

City Council Minutes
Regular Meeting
August 19, 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 about 5:12pm.

Council members present: Deputy Mayor Mary LEITH, Michael PHELAN, Michael PRESTEGARD

Council present via zoom: Mayor Igor ZAREMBA

Council excused: Pete HALLGREN, Travis RIESNER, Lance STRICKLIN

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

Public present: Nine people were present at the start of the meeting plus five on zoom. The meeting was broadcast over KDHS 95.5 FM radio.

AMENDMENTS ~ APPROVAL OF AGENDA

Motion: Phelan moved to approve the August 19, 2025 agenda; Zarembo seconded.

Motion passed on a roll call with four in attendance.

AMENDMENTS ~ APPROVAL OF MINUTES FROM PREVIOUS MEETING

Motion: Zarembo moved to approve the minutes from August 5, 2025 as presented; Phelan seconded.

Motion passed on a roll call with four in attendance.

PUBLIC COMMENTS ON NON-AGENDA ITEMS - none

REQUEST TO SPEAK

Amber White, CEO, Delta Medical Transport (DMT), presented a *Quarter 1 Report*. Of 103 dispatch calls in the Delta area between April 1 and June 30, 89 were handled by DMT. Sixty-two resulted in billable transports totaling \$226,300; 46 were Advanced Life Support (ALS), Level 1, 12 ALS Level 2, and four Basic Life Support. As of August 15, \$93,723.02 was collected in payments, \$85,542.51 was still outstanding, nor guaranteed, and \$47,034.47 was written off as uncollectable.

Discussion followed regarding allowable fees set by the federal government, the State of Alaska collecting data to address President Trump's *One Big Beautiful Bill* that allocates \$50 billion toward a new *Rural Health Transformation Plan*, White's belief that Delta needs a regional critical care facility that also takes responsibility of EMS, history of DMT operating with \$50,000 support and \$500,000, a large sector of the community without ability to pay for services, \$94,788.18 in operating income (not profit) to stay ahead of billing delays, unexpected equipment repairs, and staffing gaps, Fort Greely's mutual aid transports not included in tallies, and Interior Alaska Medical Clinic reducing hours last March by no longer accepting walk-ins, emergencies, or after-hours, which puts additional burden on DMT medics.

Cody White clarified that DMT would have a \$162,489 deficit if the community had not contributed.

Amber White reported DMT will provide ambulance services beyond March 2026 if a sustainable plan is established. They currently have two openings for medics but cannot commit past March 2026 and cannot offer \$20,000 sign-on incentives. Recruiting from the Lower 48 is an option. White encouraged attendance at the public hearing on August 23 to hear Safe Tech Solutions' assessment and possibly a path forward.

CORRESPONDENCE - none

UNFINISHED BUSINESS

Fees to Accept Tires at Landfill

Roberts reported that a corporate business recommended charging a flat fee that is more than \$100.

Phelan reported the Fairbanks North Star Borough charges \$16 to dispose of tires (paid to the business at the time of purchase). He suggested a flat 15¢/pound, which would eliminate measuring and counting tires.

Reiersen reported equipment tires that arrive on trailers at 15¢/pound would cost approximately \$4,800.

Motion: Phelan moved to charge 15¢/pound to dispose of heavy equipment tires; Leith seconded.

Motion passed on a roll call with four in attendance (Phelan, Zarembo, Prestegard, Leith).

Landfill Equipment

Roberts explained three different quotes from Construction Machinery with parts being the biggest expense. Phelan reported the dealership charges top rates but will finish repairs by the end of September. He volunteered to act as liaison with CMI through the entire process, participating in decisions about each work order to reduce the total cost. Phelan reported CMI's bid included replacing the transmission (\$68,024.96). The Volvo 220 is necessary to operate and there is no point in limping along. Training and oversight are needed and neglecting maintenance is as irresponsible as running in high gear, at full speed, in frozen terrain.

