



**Committee of the Whole – 6:30 P.M.
Regular City Council Meeting – 7:00 P.M.**

A regular meeting of the North Pole City Council was held on Monday, May 15, 2017 in the Council Chambers of City Hall, 125 Snowman Lane, North Pole, Alaska.

CALL TO ORDER/ROLL CALL

Mayor Ward called the regular City Council meeting of Monday, May 15, 2017 to order at 7:00 p.m.

There were present:

Mr. McCarthy – Alt Dep Mayor Pro Tem
Mr. Isaacson - Deputy Mayor Pro Tem
Mr. Thompson
Mr. McGhee - Mayor Pro Tem
Mr. Claus
Mr. Skipps
Mayor Ward –

Absent/Excused

PLEDGE OF ALLEGIANCE TO THE U.S. FLAG

Led by Mayor Ward

INVOCATION

Invocation was given by Mr. Isaacson

APPROVAL OF AGENDA

Mr. McGhee *moved to approve the agenda of May 15, 2017*

Seconded *by Mr. Isaacson*

DISCUSSION

None

Mr. McGhee *moved to consent the following items:*

Old Business:

- a. Ordinance 17-12, An Ordinance amending title 15, Building and Construction

New Business:

- b. Request to dispose of mobile home training facility at North Pole Fire Department.
- c. Renewal of the City of North Pole Healthcare Plan for July 1, 2017 – June 30, 2018

- d. Ordinance 17-13, an Ordinance to amend codes associated with the City of North Pole's Storm Water Management Ordinances, Chapter 12.24 – Illicit Discharge Detection and Elimination; Chapter 15.66 – Construction Site Storm Water Runoff; and Chapter 15.74 – Post-Construction Storm Water Management
- e. Ordinance 17-14, An Ordinance to incur \$303,000 debt from a low-interest Alaska Department of Environmental Conservation (ADEC) loan for the purpose of constructing an extension to the wastewater treatment plant discharge sewer main in response to an ADEC Notice of Violation.
- f. Ordinance 17-15, an Ordinance to allow multiple water meters at properties with multiple occupancies and to allow a single customer sewer service line at properties with multiple occupancies.
- g. Ordinance 17-16, an Ordinance of the City of North Pole, Alaska to amend the 2017 Jag/Byrne grant to purchase an undercover vehicle for use by North Pole Police Department

Seconded by Mr. Isaacson

Discussion

None

On the amendment

PASSED

Yes: 7– McGhee, Isaacson, Skippis, Claus, Thompson, McCarthy, Ward
No: 0
Absent: 0

On the Agenda as amended

Discussion

None

PASSED

Yes: 7– McGhee, Isaacson, Skippis, Claus, Thompson, McCarthy, Ward
No: 0
Absent: 0

APPROVAL OF MINUTES

Mr. McGhee moved to approve the Minutes of May 1, 2017

Seconded by Mr. Isaacson

Discussion

None

PASSED

Yes: 7– McGhee, Isaacson, Skippis, Claus, Thompson, McCarthy, Ward

No: 0

Absent: 0

COMMUNICATIONS FROM THE MAYOR

- Proclamations
- Busy week with Meeting of the Arctic. Was privileged to participate.
- Senator Dan Sullivan had a town meeting at North Pole Worship Center on Friday evening.
- NPHS graduation will be held Tuesday at 7:00 p.m. at the Carlson Center.

COUNCIL MEMBER QUESTIONS OF THE MAYOR

Mr. McGhee asked about the small building next to the Glass Doctor. He stated that there was a request to the borough to make it into a marijuana dispensary.

Mayor Ward stated that it is not in the City boundaries.

Mr. Isaacson said it is still on the curb of the City and is across the highway from two churches. He would like the Mayor to talk with the borough about this.

Mayor Ward said that those comments were included to the borough.

