

Minutes of the Public Hearing
Denali Borough Assembly
Cantwell Community Center
July 13, 2016

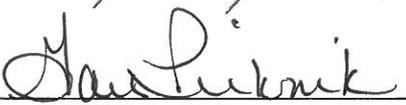
1
2
3
4
5
6
7 CALL TO ORDER: The public hearing was called to order by Presiding Officer Jared Zimmerman at
8 6:00 p.m.

9
10 ROLL CALL: Assembly members present: Jared ZIMMERMAN, Don DEBLAUW, Kimberly
11 BURROWS, Tallon SHREEVE, Jill BOELSMA, Krista ZAPPONE, Paddy TATUM and Joe
12 CHATFIELD. Absent: David EVANS.

13
14 There being no items on the public hearing agenda, the presiding officer continued on to the regular
15 meeting.

16
17 ADJOURNMENT: The public hearing was adjourned at 6:01 p.m.

18
19
20
21
22 APPROVED:  _____
23 Jared Zimmerman, Presiding Officer

24
25
26 ATTEST:  _____ Date Approved: AUGUST 10, 2016
27 Gail Pieknik, Borough Clerk
28
29

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48

**Minutes of the Regular Meeting
Denali Borough Assembly
Cantwell Community Center
July 13, 2016**

CALL TO ORDER: Deputy Presiding Officer Kimber Burrows called the regular meeting to order at 6:01 PM. Mayor Clay Walker led those present in the Pledge of Allegiance.

Roll Call

Assembly members present: Don DEBLAUW, Kimber BURROWS, Jill BOELSMA, Tallon SHREEVE, Krista ZAPPONE, Paddy TATUM and Joe CHATFIELD. Absent: David EVANS. Mayor Clay Walker was also present. Jared ZIMMERMAN arrived at 6:17 PM.

Jill BOELSMA MOVED to excuse Mr. Zimmerman and Mr. Evans. The motion was seconded. The VOTE by show of hands was unanimous.

PUBLIC COMMENTS

Donna Mears, Design Engineer for Clear View Monofill project, introduced herself to those present, commenting that she will be available to speak to questions the assembly may have during discussion of the project later on the agenda.

Kristi Salonen, Secretary of the Denali Chamber of Commerce, reported that brochures are being distributed, the Chamber building has had 72 rentals, and that membership currently stands at 86. There will be a Blueberry Festival August 19-21 near the Denali Education Center, and a Chamber Board meeting on August 11 at the Denali Princess Hotel.

Ron Dane, McKinley Village resident, spoke in opposition to marijuana businesses in the Denali Borough.

Marge Nord, Cantwell resident, commented that she is working on a fund raising event and solicited help from those interested.

Armeda Bulard, Cantwell resident, thanked the assembly for their service, and commented that the application for the Longhorn Saloon liquor license should be on the July 20th Alcohol Beverage Commission (ABC) Board agenda for approval. Ms. Bulard invited all to attend the Cantwell Bluegrass Festival July 22 – 24.

AGENDA

Jill BOELSMA MOVED to approve the meeting agenda as presented. The motion was seconded. The VOTE by show of hands was unanimous.

MINUTES

June 08, 2016 Denali Borough Assembly Public Hearing and Regular Meeting

Jill BOELSMA MOVED to approve the minutes of the June 8, 2016 public hearing and regular meeting as presented. The motion was seconded. The VOTE by show of hands was unanimous.

1 REPORTS

2 May 2016 Financial Report

3 Krista ZAPPONE MOVED to receive the May 2016 financial report. The motion was seconded. The
4 VOTE by show of hands was unanimous.

