

Minutes of the Public Hearing  
Denali Borough Assembly  
Anderson School  
November 02, 2016

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7 CALL TO ORDER: The public hearing was called to order by Presiding Officer Jared Zimmerman at  
8 6:07 p.m.  
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10 ROLL CALL: Assembly members present: Jared ZIMMERMAN, Paddy TATUM, Don DEBLAUW,  
11 Tallon SHREEVE, Joe CHATFIELD and David EVANS. Absent: Jill BOELSMA and Krista  
12 ZAPPONE.  
13

14 ORDINANCE 16-12, Version A: An ordinance amending Denali Borough Code of Ordinances Title 4,  
15 Real Property Acquisition, Management and Disposal  
16

17 There were no public comments.  
18

19 ORDINANCE 16-13, Version A: An ordinance amending Denali Borough Code, Chapter 3.21, titled  
20 Management of Grants  
21

22 There were no public comments.  
23  
24

25 ADJOURNMENT: The public hearing was adjourned at 6:10 p.m.  
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30 APPROVED:   
31 Jared Zimmerman, Presiding Officer  
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36 ATTEST:  Date Approved: DECEMBER 14, 2016  
37 Gail Pieknik, Borough Clerk  
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**Minutes of the Regular Meeting  
Denali Borough Assembly  
Anderson School  
November 02, 2016**

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7 CALL TO ORDER: Presiding Officer Jared Zimmerman called the regular meeting to order at 6:10  
8 PM. Mayor Clay Walker led those present in the Pledge of Allegiance.  
9

10 Roll Call

11 Assembly members present: Don DEBLAUW, Tallon SHREEVE, Joe CHATFIELD, Paddy TATUM,  
12 David EVANS and Jared ZIMMERMAN. Absent: Jill BOELSMA and Krista ZAPPONE. Mayor Clay  
13 Walker was also present.  
14

15 David EVANS MOVED to excuse Ms. Boelsma and Ms. Zappone. The motion was seconded. The  
16 vote by show of hands was unanimous.  
17

18 PUBLIC COMMENTS

19 Sid Michaels, Mile 280 Parks Highway, asked the assembly to consider allowing public comment  
20 when discussing agenda item H.2. Clear View Monofill application.  
21

22 Shirley Speer, Healy resident, spoke in opposition to zoning in the Denali Borough.  
23

24 Joe Garner, Healy resident, spoke in opposition to zoning in the Denali Borough.  
25

26 AGENDA

27 David EVANS MOVED to approve the meeting agenda as presented. The motion was seconded.  
28 The VOTE by show of hands to approve the agenda was unanimous.  
29

30 MINUTES

31 October 12, 2016 Denali Borough Assembly Public Hearing and Regular Meeting  
32

33 Joe CHATFIELD MOVED to approve the minutes of the October 12, 2016 public hearing and regular  
34 meeting as presented. The motion was seconded. The VOTE by show of hands was unanimous.  
35

36 REPORTS

37 September 2016 Financial Report  
38

39 Tallon SHREEVE MOVED to receive the September 2016 financial report. The motion was  
40 seconded. The VOTE by show of hands was unanimous.  
41

42 SCHOOL DISTRICT REPORT

43 Denali Borough School District (DBSD) Superintendent Dan Polta  
44 Superintendent Polta highlighted events included in a written report, specifically drawing attention to  
45 the DBSD's draft Strategic Plan, which is currently under consideration by the school board.  
46

- 47 • DBSD administration is putting together action committees to carry out the strategies  
48 identified in the Strategic Plan.

- The Cantwell Sprinkler project is close to being completed, with tank monitoring equipment holding up final completion. A Request for Proposals is being developed for the Cantwell roof project. The small school bus owned by DBSD is not operational, and research is being done to buy a full size school bus. Moose lights are being added to vehicles. A leak in the Anderson School boiler has been sealed, and the boiler has been switched to serve as a secondary source of heat. If additional leaks occur, an expensive boiler replacement may be needed.
- A draft of the annual audit was received that contained significant errors on the part of the auditor, and it is hoped a corrected document will be ready soon.
- A revised budget is being developed for Fiscal Year (FY) 2017 based upon October student count numbers. Work will soon begin on the FY2018 budget, which will be created under two separate assumptions; 1) Implementation of the Strategic Plan with status quo programming, and 2) Implementation of the Strategic Plan with a reduction of 10 percent in programming.
- Superintendent Polta noted that the recent Fair Market Value Determination will result in budget limitations due to the shifting of expenses from the state to local municipalities.

