

City of Bethel

P.O. BOX 1388

Bethel, Alaska 99559

Phone: 907- 543-2047

Fax: 907-543-4171

Regular City Council Meeting

January 10, 2012

6:30 P.M.

Council Chambers; Bethel, Alaska



**City Council Meeting Agenda
 Regularly Scheduled Meeting
 January 10, 2012-6:30 pm
 City Hall 300 State Highway, Bethel, AK
 City of Bethel Council Chambers**

Joseph Klejka
 Mayor
 Term Expires 2012
 543-2984
jklejka@cityofbethel.net

Gene Peltola Jr.
 Vice-Mayor
 Term Expires 2013
 543-3151
gpeltola@cityofbethel.net

Rick Robb
 Council Member
 Term Expires 2013
 543-1879
rrobb@cityofbethel.net

Mary Sattler
 Council Member
 Term Expires 2013
 543-1588
msattler@cityofbethel.net

Gene Peltola Jr.
 Council Member
 Term Expires 2013
 543-3151
gpeltola@cityofbethel.net

Kent Harding
 Council Member
 Term Expires 2012
 543-2276
kharding@cityofbethel.net

Mark Springer
 Council Member
 Term Expires 2013
 545-1450
mspringer@cityofbethel.net

Eric Whitney
 Council Member
 Term Expires 2012
 545-1309
ewhitney@cityofbethel.net

Lee Foley
 City Manager
 543-2047
lfoley@cityofbethel.net

Lori Strickler
 City Clerk
lstrickler@cityofbethel.net

Michael Gatti
 City Attorney

Paul Richards
 Lobbyist
paul_richards@gci.net

- I. CALL TO ORDER**
- II. PLEDGE OF ALLEGIANCE**
- III. ROLL CALL**
- IV. PEOPLE TO BE HEARD – Five minutes per person**
- V. APPROVAL OF CONSENT AGENDA AND REGULAR AGENDA**
- VI. APPROVAL OF MEETING MINUTES**
 - a) **P3** *12-06-2011 Special City Council Meeting
 - b) **P7** *12-13-2011 Regular City Council Meeting
 - c) **P17** *12-20-2011 Special City Council Meeting
- VII. REPORTS OF STANDING COMMITTEES**
 - a) Port Commission
 - b) Planning Commission
 - c) **P23** Public Works Committee
 - d) **P27** Energy Committee
 - e) **P29** Public Safety and Transportation Commission
 - f) Finance Committee
 - g) Parks and Recreation Committee
- VIII. SPECIAL ORDER OF BUSINESS**
 - a) **P35** Proclamation Recognizing The Bethel Warriors Wrestling Team For Their 1st Place Finish A Second Year In A Row (Council Member Robb)
- IX. UNFINISHED BUSINESS**
 - a) **P39** Public Hearing Of Ordinance 11-24: Amending Section 13.60 Of The Bethel Municipal Code, Utility Rates For Water And Sewer Subscriptions To Add Five Dollars To Each Subscription To Recover The Cost Of Water System Capital Improvements (Mayor Klejka)
- X. NEW BUSINESS**
 - a) **P53** *Resolution 12-01: Supporting The State Of Alaska Fish And Game Survey (Mayor Klejka)
 - b) **P55** *Resolution 12-02: City Of Bethel's Federal Priority Requests For Fiscal Year 2012 (City Manager Foley)
 - c) **P63** *Resolution 12-03: Denali Commission Grant Transportation Program Waterfront Project Nomination (City Manager Foley)
 - d) **P65** *Resolution 12-04: Supporting Tundra Ridge Road Resurfacing Project For The 2012-2015 Alaska Statewide Transportation Improvement Program (Council Member Sattler)
 - e) **P67** *Introduction Of Ordinance 12-01: Amending Bethel Municipal Code 2.24 Planning Commission (Mayor Klejka)
 - f) **P71** *AM 12-01: Reappointment Of Leif Albertson To The Energy Committee (Mayor Klejka)

Agenda posted on January 4th, at City Hall, AC Co., Swansons, and the Post Office.

Lori Strickler, City Clerk's Office

(Items on the agenda noted with an asterisk (*) are considered the consent agenda.

All Resolutions noted with an asterisk (*) will automatically be adopted on the consent agenda unless removed from the consent agenda by Council.