Discussion followed regarding overriding a bid process (City Code 1.41.030) due to the urgent need to get the loader back in service, troubleshooting to identify whether the leak in the transmission is from, whether all pumps need replaced, CMI's bid compared to Delta East Side Auto LLC (\$54,051.94 without replacing the transmission), spending \$67,000 to \$77,000 to rent a smaller, less efficient loader, the poor condition of the Volvo because of abuse, and whether to purchase a new loader and eventually use the existing loader as backup.

Motion: Phelan moved to contract with Construction Machinery to repair the Volvo L220F loader as quoted, not to exceed \$111,435.25; Prestegard seconded.

Motion passed on a roll call with four in attendance (Prestegard, Phelan, Zaremba, Leith).

Landfill Gas Wells

Roberts reported she did not receive any response for Request for Proposals (RFPs). Michael Phelan is working with Bristol Engineers and a local group who are assisting Fort Greely with their gas wells.

Phelan reported there is a possibility to coordinate with Fort Greely's team who are drilling their gas wells at the same time. Gas wells will cost approximately \$40,000 instead of the projected \$120,000 (\$70/foot).

Components will be under \$2,500.

NEW BUSINESS**Second Read, Public Hearing, and Adoption of Ordinance 2026-02, Amending Title II, Elections**

Motion: Phelan moved to open the public hearing portion of Ordinance 2026-02; Prestegard seconded.

Leith called for public comments with none offered.

Phelan moved to close the public hearing; Leith seconded.

Roberts explained minor edits from the first reading of Ordinance 2026-02.

Motion: Phelan moved to adopt Ordinance 2026-02 as amended; Prestegard seconded.

Motion passed on a roll call with four in attendance (Zaremba, Prestegard, Phelan, Leith).

Second Reading, Public Hearing, and Adoption of Ordinance 2026-03, Conditional Use Permit for Hess Property

Motion: Phelan moved to open the public hearing portion of Ordinance 2026-03; Zaremba seconded.

Justin Whitehead reported the residential zoning code allows two family dwellings on two lots and prohibits starting new businesses. A third foundation violates City Code. Each structure on Hess Avenue occupies one-tenth of an acre. Referring to City Code 4.65.010, he asked the Council to vote against the "commercial endeavor," to uphold what little building codes Delta has before more multi-complexes are built on single lots.

Phelan moved to close the public hearing; Leith seconded.

Roberts read City Attorney Pam Weiss' statement, explaining that the situation would not require a Conditional Use Permit (CUP). Bogdan Koval laid three foundations on a single lot. A dwelling is a house occupied as a residence as opposed to a store, office, or other building. A single building may either contain two entirely separate units (a duplex with no more than two families per dwelling) or a single building. Each would be expected to have a kitchen, bath, and sleeping areas. City Code uses the plural "buildings" in reference to "residential use" so it is reasonable that more than one building could be built on a single parcel in the absence of any regulation limiting the number of structures.

Koval meets the residential use requirement because he intends to construct single dwellings (one building with complete living facilities) or family dwellings (two separate units with complete living facilities). A CUP is used to modify residential zoning to neighborhood business, commercial use, or light industrial use. There is no information that suggests Koval plans to use his property for commercial or industrial purposes. Weiss reported that a CUP is not required.

Leith asked to postpone action due to a bare quorum present and Prestegard abstaining from voting because of being Bogdan Koval's neighbor.

Roberts, referencing City Code 4.65.060, reported Koval's property does not qualify as a subdivision.

Motion: Phelan moved to table adopting Ordinance 2026-03 until September 2, 2025; Leith seconded.

Motion passed by unanimous consent (Phelan, Prestegard, Zaremba, Leith).

New Employee Wages

Roberts reported both landfill positions were filled. She requested setting the Landfill Assistant position as Grade 4, Step 5 (\$23.19) and the Landfill Operator as Grade 6, Step 4 (\$26.95).

Discussion followed regarding problems with the matrix scale, increasing steps for new hires because of previous work experience, and a one-year probation period.