5
6 MAYOR REPORT

7 Mayor Clay Walker verbally highlighted activity included in a written report.

- 8
9
- 10 • The Alaska Municipal League (AML) stands behind the number one resolution from the AML
11 Annual conference, which urged the legislature to adopt a sustainable budget plan, while
12 considering the recommendations contained within the AML Sustainability Plan. Alaskans
13 have been cautioned to brace themselves for more budget vetoes.
 - 14 • For the third time, the borough is accepting drill cuttings from the Doyon Drilling operation
15 near Nenana. This will significantly increase solid waste revenue, but is likely the last time
16 the borough will engage in such an arrangement due to regulatory change.
 - 17 • Landfill staff is working hard to keep the landfill looking good, a closed cell has been
18 reseeded, and ending tonnage for Fiscal Year 2016 is slightly higher than last year, at nearly
19 4,300 tons.
 - 20 • Candidate packets are available online or at the borough office, and are due September 22.

21 SCHOOL DISTRICT REPORT

22 Denali Borough School District (DBSD) Superintendent Dan Polta

23
24 DBSD Superintendent Dan Polta was unable to attend the meeting, and provided a written report
25 that included:

- 26
- 27 • A Strategic Planning meeting will be held September 30 – October 2, engaging over 30
28 community members to help chart the mission and vision for Denali Borough students
29 extending through the next five years.
 - 30 • Work is ongoing on the Cantwell Sprinkler and Tri-Valley Boiler Tie-In projects, as well as
31 smaller non-capital improvement projects.
 - 32 • Projects to be included in the capital improvements program Plans are the Anderson
33 waterline project, the Tri-Valley Boiler Tie-In project reimbursement, and the Anderson
34 School and Cantwell School roof projects.
 - 35 • A rough draft has been developed for a five year, rolling maintenance plan.
 - 36 • Governor Bill Walker used his line item veto authority to cut funding to education, affecting
37 DBSD in base student allotment, one time funding, and transportation grants. It is estimated
38 that \$89,637 will be cut from the FY2017 budget.
- 39

40 PLANNING COMMISSION REPORT

41 Mayor Clay Walker pointed out that assembly members receive approved minutes of planning
42 commission minutes, and reported that upcoming commission meeting agenda items include the
43 liquefied natural gas pipeline route through Denali Park and Denali Borough Code Chapter 9.10
44 regarding Subdivisions. Mayor Walker further reported that a vacation easement on the agenda of
45 the last meeting was postponed.

46
47

1 FINANCE COMMITTEE REPORT

2 Krista Zappone reported that the Finance Committee met on June 13, where they reviewed
3 investment activity and found it to be normal, reviewed Denali Borough Code (DBC) matching grant
4 language that will be worked on by staff, and passed Resolution FC16-02 that was included in the
5 assembly meeting packet regarding code language relating to financial provisions included in DBC
6 Title 4.

7
8 ASSEMBLY COMMENTS

9 Jared ZIMMERMAN apologized for arriving late to the meeting and asked that those who
10 provided public comment share with him after the meeting.

11
12 Kimber BURROWS thanked those in attendance for coming to the meeting.

13
14 Krista ZAPPONE commented that it is nice to be in Cantwell.

15
16 Other assembly members had no comment.

17
18 Presiding Officer Jared Zimmerman assumed the chair at 6:21 PM.

19
20 COMMUNICATION AND APPEARANCES

21 **Ford Reeves, Denali, discussion on zoning within the Denali Borough**

22 Denali area resident Ford Reeves spoke in support of a discussion regarding zoning. Mr. Reeves
23 stated that he believes that commercial zoning precedes incorporation of the Denali Borough, as
24 there is a history beginning with the establishment of Camp Denali in Kantishna as a trade and
25 manufacturing site in 1951. The Denali Park Village and Nenana Canyon areas were originally
26 homesteaded as trade and manufacturing sites, and continue to operate, for the most part, as
27 commercial properties today. Mr. Reeves proposed that the assembly engage constituents in a
28 discussion of zoning, with an eye toward development of a zoning ordinance that would protect
29 homeowners from commercial development. There have been controversial developments in
30 recent years that could have been controlled if zoning had been in place.

