. Glass Doctor of Fairbanks quoted \$2,964 to fix the six windows. Their quote was the only one received. They are also scheduled to repair the shattered windowpane in the back door at City Hall and replace a hinge in the front door.

Motion: Hallgren moved to award Fire Department window repairs to Glass Doctor of Fairbanks, in the amount of \$2,924.03; Prestegard seconded.

Phelan reported there is no way to regulate heat at the fire station, so windows get left open. The air handlers also need to be inspected/repaired.

Motion passed on a roll call with four voting (Hallgren, Phelan, Prestegard, Leith).

Purchases Over \$1,000.00

CK #23665 - \$3,516.29 to Bank of America for June credit card charges

CK #23666 - \$1,223.55 to Alaska Library Network for annual membership

CK #23667 - \$85,404.17 to Delta Medical Transport for August EMS contract (\$16,500 from RAES)

CK #23668 - \$1,750.00 to Duncan GIS for July mapping services

CK #23669 - \$3,652.09 to Guess & Rudd for June legal services

CK #23670 - \$2,200.00 to Rent a Can of Delta to lease portable outhouses at Visitor Center

CK #23671 - \$1,225.61 to Shell Oil for July equipment fuel

CK #23672 - \$2,750.05 to Vitus for July landfill equipment fuel

Motion: Hallgren moved to approve checks 23665 through 23672; Leith seconded.

Motion passed on a roll call with four voting (Phelan, Hallgren, Prestegard, Leith).

REPORTS

Administrator / Landfill / Park / Public Works – Lori Roberts reported:

- Tom Duncan is correcting errors in the mapping/address system and will be reflected in future Duncan GIS invoices. She is researching whether a contract would suffice without paying the \$2,000/year software. She is working with GVEA to integrate their aerial mapping, done in 2023, with the City data.
- Because of employee turnover, the Department of Environmental Conservation (ADEC) recommended contracting Cell One's closure.
- The summer employees did an excellent job in cleaning windblown trash at the landfill and sanding and staining the gazebo in front of City Hall (2000 Eagle Scout project built by Paul Bealer). They are presently refinishing the gazebo at the cemetery (2007/2008 Eagle Scout project built by Matthew Joslin).
- The skate shack was vandalized and reported to the Alaska State Troopers (AST). Vandalism at the park was captured on camera and also reported to AST. The maintenance crew are conducting periodic walk-throughs in hopes of deterring the deliberate destruction.

Discussion followed regarding continuous vandalism since May 2025 and whether the Council supported pressing charges.

- The contract was signed to do maintenance on the air handling system at the library.
- Gutters at City Hall and the Community Center have been replaced.
- She is researching ISO rating and how to reduce insurance premiums for area residents.
- Backhaul Alaska is scheduled to accept electronic recyclable items at the landfill August 22+23, 11:00-3:00. Accepted items are microwaves, toasters, laptops, computers, monitors, phones, tablets, radios, TVs, DVD players, printers, copiers, faxers, cables and wires, and fluorescent bulbs. Not accepted are smoke alarms, scrap metal, household batteries, ballasts, medical equipment, anything containing liquids. Inquiries? Call (907) 444-2945 or email: rkosinkski@zendergroup.org.

Finance – Kaylee Reiersen reported:

- The FY26 PILT (\$1.335 million) will be more than budgeted (\$1.25).
- Airport insurance will be \$7,620 for the next three years unless terrorism coverage is added.
- The FY24 audit was completed and should be mailed out this week. The FY25 audit is in progress and will be finalized in the last week of October.

Library – Mary Leith reported upcoming library activities; nerf gun battle at the park, an Oregon Trail survival game, a party to celebrate the end of the summer reading program, a bicycle race, and the return of preschool

reading programs. Summer reading programs have been incredibly successful; parents have reported that children are more willing to do chores, practice music, and ride bicycles.

Schools – Mary Leith reported:

- School starts August 19.
- The High School gym was resurfaced, so outdoor shoes are not allowed on the new floor.
- The school crosswalk lights on Nistler Road have been turned back on.

Health & Safety – Michael Phelan reported Rural Alaska Emergency Services (RAES) has collected \$200,000 in donations to date to support local ambulance services.

Cemetery – Michael Phelan reported the cemetery expansion was moved 50 feet to accommodate for snow removal. Partial payment to Delta Surveys may be necessary to cover cost of materials (pins, caps, rebar, etc.) especially if grading and survey work are not accomplished before freeze-up.

Airport – Michael Prestegard reported:

- North Taxiway, Remington Road to the runway, needs graded.
- Changing the light fixture to LED near the tie downs would save 75% of billed costs. To hire someone, it would cost \$300 and the cost of the light fixture. If he did it, it would cost only the light fixture.

Phelan offered to use his lift.

Additional Reports – Michael Prestegard reported the need for a whole new sound system, especially speakers to project sound to the back of the room. A dialer is missing from the back room. He will research equipment to purchase.

ADDITIONAL PUBLIC COMMENTS

Michele Trainor reported pavement was redone at the entrance to the Junior High School.

Dusty Wright explained frustration with lacking public awareness of the EMS situation, outreach to church leaders, combatting misinformation on social media, and repairing distrust, i.e., recent theft at Rural Deltana Fire Department. He asked how the City Council could engage the public to participate in decisions. Discussion followed regarding RAES contributing \$16,500/month instead of \$15,000 because of public donations and findings to be presented to the community (August 23, 4:00pm at City Hall).

ADJOURNMENT – 8:00pm

Igor Zarembo, Mayor

CITY
SEAL

Pat White, City Clerk

Recorded meetings available at City Hall upon request

Approved: August 19, 2025