

**Minutes of the Special Meeting  
Denali Borough Assembly  
Tri-Valley Community Center  
March 21, 2008**

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7 CALL TO ORDER Presiding Officer Armeda Bulard called the special meeting to order at  
8 6:30 PM.  
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10 ROLL CALL Assembly members present: John Winklmann, Armeda Bulard, Josh  
11 Hockin, Clay Walker and Teresa Usibelli. David Evans, Robert  
12 Kohlsdorf, Eileen Holmes and Baxter Mercer were absent. Mayor  
13 Talerico was also in attendance.  
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15 USIBELLI MOVED to excuse HOLMES. HOCKIN seconded. The  
16 VOTE was unanimous.  
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18 WINKLMANN MOVED to excuse MERCER. HOCKIN seconded. The  
19 VOTE was unanimous.  
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21 AGENDA WINKLMANN MOVED to amend the agenda by adding Public  
22 Comment after the approval of the agenda. WALKER seconded. The  
23 VOTE was unanimous.  
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25 USIBELLI MOVED to approve the agenda as amended. WINKLMANN  
26 seconded. The VOTE was unanimous.  
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28 PUBLIC COMMENT Pat Winklmann, Healy, thanked the assembly and encouraged the  
29 borough to continue to get the day care building back.  
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31 Cheryl Venechuk, Healy, appreciates the borough working on this  
32 issue. She also introduced her children that attended Kids Stop.  
33  
34 Rebecca Skrivanek, Healy, encouraged the assembly to save the  
35 building.  
36  
37 Shelly Merrell, Denali Preschool and Learning Center, is interested in  
38 continuing negotiations.  
39  
40 Amy Reisland Speer, Healy, is in the process of getting state licensing  
41 for day care however she has found out that the license goes with the  
42 day care building. If the day care opens temporarily in the church and  
43 then moves to another building, there will have to be an application put  
44 into the state for a new license.  
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1 Kim Langton, Denali Borough School District Superintendent, would like  
2 to see the facility returned to the community.

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4 Jo Ramos, Healy, spoke about making difficult choices.

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6 CORRESPONDENCE

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8 1.) Letter dated March 20, 2008 from David Burglin, Burglin Law  
9 Offices, PC

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11 WALKER MOVED to receive a letter dated March 20, 2008 from David  
12 Burglin, Burglin Law Offices, PC. HOCKIN seconded. The VOTE was  
13 unanimous.

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15 USIBELLI read the letter into the record.

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17 2.) Letter dated March 21, 2008 from Jim Gorski, Denali Borough  
18 Attorney, in response to David Burglin's letter.

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20 USIBELLI MOVED to receive a letter dated March 21, 2008 from Jim  
21 Gorski, Denali Borough Attorney. WALKER seconded. The VOTE was  
22 unanimous.

23  
24 This letter was read into the record.

25  
26 REPORTS

27 Report from the Assembly Sub-Committee on the negotiation of the  
28 day care building.

29 WINKLMANN read the submitted report to the assembly.

30  
31 PUBLIC  
32 COMMENT

33 Shelly Merrell spoke with her attorney and parts of the contract that she  
34 signed to purchase was not binding.

35 USIBELLI asked the committee if they had received a copy of the  
36 signed sales contract from Shelly Merrell.

37 WINKLMANN stated that they did not. There was nothing produced  
38 that proved there was a sale to the Merrell's.

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40 USIBELLI spoke to draft A of the unsigned contract.

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42 Shelly Merrell stated that there was a sub-lease on the property issued  
43 to her from Usibelli Coal Mine after the sale.  
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Mayor Talerico stated that he has a copy of the signed lease agreement on the property.

WINKLMANN asked Shelly Merrell if she had a signed purchase agreement.

Merrell said yes and that she paid \$8,000.

WINKLMANN asked the Merrell's if they would be willing to continue negotiations to return the building to the community for what they have in it plus receipts.

Merrell stated no. She is interested in an equitable price.

WINKLMANN asked what they have in the building.

Merrell needed to check her receipts.

HOCKIN stated that he is not ready to discuss this tonight.

The mayor supports continuing negotiations.

WALKER, MERCER and WINKLMANN will continue negotiations. HOCKIN will be the alternate committee member.

Presiding Officer BULARD encouraged continued negotiations.

WALKER would like to see more commitments to negotiate in good faith from the Merrell's before agreeing to continue.

Leslie Smith, Healy, feels that there is a conflict with WINKLMANN on the negotiating committee because his wife was one of the original founders of Kid's Stop and she is very emotional about this issue.

Jo Ramos, Healy, disagrees with the previous speaker.

Jackie Wilhour, Healy, the original board did not have a right to sell.

Wayne LaChappelle, Healy, asked about the signed contract and if anyone had contacted the former board to see if there was a copy of the signed contract.

Mayor Talerico stated that there was not another copy of the contract and that the state Recorder's Office in Fairbanks did not have one on record.

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Mayor Talerico does not see a conflict with WINKLMANN being involved with negotiations.

USIBELLI MOVED that the Merrell's bring a copy of their expenses and the signed contract to the borough office prior to Monday or the borough will continue to hold the Lis Pendens against the property.

WINKLMANN seconded.

USIBELLI MOVED to amend to say by 4:00 PM on Tuesday. WINKLMANN seconded. The VOTE was unanimous.

The VOTE on the main motion was unanimous.

WINKLMANN MOVED to commence negotiations with the Merrell's on March 25, 2008, 6:00PM at the day care center if the Merrell's produce the paperwork to the borough office as voted on. USIBELLI seconded. The VOTE was unanimous.

WALKER stated that he would be out of town at that time.

WALKER MOVED to have USIBELLI fill in as the 2<sup>nd</sup> alternate. WINKLMANN seconded. The VOTE was unanimous.

Teresa Hall, Healy, requested that the committee consider the contents of the building when negotiating.

ASSEMBLY  
COMMENTS

USIBELLI thanked everyone for coming.

WALKER encouraged everyone to move forward.


WINKLMANN is encouraged by community involvement, this is democracy in action.

BULARD thanked everyone.

ADJOURN

USIBELLI MOVED to adjourn at 7:45 PM. WALKER seconded. The VOTE was unanimous.

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APPROVED:   
Armeda Bulard, Presiding Officer

ATTEST:   
Gail Pieknik, Borough Clerk

Date Approved: APRIL 9, 2008