Ordinances introduced with an asterisk (*) on the consent agenda will automatically be introduced and set for **Public Hearing January 24, 2012**



**City Council Meeting Agenda
Regularly Scheduled Meeting
January 10, 2012-6:30 pm
City Hall 300 State Highway, Bethel, AK
City of Bethel Council Chambers**

- g) **P75** AM 12-02: Approving Council Member's To Attend A Legislative Process Workshop/Training January 12th and 13th (Mayor Klejka)
- h) **P79** AM 12-03: Approving Council Member's Travel To Juneau To Lobby For State Capital Priority Requests (Council Member Sattler)
- i) **P81** AM 12-04: Approving Alaska Municipal League Representative's Travel To AML Winter Meeting (Mayor Klejka)
- j) **P85** *AM 12-05: Approving Personal Time Off For The City Clerk (Mayor Klejka)
- k) **P87** *AM 12-06: Reappointment Of Alan Murphy To The Port Commission (Mayor Klejka)
- l) **P91** AM 12-07: Authorize City Manager To Conduct A Survey To Plat The Bethel Aquatic Training And Health Center Site And Surrounding Parcel (City Manager Foley)
- m) **P93+ MAPS** AM 12-08: Approving The Proposed Kaligtuq Road Rout As An Alternative To Tundra Ridge Road (City Manager Foley)
- n) **P95** Bethel Armory Building Update And Strategy's For Future Occupancy (City Manager Foley)

XI. MAYOR'S REPORT

XII. MANAGER'S REPORT

XIII. CLERK'S REPORT

XIV. COUNCIL MEMBER COMMENTS

XV. EXECUTIVE SESSION

- a) "Executive Session: To Permit The City Attorney To Advise Counsel Regarding Pending And Potential Litigation, The Immediate Knowledge Of Which Would Clearly Have An Adverse Effect Upon The Finances Of The City. AS 44.62.310(c)(1). (City v. D. Carpenter, City v. Hoffman Fuels, Jeffwood Estates). The Counsel May Direct The City Attorney To Take Specific Legal Action During Executive Session In Accordance With AS 44.62.310(b) (Council Member Springer)

XVI. ADJOURNMENT

Agenda posted on January 4th, at City Hall, AC Co., Swansons, and the Post Office.

Lori Strickler, City Clerk's Office

(Items on the agenda noted with an asterisk (*) are considered the consent agenda.

All Resolutions noted with an asterisk (*) will automatically be adopted on the consent agenda unless removed from the consent agenda by Council. Ordinances introduced with an asterisk (*) on the consent agenda will automatically be introduced and set for **Public Hearing January 24, 2012**)

Approval of the Minutes

City of Bethel City Council Meeting Minutes

December 6, 2011

Special Meeting

Bethel, Alaska

I. CALL TO ORDER

A Special Meeting of the Bethel City Council was held on December 6, 2011 at 12:00p, in the Council Chambers, Bethel, Alaska.

Mayor Klejka called the meeting to order at 12:00p.

II. PLEDGE OF

III. ROLL CALL

PRESENT:

Council Member Gene Jr. Peltola
Council Member Joseph Klejka
Council Member Mary Sattler
Council Member Mark Springer
Council Member Eric Whitney
Council Member Rick Robb

ABSENT:

Council Member Kent Harding

STAFF:

City Clerk Lori Strickler
City Manager Lee Foley

IV. PEOPLE TO BE HEARD

No one wished to be heard.

V. APPROVAL OF THE AGENDA

MOVED:	Whitney	Motion to approve the agenda.
SECONDED:	Springer	
VOTE ON MAIN MOTION		
		All in favor

VI. UNFINISHED BUSINESS

Item A- Public Hearing Of Budget Ordinance 11-10 (c): Amending The FY 2012 Budget; Port Funds, Clerks Funds, Water and Sewer Master Plan Update.

Mayor Klejka opened the Public Hearing.

No one wished to be heard.

Mayor Klejka closed the Public Hearing.