31
32 DRAFT ORDINANCES

33 ORDINANCE 16-09: An ordinance adopting the Healy Transportation and Pedestrian Safety
34 Plan and to amend the Denali Borough Comprehensive Plan to incorporate the "Plan" as written

35
36 Jill BOELSMA MOVED to introduce Ordinance 16-09. The motion was seconded. It was noted
37 that the Mayor's Healy Transportation and Pedestrian Safety Committee (HTAPS) was created
38 in response to road work in the area and a seasonal housing influx. The committee developed,
39 distributed and compiled data from a survey regarding safety issues, then developed an area
40 plan to be incorporated into the Borough Comprehensive Plan. The information gathered will be
41 helpful to the Alaska Department of Transportation, as well as a valuable tool for future
42 developments. As a result of committee action, a pedestrian beacon is planned to be installed at
43 the intersection of the George Parks Highway and Healy Spur Roads. It was noted that the work
44 of the committee is complete, and other specific areas within the borough may be the topic of
45 other plans. A resolution would be needed to create a new community committee. The roll call
46 VOTE to introduce Ordinance 16-09 was unanimous.

1 Jill BOELSMA MOVED to postpone Ordinance 16-09 to the next meeting. The motion was
2 seconded. The VOTE by show of hands was unanimous.

3
4 ORDINANCE 16-10: An ordinance to accept and appropriate up to \$12,000 from the general
5 fund for reimbursable expenditures related to Emergency Management Performance Grant
6 (EMPG) as well as up to \$12,000 in matching expenditures

7
8 Jill BOELSMA MOVED to introduce Ordinance 16-10. The motion was seconded. It was noted
9 that the borough has received this grant for a number of years, and that it helps to pay the salary
10 of the Emergency Planning and Projects Coordinator. The roll call VOTE to introduce Ordinance
11 16-10 was unanimous.

12
13 Jill BOELSMA MOVED to postpone Ordinance 16-10 to the next meeting. The motion was
14 seconded. The VOTE by show of hands was unanimous.

15
16 ORDINANCE 16-11: An ordinance to accept and appropriate up to \$11,557 from the general
17 fund for reimbursable expenditures related to Local Emergency Planning Committee (LEPC)

18
19 Kimber BURROWS MOVED to introduce Ordinance 16-11. The motion was seconded. It was
20 noted that this grant supports the Local Emergency Planning Committee, which meets quarterly.
21 The roll call VOTE to introduce Ordinance 16-11 was unanimous.

22
23 Jill BOELSMA MOVED to postpone Ordinance 16-11 to the next meeting. The motion was
24 seconded. The VOTE by show of hands was unanimous.

25
26 ORDINANCE 16-12: An ordinance amending Denali Borough Code of Ordinances Title 4, Real
27 Property Acquisition, Management and Disposal

28
29 Kimber BURROWS MOVED to introduce Ordinance 16-12. The motion was seconded. It was
30 noted that revision of Title 4 language has been a long time coming, involving work with
31 consulting firm Agnew Beck, who was hired last year to identify issues and provide
32 recommendations to improve language regarding land management. The planning commission
33 and a committee were also involved in crafting the language. Chris Beck will be at the August
34 assembly meeting, providing an opportunity for the assembly to ask questions. The roll call
35 VOTE to introduce Ordinance 16-12 was unanimous.

36
37 Jill BOELSMA MOVED to postpone Ordinance 16-12 to the next meeting. The motion was
38 seconded. The VOTE by show of hands was unanimous.

39
40 RESOLUTIONS

41 RESOLUTION 16-08: A resolution to participate in the AMLJIA Loss Control Incentive Program
42 for the Denali Borough

43
44 Kimber BURROWS MOVED to approve Resolution 16-08. The motion was seconded. The roll
45 call VOTE was unanimous.

1 RESOLUTION 16-09: A resolution accepting the resignation of Kimberly Burrows and extending
2 appreciation and gratitude for the time and energy she dedicated to the Denali Borough
3 Assembly
4

5 Krista ZAPPONE MOVED to approve Resolution 16-09. The motion was seconded. Joe
6 Chatfield read the resolution into the record. Assembly members commented that they will miss
7 Ms. Burrows voice on the assembly. The roll call VOTE was unanimous.
8

9 RESOLUTION 16-10: A resolution supporting the borough's application to host the Alaska
10 Municipal League (AML) Summer Legislative Conference in 2018
11