COMMUNICATIONS FROM DEPARTMENT HEADS, BOROUGH REPRESENTATIVE AND THE CITY CLERK

Fire Dept., Chief Coon

- Open House on Saturday from 10 – 4.
- Earthquake house will be there and also hands on CPR.
- Refreshments will be served.

Police Dept., Chief Dutra

- CPR/AED certification for all personnel in the department.

- Officer Smith
- Officer Meyer starts FTO this week with Officer Smith.
- Attended the Chena Lakes Operations
- APOA award is on Saturday.
- Cruiz'in with Santa on Saturday and Chief will be working that.
- Memorial for
- June 1st – 10th for soccer and Tibbetts graduation. Troopers are trying to recruit him. Will be back on June 19th.
- Purchased gun locks to promote safety. Just received 500 and being paid for with drug money.
- Purchasing anti-theft kits.
- Received another \$6300 in forfeiture money.
- Lithia sold tickets
- Working on PSA on the fundraising for the Memorial Park with the corvette.
- Received a lot of positive feedback on the Memorial Park dedication.
- Busy summer.

Mr. Thompson said he appreciated that the NPPD was able to send Officer McBroom to the ceremony for Sgt. Brandt in Washington, DC.

Mayor Ward thanked him for all his efforts on the Memorial Park.

Finance, Tricia Fogarty

- Financial are before you tonight.
- Busy couple of weeks. Auditors were out doing field testing last week.
- KSH will be available at their office for council members to come to their office to discuss the financials.
- Delinquent reports are on the dais and she can answer any questions.

Director of City Services, Bill Butler

Building Department

- 2nd reading of ordinance to update building codes is before the Council this evening.
- No new building permits applied for or issued since the last Council meeting.

Public Works

- Public Works summer hires.
 - Two applicants were former summer hires.
 - One applicant began today.

- I am preparing an application for a \$10,000 grant to install LED lighting in City Hall and to put timers on the head-bolt heater plug-ins; will introduce a resolution at the June 5th Council meeting.
- Street sweeping in City streets is completed.
- Benches installed last week; flowers will be planted in roundabouts early June.
- Updates to the storm water management ordinances are before the Council this evening.
 - The changes update the ordinances to reflect that the State of Alaska has become directly responsible of overseeing the permit that requires the City to manage storm water runoff.
 - The City is a co-permittee in its storm water permit with Fairbanks, UAF and DOT&PF.
 - The City of Fairbanks and City of North Pole share the same basic storm water management ordinances.

Utility Department

- Sulfolane lawsuit settlement agreement.
 - At either the June 5th or 15th Council meeting, I will be bringing a recommendation to Council to consider using a Request for Proposals approach to identify the construction contractor for the water system extension project.
 - The RFP approach allows including factors other than just lowest cost when selecting a construction contractor.
 - Being a large and complex project, the project team wants to identify the best qualified contractor not just the cheapest.
- ADEC loan offer for \$303,000 (part of the approved \$2 million ACWF loan) for the sewer outfall project is before the Council this evening.
- Ordinance to clarify Utility code related multi-metering at properties with multiple living units is before the Council this evening.
 - Goal is to provide property owners with an option to manage their tenants' water usage.
 - Metering water is a valuable tool in promoting wise water usage.

Natural Gas Utility Board

- IGU seems to be stagnating and I am not optimistic that a solution can be found to bring natural gas to the Interior.

Borough Representative

- No Report

City Clerk's Office, Kathy Weber

- One of the responsibilities of the City Clerk/Human Resource Manager is to make sure that all insurance policies are in place and that the City has the required amount of coverage. This last week the renewal of the Law Enforcement Liability policy and Workmen's Compensation policy were updated. They become effective on July 1st of every year.
- Met with auditors from Kohler, Schmitt & Hutchison to go over the 2016 payroll and PERS contributions. Things went very well and they were very good to work with.
- Welcomed the students from Tanana, Randy Smith, and North Pole Middle Schools who participated in the Youth Suicide – Out of the Darkness Campaign in the Interior. There were about 50 students that participated and they were very respectful. Santa read a proclamation and the students released yellow balloons into the air in remembrance.
- There have been 7 applications for the position of City Clerk/HR Manager. I would like to get an idea of when council would like to start interviews.
- Thanked council for passing the healthcare plan for the employees.