MOVED:	Whitney	Motion to introduce Budget Ordinance 11-10 (c).
SECONDED:	Robb	
MOVED:	Robb	Motion to adopt the proposed amended Ordinance provided by the Administration.
SECONDED:	Springer	
MOVED:	Robb	Motion to suspend the rules to hear from Bobby Sutton, Finance Director.
SECONDED:	Peltola	
VOTE ON MAIN MOTION	All in favor	
MOVED:	Sattler	Motion to suspend the rules to hear from Pete Williams, Port Director.
SECONDED:	Springer	
VOTE ON MAIN MOTION	All in favor	
VOTE ON MOTION	All in favor	
VOTE ON MAIN MOTION	All in favor	
MOVED:	Sattler	Motion to adjourn
SECONDED:	Robb	
VOTE ON MAIN MOTION	All in favor	

VII. ADJOURNMENT

Council adjourned the meeting at 12:00p.

Joseph A. Klejka, Mayor

ATTEST:

Lori Strickler, City Clerk

City of Bethel City Council Meeting Minutes

December 13, 2011

Regular Meeting

Bethel, Alaska

I. CALL TO ORDER

A Regular Meeting of the Bethel City Council was held on December 13, 2011 at 6:30pm, at the City Council Chambers, Bethel, Alaska.

Mayor Joseph Klejka called the meeting to order.

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

PRESENT:

- Council Member Kent Harding
- Council Member Gene Jr. Peltola
- Council Member Joseph Klejka
- Council Member Mary Sattler
- Council Member Mark Springer
- Council Member Rick Robb
- Council Member Eric Whitney

ABSENT: None

STAFF:

- City Clerk Lori Strickler
- City Manager Lee Foley

IV. PEOPLE TO BE HEARD

Donna Bach –

- December 18th is the 40th Anniversary of Alaska Native Settlement Act. A forum will be held in its honor, December 18th at the Yukon Kuskokwim Health Corporation Board Room.
- Healing from the Heart December 15th from 7-8p, One family's account of drug and alcohol addiction and the message of hope to recover.
- Spirit of Youth Board, December 31st marks the deadline for the nomination period. Nomination of teens or youth for their positive things in the community.

Willy Keppel-

- Support the City Manager in the renewal of his employment contract.
- Support the gun range and everyone working to make the gun range come to fruition.
- Bethel Utilities Corporation should be purchased as a cooperative. The City should look at discussions with AVEC.
- Water and Sewer- Bring in the Alaska Regulatory Commission because of the outrageous rates. The City should consider water districts.
- Armory is a prized piece of land and is a good location for a possible recreation facility for the children of this community.

Mike Burley and Jaimie Kassman –

- Spoke in favor of the Ordinance up for Public Hearing regarding the community shooting range.

Michael Calvetti-

- Spoke in favor of Ordinances 11-22 and 11-23.

Wyatt Rogers-

- Spoke in favor of Ordinances 11-22 and 11-23.

Craig Rogers-

- Spoke in favor of Ordinances 11-22 and 11-23.

Merrie Mendenhall-

- Spoke in favor of Ordinances 11-22 and 11-23.

Martin Smith-

- Spoke in favor of Ordinances 11-22 and 11-23.

Tom Doolittle-

- Spoke in favor of Ordinances 11-22 and 11-23.

Eli Jacobson-

- Spoke in favor of Ordinances 11-22 and 11-23.

Lonny Glover-

- Spoke in favor of Ordinances 11-22 and 11-23.

Jerry White-

- Spoke in favor of Ordinances 11-22 and 11-23.

Willy Keppel-
Spoke in favor of Ordinances 11-22 and 11-23.

David Trantham-

- Spoke in favor of Ordinances 11-22 and 11-23.

Greg Roczicka-

- Spoke in favor of the Alaska Department of Fish and Game survey.

V. APPROVAL OF THE CONSENT AND REGULAR AGENDA

MOVED:	Robb	Motion to approve the consent and regular agenda
SECONDED:	Peltola	
MOVED:	Robb	Remove the Introduction of Ordinance 11-24, from the consent agenda.
MOVED:	Robb	Motion to move Ordinance 11-22 and Ordinance 11-23 to follow the Reports of Standing Committees.
SECONDED:	Sattler	
VOTE ON MOTION	All in favor	
VOTE ON MAIN MOTION	All in favor	

VI. APPROVAL OF THE MEETING MINUTES

Item A - 11-22-2011 Special City Council Meeting Minutes.
Passed on the consent agenda.

Item B -11-22-2011 Regular City Council Meeting Minutes.
Passed on the consent agenda.

VII. REPORTS OF STANDING COMMITTEES

Council Member Sattler departed the meeting at 6:55p.

Item A- Port Commission
A meeting was not held due to a lack of a quorum.