12 Kimber BURROWS MOVED to approve Resolution 16-10. The motion was seconded. It was
13 noted that the AML summer meeting rotates through Alaskan communities, and was hosted by
14 the Denali Borough in 2007. The borough was solicited to submit an application to host again,
15 the earliest date would be in 2018, and would require some staff involvement, including hosting a
16 reception one evening. The roll call VOTE was unanimous.
17

18 OTHER BUSINESS

19 **Liquor License Application Approval:**

- 20 • New License Application and Restaurant Designation
- 21 Aramark #5489
- 22 Seasonal
- 23 Location: MP 231.1
- 24 D.B.A.: Not named yet (A burger shack)

25 Jill BOELSMA MOVED to approve the liquor license/restaurant designation application for
26 ARAMARK number 5489. The motion was seconded. It was noted that there have been no
27 comments regarding the license. The VOTE by show of hands was unanimous.
28

29 **Clear View Proposed Landfill**

30 Mayor Clay Walker explained that the assembly received copies of a revised permit application to
31 Department of Environmental Conservation by Central Recycling Services to establish a monofill
32 and recycling center within the Denali Borough on Alaska Railroad Corporation (ARRC) land, as well
33 as public comment received regarding the monofill. The Alaska Railroad Corporation Board of
34 Directors did not discuss the proposed lease of ARRC land at their last meeting, and have no
35 meetings scheduled until September.
36

37 Presiding Officer Jared Zimmerman invited Donna Mears, project engineer for the Clear View
38 Monofill project, to speak to the assembly. Ms. Mears gave a brief history of the project, stating that
39 the intent of the project is to provide the Denali Borough an opportunity for comprehensive waste
40 management. The impetus of the monofill project is to dispose of debris from a demolition project
41 taking place at Clear Air Force Station. The volume of material produced would overload the
42 borough landfill, making it necessary to look for alternate waste disposal options. Ms. Mears
43 explained that the revised application does not include a Class I landfill that was included in an
44 earlier application. ARRC has extended the public comment period on the lease application. Ms.
45 Mears requested that the assembly consider introducing an ordinance at their August meeting
46 regarding approval of the proposed monofill. Central Monofill Services' highest priority is to divert
47 materials from the landfill.
48

1 Points of discussion that followed include;

- 2
- 3 • The award of the demolition contract,
- 4 • The advantage of having a local disposal option for the demolition project,
- 5 • The demolition contract includes remediation and testing during demolition,
- 6 • The proposed facility would allow no hazardous waste,
- 7 • Groundwater should not be affected by the proposed facility due to low local precipitation
- 8 rates and large separation between the water table and the facility,
- 9 • There are no groundwater plan requirements for the proposed monofill,
- 10 • There is no substantial difference between the proposed facility, the current Denali Borough
- 11 landfill, or two existing disposal facilities at Clear Air Force Station,
- 12 • Any development outside of the footprint in the current application would need to undergo
- 13 review by Alaska Department of Environmental Conservation,
- 14 • Other monofills in the State have not proven to affect property values,
- 15 • Ms. Mears is not aware of plans to bring waste to the proposed facility from areas outside the
- 16 borough,
- 17 • Central Monofill Services expects a recycling facility diversion rate of greater than 75% with
- 18 no plant on the proposed facility,
- 19 • Central Monofill Services is looking at an opportunity to provide services for waste disposal
- 20 that don't otherwise exist in the Denali Borough,
- 21 • Central Monofill Services would like to work with the local community to develop practical,
- 22 long term, recycling solutions,
- 23 • If the monofill is not approved, the discussion would change to that of industrial development
- 24 and industrial growth for the borough, and the benefit of recycling materials instead of
- 25 sending them to the landfill,
- 26 • There is a perceived lack of public outreach to the affected community,
- 27 • There have been no positive public comments on the proposed facility,
- 28 • Public outreach may be accomplished in a number of ways,
- 29 • The proposed project does not appear to be beneficial to the borough in any specific way,
- 30 • The next step in this process would be for an ordinance to be considered by the assembly,
- 31 and
- 32 • Central Monofill Services would like the opportunity to work with the borough to establish
- 33 how the borough could benefit from the facility.
- 34

35 **Discuss the November Assembly Meeting Date**

36
37 Jill BOESLMA MOVED to set November 2 as the November 2016 Denali Borough Assembly regular
38 meeting date. The motion was seconded. The VOTE by show of hands was unanimous.