#### MAYOR REPORT

Mayor Clay Walker verbally highlighted activity included in a written report, including the following:

- The Nenana Canyon Fire Service Well grant is nearly closed out. The Tri-Valley School Elementary Wing Energy Efficiency Upgrade grant has been completed. The Cantwell Sprinkler Installation and Fire Alarm Upgrade grant is nearly complete. The Landfill Shop Extension is the only grant project remaining of current grants.
- Mayor Walker will bring a resolution to the next meeting with legislative requests for FY2018.
- In May 2015, the assembly requested that the administration prepare a report showing site location and a best estimate fiscal impact statement for building and operating a Healy Transfer Station. This project is on the Capital Improvement Program for FY2018, and a report will be presented at the next meeting.
- Resolution 16-16 requesting turn lane marking at the Parks Highway and Healy Spur Road intersection was forwarded to the Department of Transportation, and has already been acted upon.
- Mayor Walker visited with classrooms in all three schools to discuss borough government.
- The rock slope mitigation project is wrapping up, and there are some concerns about fracturing that may be addressed in the spring. The larger project is set for completion next summer.
- Mayor Walker reported that many municipalities in Alaska, including those larger than the Denali Borough, have municipal bodies with less members than the Denali Borough.

#### PLANNING COMMISSION SEAT I APPOINTMENT

Mayor Clay Walker appointed Dorothy Leake to Planning Commission Seat I.

David EVANS MOVED to confirm the appointment of Dorothy Leake to Planning Commission Seat I. The motion was seconded. The VOTE by show of hands was unanimous.

#### FINANCE COMMITTEE REPORT

Finance committee chair David Evans reported that the finance committee met on October 24, and that language regarding the establishment of a solid waste fund was discussed. The next finance

1 committee meeting will be on December 14, where the solid waste fund language is expected to be  
2 finalized, and Garry Hutchison will be in attendance to discuss finance committee roles and  
3 responsibilities.

4  
5 ASSEMBLY COMMENTS

6 Assembly members thanked those in the audience for attending the meeting. Other comments  
7 include the following:

8  
9 Joe CHATFIELD urged the public to provide comment expressing their concerns to the assembly  
10 regarding zoning and landfill issues.

11  
12 Jared ZIMMERMAN commented that an in depth discussion of land use planning is needed, and  
13 that members of the public have requested the assembly adopt a more developed ordinance  
14 than is currently in Code. The borough is currently zoned as largely unrestricted. Mr. Zimmerman  
15 further commented that costs no longer funded by the State have been passed on to local  
16 municipalities, and are starting to accumulate.

17  
18 David EVANS thanked Dorothy Leake for stepping up to fill the vacant seat on the planning  
19 commission.

20  
21 Don DEBLAUW commented that land use planning will be done in a way that will take into  
22 account what communities would like to have in their area.

23  
24 COMMUNICATION AND APPEARANCES

25 No communication or appearance requests.

26  
27 PENDING ORDINANCES

28 ORDINANCE 16-12, Version A: An ordinance amending Denali Borough Code of Ordinances Title  
29 4, Real Property Acquisition, Management and Disposal

30  
31 Borough Clerk Gail Pieknik notified the assembly that staff expects to have completed revisions to  
32 Ordinance 16-12 at the December meeting.

33  
34 David EVANS MOVED to postpone Ordinance 16-12 to the next meeting. The motion was  
35 seconded. The VOTE by show of hands was unanimous.

36  
37 ORDINANCE 16-13, Version A: An ordinance amending Denali Borough Code, Chapter 3.21, titled  
38 Management of Grants

39  
40 David EVANS MOVED to adopt Ordinance 16-13. The motion was seconded. A focus of discussion  
41 that followed was language stating that programs requiring exposure, adherence or conversion to  
42 any doctrine will not be supported. Joe CHATFIELD MOVED to amend Ordinance 16-13 by striking  
43 the words "encouraged or" from the last paragraph of DBC 3.21.030. The VOTE by show of hands  
44 on the amendment was 4-2 as follows: Yes – Joe CHATFIELD, Don DEBLAUW, Paddy TATUM,  
45 Tallon SHREEVE; No – Jared ZIMMERMAN, David EVANS. The motion to amend Ordinance 16-13  
46 passed.

1 David EVANS MOVED to postpone Ordinance 16-13 to the next meeting. The motion was  
2 seconded. The VOTE by show of hands was unanimous.

3  
4 Presiding Officer Jared Zimmerman called for a ten minute recess at 7:31 PM. The meeting  
5 resumed at 7:41 PM.

6  
7 RESOLUTIONS

8 There were no resolutions presented for consideration.

9  
10 OTHER BUSINESS

11 Land Use Planning

12 Discussion centered around a letter to the planning commission and the assembly from Chris Beck  
13 of Agnew::Beck, regarding suggested next steps for the borough to follow to facilitate land planning.  
14 A number of residents have requested that the borough look into some type of residential  
15 protections due to heightened conflict between commercial and residential interests. The borough  
16 currently does not have a land use plan, but one is required by the Denali Borough Comprehensive  
17 Plan. At a recent work session, Chris Beck attended by phone to discuss his letter. Steps for a  
18 ground up approach to land planning are laid out in the letter, which is not a proposal, but does give  
19 ideas for action. A discussion of zoning may not take place until there is a land use plan. People  
20 need to be involved in the development of a land use plan, and public outreach is an essential piece  
21 of the process. The assembly would like feedback from the planning commission regarding next  
22 steps for land planning.