ONGOING PROJECTS

- None

CITIZENS COMMENTS – (Limited to Five (5) minutes per Citizen)

- Jim Dodson, 1325 Viewpoint Dr., FEDC

Mr. Dodson spoke on BRAC and that we are looking at 500 million and 34 F25s coming to Fairbanks, 3500 moving to the community. North Pole is at the cusp of a significant growth spurt. EAFB anticipates needing 800 units within a 12 mile radius of the gate. Hosting housing summit with anticipating helping land owners, builders to take this opportunity and challenge. We've built on the average of 35 units per year. 800 units in 2 – 4 years will be a tremendous lift with builders, bankers, landowners. Mayor Ward, Kassel, told the General this community can do it. He feels we can but it will be a challenge. There are people in the community who will take that challenge. He urged the council to consider taking care of their part of the challenge and looking at their building codes and regulations and examining them and reflect what you expect your community to do. They can cause damage to a builder, investor, and 800 homes is over \$100 million. In order to accomplish that you will need to look at the codes and make sure they are fair and up to date. At the last housing summit he heard people say they don't like to build in North Pole because North Pole has archaic regulations. He urged the council to look at rules and regulations and reflect to make sure they are fair and supportive.

Mr. Isaacson said that we have updated codes and lowered our mill rate. We have also been in the process of a Strategic Plan Implementation and asked to give the links to the City Clerk on the Economic Model.

OLD BUSINESS

Consented Agenda

NEW BUSINESS

APPROVAL OF DEVELOPMENT AGREEMENT BETWEEN THE CITY OF NORTH POLE AND BADGER PROPERTIES LLC

Buzz Otis, St. Nicholas Dr.

Mr. Otis stated that he and his wife own property off of Badger Rd and the Richardson Hwy. The FNSB is asking for a Developers agreement. They have 13 parcel of land and would like to use the chip sealed surface. The road they are proposing will serve the 10 lots. The roads will consist of 4" of crushed rock and ¾ in chip seal and 24' width and 3 ft with crushed rock. Peridot is chip seal and has held up to traffic for trucks over the years. He read the engineers report on the chip seal. He said that the chip seal on Peridot is holding up. There would be additional services and increased property tax and development in that area.

On the other side of the Richardson Highway is Edstrom Construction, White Spruce and other businesses on the south side. The railroad is on the other side and his properties would have small businesses on them. With F3's there would be some opportunities.

Mr. McGhee asked if he would be using that for small business or residential.

Mr. Otis stated that it would be for light commercial property. It would be up to the landowner to what they would do in the property. They don't have covenants requiring what they need to do.

Mr. Isaacson said he is really excited for this project. The discussion on the re-zone, selling his property and rezoning to commercial.

Mr. Otis said that it is light industrial/commercial and it adds a longer term to the process. He talked with Agnew:Beck and HC's pit eventually becoming residential. West of Peridot is in 49 acre parcels and needs a master plan and do a project like the Johansen.

Mayor Ward said that the reason this comes before council is that it does deviate from the asphalt to the chip seal and looking at Fairbanks to do the inspections. Also with the schedule of the project, the City would not take over the project for 2 years for completion. The agreement has been laid out and will now go to the borough who is responsible for the platting.

Mr. Claus asked if there have been any studies conducted to maintain using chip seal vs. asphalt.

Mayor Ward said he doesn't know of any studies. This project is servicing a small number of lots. The ongoing maintenance will be done once the City takes ownership of the road. The Mayor recommended to the council that they approve a chip seal.