39
40 PUBLIC COMMENTS

41 Bill Rodwell, McKinley Village resident, commented that it is difficult to find places to live in the area
42 in which he lives, and businesses compete for the properties available. Mr. Rodwell relayed that he
43 built a house in a neighborhood with covenants that appeared to be residential, but then had
44 businesses move in that brought perhaps 30,000 tourists per summer. Mr. Rodwell suggested that
45 the borough look into Talkeetna's special land use district.

1 Gordon Carlson, Cantwell resident, commented that zoning is a slippery slope, but also is needed in
2 certain areas. Mr. Carlson further commented that a discussion needs to be had regarding the Clear
3 View Monofill, including what it would do to benefit the area.
4

5
6 ASSEMBLY COMMENTS

7 Krista ZAPPONE thanked Donna Mears for attending the meeting and commented that the borough
8 needs to entertain the idea of homeowners associations, and commented that she will miss Kimber
9 Burrows on the assembly.
10

11 Jill BOELSMA commented that communities should be involved in creating zoning areas, and
12 questioned if special use districts would present enforcement issues. Homeowner associations could
13 enforce covenants on properties. It is a long road to zoning, and discussion regarding the topic could
14 be beneficial. Ms. Boelsma further commented that she will miss Kimber Burrows.
15

16 Kimber BURROWS extended kudos to landfill employees - the landfill is well-tended and the staff is
17 experienced. Ms. Burrows commented that she joined the HTAPS committee in response to the loss
18 of a community member, and encouraged others to get involved in their community. The borough is
19 made up of unique communities that can develop ways to keep pedestrians, cyclists, and vehicles
20 safe. Ms. Burrows further commented that the time may be right for a discussion of zoning. Ms.
21 Burrows thanked Donna Mears for attending the meeting, stating that the more information that is
22 provided; the more the assembly can make an informed decision.
23

24 Jared ZIMMERMAN commented that there is now a model transportation plan that another
25 community might want to use as a template. Mr. Zimmerman commented that once the Title 4
26 discussion regarding lands is taken care of, discussion of zoning may begin, involving
27 communities ensure that they establish what they want. Mr. Zimmerman thanked Donna Mears
28 for attending the meeting.
29

30 Joe CHATFIELD thanked those in attendance for coming to the meeting, commented that zoning
31 should be approached at the neighborhood level, and will miss Kimber Burrows.
32

33 Tallon SHREEVE commented that it is good to see the HTAPS report, that the installation of
34 pedestrian crossing beacons would be safer for employees and that zoning could improve areas
35 while not encroaching on homeowners or businesses.
36

37 Don DEBLAUW commented that he built a house in Fairbanks, and was glad for the zoning in
38 place, but that zoning needs to be what people in the area want.
39

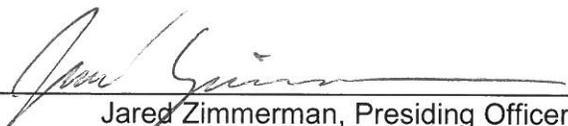
40 Paddy TATUM commented that she is sad to lose Kimber Burrows on the assembly and thanked
41 those who made public comments, which she found to be educational.
42

43 NEXT ASSEMBLY MEETING

44 The next regular meeting will be at the Tri-Valley Community Center on Wednesday, August 10,
45 2016: Assembly Public Hearing 6:00 PM with the Regular meeting following the public hearing.
46

47 ADJOURN: The meeting was adjourned at 8:33 PM.
48

1
2
3
4
5
6
7
8
9
10
11
12
13

APPROVED: 
Jared Zimmerman, Presiding Officer

ATTEST:  Date Approved: AUGUST 10, 2016
Gail Pieknik, Borough Clerk