Motion: Phelan moved to approve grade and wages as presented; Leith seconded.

Phelan moved to amend the motion to bump the Landfill Operator to Grade 6, Step 5 (\$28.84); Leith seconded.

Motion passed on a roll call with four in attendance (Prestegard, Phelan, Zaremba, Leith).

Purchases Over \$1,000

CK #23680 - \$10,900.00 to Airport Equipment Rentals to rent loader in July

CK #23681 - \$4,032.58 to GVEA for July electricity

CK #23682 - \$2,882.35 to Alasconnect for August IT security

CK #23683 - \$1,000.00 to Professional Development Academy for cybersecurity leadership training (Roberts enrolled Aug - Nov)

CK #23684 - \$1,673.52 to Delta Building Supply for supplies (tarp, locks, oil, sanding material, stain)

CK #23685 - \$3,057.04 to Bank of America for July credit card charges

CK #23686 - \$1,436.49 to Delta East Side Auto to replace parts (brake pads, calipers, rotors) on Ford truck

Motion: Phelan moved to approve checks 23680 through 23686 as presented; Leith seconded.

Motion passed on a roll call with four in attendance (Zaremba, Prestegard, Phelan, Leith).

REPORTS

Administrator – Lori Roberts reported:

- Public Notice ADL 422465: Whitestone Community Association applied for a private non-exclusive 50 x 240-foot easement encompassing a pre-existing suspension foot bridge. Public rights to navigate the Tanana River under the bridge would not be impaired. Direct questions to AJ Michels (Austin.Michels@alaska.gov or 907-451-2710) and send written comments to the Division of Mining, Land, and Water (DMLW), 3700 Airport Way, Fairbanks, 99709 no later than 5:00pm, September 10, 2025.

- Public Notice ADL 417428: Whitestone Community Association applied for a private non-exclusive easement. The Division of Natural Resources is considering a public access easement totaling approximately 4.23 acres. Current infrastructure includes approximately 1,400 feet of road, a boat launch, two floating docks, a parking area, and an alternative boat launch. Principal users of the existing infrastructure are Whitestone residents and the general public. Written comments must be received by DMLW by September 10, 2025.

- She has entertained the idea of hosting *Battle of the Lights*, a holiday decorating competition for City residents and businesses. Winners would be judged in four categories; People's Choice, Council's Choice, the Griswold Award, and Sponsor's Choice. Addresses must be registered by 5:00pm, December 1. Judging will be held December 15-19.

- Backhaul Alaska will collect electronic recyclable items free of charge at the landfill August 22/23.
- Results of the EMS Assessment will be shared during a public meeting, which was moved to the small gym at the Delta High School, 4:00pm, August 23.

Finance – Kaylee Reiersen reported:

- The FY24 audit was completed on July 28, but documentation has not yet been received.
- Airport insurance renewal was accepted (application for insurance is required every three years).

Library – Mary Leith reported:

- Upcoming library events include the summer reading final party featuring dragons, a bicycle race, and the return of the preschool reading program.

- Staff can rearrange book collections, thanks to two new bookshelves, purchased with an American Library Association grant and delivered to the library last Friday.

- The Library Association will host their annual book, DVD, and plant sale at the Community Center on September 5 and 6.
 - Wi-Fi usage has doubled in the past year at the library. There were 796 individuals who logged onto the Internet during the month of July 2025. Individuals were counted, not how many times each one used Wi-Fi.
- Schools** – Mary Leith reported the FY25/26 school season started today.
- Public Works** – Mike Prestegard reported North Taxiway and airport subdivision roads need grade work.
- Airport** – Mike Prestegard reported the ski strip was graded, packed, and rolled. Grass seed was also planted.

ADDITIONAL PUBLIC COMMENTS - none

ADJOURNMENT – 7:22pm

Igor Zaremba, Mayor

CITY
SEAL

Pat White, City Clerk

Recorded meetings available at City Hall upon request

Approved: September 2, 2025