Mr. Thompson asked about the maintenance costs of chip seal vs. asphalt.

Mayor Ward said that the City does not have equipment for repairing asphalt or chip seal.

Mr. Otis stated that most service areas are going to chip seal. What he was trying to propose is that there are different types of projects going on.

Public Comment

Ben Otis, 1435 Secluded Dr.

Supports the developer agreement. Important to attract new developments in the City and with the F35's coming it makes the City a better place.

Mr. Isaacson *moved to* Approve the Development Agreement between the City of North Pole and Badger Properties LLC

Seconded by Mr. McGhee

Discussion

Mr. Claus asked about the comment that Mr. Butler made earlier about the code.

Mr. Butler said the City of North Pole adopted the guidelines for streets and roads and what they called for was asphalt throughout the City.

Mr. Claus asked if the City Council can overrides that.

Mr. Butler said that it would set a new standard.

Mr. McGhee said he is glad to see the new development agreement and agrees that there should be asphalt if it were residential. He said marrying the chip seal with a new road and adding asphalt with chip seal would create more problems. He sees the hazards when materials change. The surface of Alaska doesn't agree with any form. He is not going to oppose this and it should marry up to what is already there. Peridot has been a sore subject for many years. That's the main reason he is not going to oppose it in this development.

Mr. Thompson echoed Mr. McGhees comments. Because it is in a cul-de-sac and a business development and the location, they are not setting standards .

Mr. Isaacson was a proponent of paved roads. This is project specific because of the nature of the road. He asked Mayor Ward how expensive it was for the City to maintain Augustine and Doughchee than other roads.

Mr. Isaacson said that he will say yes to this because of what was already stated. He asked in the City's land use rezoning, on page 3, it appears to be mixed industrial/commercial . In the plan is this included in the borough to change zoning.

Mayor Ward said that it is in the area identified as commercial/industrial.

Mr. Isaacson said that the City will take the lead and the onus and not delay the property development.

Mayor Ward said the only thing the City has done is take a survey and reach out to landowners to see if this is what they really want.

Mr. Isaacson said he is not raising an objection. In the last meeting of Agnew:Beck, he heard her say that if the City takes the lead, it will not cost the property owners any money.

Mr. Isaacson said that he fully supported this project and wanted to clarify the plan and the other process of the rezone.

Mayor Ward said this still has to go through the plan review. He appreciates the City Council and encourages development within the City.

Mr. Thompson asked if there would be any weight restrictions on that road.

Mayor Ward said that the City does not have any authority on borough roads.

Mr. Butler said that the City can do it on City roads but not on state roads.

PASSED

Yes: 7– McGhee, Isaacson, Skippis, Claus, Thompson, McCarthy, Ward

No: 0

Absent: 0

EXECUTIVE SESSION

Mr. McGhee *moved to* Go into Executive Session to discuss personnel issues in the fire department

Seconded by Mr. Isaacson

Mayor Ward brought the meeting back to order at 9:04.

Mr. Isaacson *moved to* approve personnel recommendations of the Fire Chief.

Seconded by Mr. McGhee

PASSED

Yes: 7– McGhee, Isaacson, Skipps, Claus, Thompson, McCarthy, Ward

No: 0

Absent: 0

COUNCIL COMMENTS

Mr. Skipps – None

Mr. Claus – None

Mr. Thompson – None

Mr. McCarthy – None

Mr. McGhee – None

Mr. Isaacson - None

Mayor Ward – None

Mr. McGhee *moved to adjourn the meeting at 9:06 p.m.*

Seconded by Mr. Isaacson

The regular meeting of Monday, May 15, 2017 adjourned at 9:06 p.m.

These minutes passed and approved by a duly constituted quorum of the North Pole City Council on Monday, June 5, 2017.

Bryce J. Ward, Mayor

ATTEST:

Kathryn M. Weber, MMC
North Pole City Clerk