23  
24 Joe CHATFIELD MOVED to postpone discussion of land use planning to the next meeting. The  
25 motion was seconded. The VOTE by show of hands was unanimous.

26  
27 Clear View Monofill application to Alaska Department of Environmental Conservation (ADEC)

28  
29 Presiding Officer Jared Zimmerman invited public comment regarding the Clear View Monofill.

30  
31 Sid Michaels, Anderson resident commented that not all those living within two aerial miles of the  
32 affected area had been notified of the proposed landfill application, and urged borough staff to be  
33 sure the list of addresses is correct. Mr. Michaels further commented that there are about 17  
34 drinking water wells within two miles of the Clear View site, not two as reported in the application  
35 submitted to Alaska Department of Environmental Conservation. Finally, if the area had been zoned  
36 rural residential, this project would not have been an issue.

37  
38 Robert Smith, Anderson resident, spoke in opposition to the Clear Monofill project. Twice in the past,  
39 an application has been considered for a landfill, and public outcry made it go away.

40  
41 Shirley Speer, Healy resident, spoke in opposition to the Clear View Monofill project. Ms. Speer  
42 commented that the public needs more information, and further commented that the borough should  
43 set aside areas where businesses can grow that will not affect residential areas.

44  
45 Dorothy DeBlauw, Anderson resident, commented that she appreciated information at last month's  
46 meeting regarding Central Monofill not having been awarded a contract for the Clear Air Force  
47 Station demolition project.

1 Presiding Officer Jared Zimmerman declared public comment closed.  
2

3 Points of discussion that followed include the borough's annual tonnage allocation, the type of waste  
4 that is currently accepted at the borough's landfill, the potential for a certain quantity of construction  
5 and demolition waste to be accepted at the borough landfill, the need to operate within the confines  
6 of the current solid waste operating plan, the expected lifespan and maximum usage of the borough  
7 landfill, and the potential to adjust the height of the cell walls to extend the life of the landfill.  
8

9 PUBLIC COMMENTS

10 Sid Michaels, Anderson resident, commented that Central Monofill must provide full information in  
11 their landfill application, and urged the assembly to seek the advice of legal counsel before taking  
12 action on the Clear View Monofill.  
13

14 Linda Chatfield, Healy resident, commented that a good use of land is to grow and produce quality  
15 food, and encouraged the assembly to keep this in mind when planning.  
16

17 Mayor Clay Walker commented that the Department of Environmental Conservation has not  
18 received requested clarifications from Central Monofill that the Alaska Railroad Corporation Board  
19 has not had the proposed Clear View Monofill lease on its agenda, the borough has not received a  
20 final landfill application and has not heard from Donna Mears, Design Engineer for the Clear View  
21 Monofill project.  
22

23 ASSEMBLY COMMENTS

24 Assembly members thanked those in the audience for their attendance.  
25

26 Don DEBLAUW commented that information regarding borough actions are posted in each  
27 community, and are available for the public to inform themselves.  
28

29 Dave EVANS wished all a Happy Thanksgiving, and invited the public to attend the December  
30 meeting, where there will be a potluck.  
31

32 Joe CHATFIELD commented that the absence of information from Central Monofill could be a  
33 positive thing for those opposed to the landfill project. Mr. Chatfield further commented that  
34 public input is absolutely essential as part of the land planning process, and encouraged the  
35 public to educate themselves about issues, to provide public comment, and attend community  
36 meetings.  
37

38 Tallon SHREEVE commented that the assembly wishes to be good stewards of borough land,  
39 and wants public comment. Mr. Shreeve noted that he will be unable to attend the December  
40 and January meetings.  
41

42 NEXT ASSEMBLY MEETING

43 The Canvass Committee meeting and Assembly Special Meeting to certify the Denali Borough  
44 Election will be held at the Tri-Valley Community Center, Healy, Alaska on Thursday, November 10,  
45 2016 at 6:00 PM.  
46

1 The next regular meeting will be held on Wednesday, December 14, 2016 at the Tri-Valley  
2 Community Center; Public Hearing 6:00 PM with the Regular Meeting following the public  
3 hearing.

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5 ADJOURN: The meeting was adjourned at 8:39 PM.  
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10 APPROVED:  \_\_\_\_\_  
11 Jared Zimmerman, Presiding Officer  
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16 ATTEST:  \_\_\_\_\_ Date Approved: DECEMBER 14, 2016  
17 Gail Pieknik, Borough Clerk