Item B- Planning Commission
No one available to provide the report.

Item C-Public Works Committee
A meeting will be held next week.

Item D-Energy Committee
Putting the recycling center up for RFP.
Priorities for the Energy Committee.
Thanked Leah Walsh for her dedication to the committee.

Item E-Public Safety and Transportation Commission
A meeting was not held due to a lack of a quorum.

UNFINISHED BUSINESS

Item A- Public Hearing Of Ordinance 11-22: Amending Section 18.40 of The Bethel Municipal code Regarding "Uses Permitted In The "I-District" Also Known As Industrial District.

*Mayor Klejka opened the public hearing.
No one wished to be heard.
Mayor Klejka closed the public hearing.*

MOVED:	Whitney	Motion to adopt Ordinance 11-22.
SECONDED:	Robb	
VOTE ON MAIN MOTION		
		All in favor

Item B- Public Hearing Of Ordinance 11-23: Dedication Of City Land For A Community Gun Range Through Lease Agreement With An Expiration Of June 30, 2041.

*Mayor Klejka opened the public hearing.
No one wished to be heard.
Mayor Klejka closed the public hearing.*

MOVED:	Robb	Motion to adopt Ordinance 11-23.
SECONDED:	Harding	
MOVED:	Robb	Motion to suspend the rules, to hear from Bethel Sportsman's Club Representatives.
SECONDED:	Harding	
VOTE ON MAIN MOTION	All in favor	
VOTE ON MAIN MOTION	All in favor	

VIII. SPECIAL ORDER OF BUSINESS

Alaska Department of Fish and Game Division of Subsistence Lower Kuskokwim Big Game survey project in Bethel.

David Runfola provided a summary of the survey to the Council.

Council Member Sattler returned to the meeting at 7:33p.

IX. UNFINISHED BUSINESS

Item C- City Manager, Lee Foley's Employment Contract, Current Contract Expires December 17, 2011.

MOVED:	Robb	Motion to approve the Lee Foley, City Manager's Employment Contract was made at the November 25 th council meeting.
SECONDED:	Sattler	
MOVED:	Robb	Motion to amend the Employment Contract between the City of Bethel and Lee Foley as provided in the council packet.
SECONDED:	Springer	
VOTE ON MOTION	All in favor	
MOVED:	Robb	Motion to amend the contract, under Section 10: Compensated Leave to have PTO accrual of 20 hours a month
SECONDED:		

	for a maximum accrual of 400 hours.
VOTE ON MOTION	Motion does not carry due to a lack of a second.
VOTE ON MAIN MOTION	6-1 Motion passes, Robb opposed

I. NEW BUSINESS

Item A- Introduction of Ordinance 11-24: Amending Section 13.60 of the Bethel Municipal code, Utility Rates For Water And Sewer Subscriptions To Add Five Dollars to Each Subscription To Recover The Cost Of Water System Capital Improvements.

MOVED:	Whitney	Motion to introduce Ordinance 11-24.
SECONDED:	Robb	
MOVED:	Springer	Motion to suspend the rules, to hear from our Finance Director, Bobby Sutton.
SECONDED:	Robb	
VOTE ON MAIN MOTION	All in favor	
MOVED:	Sattler	Motion to amend, to insert <u>and depreciation</u> to follow "capital improvements" under sections 13.16.020 A and 13.16.030 B.
SECONDED:	Springer	
VOTE ON MOTION	All in favor	
VOTE ON MAIN MOTION	All in favor	

Item B- AM 11-50: Establishing Council Meeting Dates For Calendar Year 2012.

MOVED:	Robb	Motion to approve AM 11-50.
SECONDED:	Whitney	

VOTE ON MAIN MOTION	All in favor
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Item C- AM 11-51: Approval of Council Member Cell Phones.

MOVED:	Robb	Motion to approve AM 11-51.
SECONDED:	Whitney	
MOVED:	Robb	Motion to amend, to accept option one as the phones for the council.
SECONDED:	Peltola	
VOTE ON MOTION	3-4 Motion fails, Sattler, Peltola and Robb in favor	
MOVED:	Whitney	Motion to amend, to accept option two as the phones for council, provided the council would have the option to decline the issuance of a cell phone.
SECONDED:	Robb	
VOTE ON MOTION	6-1 Motion passes, Harding opposed	
VOTE ON MAIN MOTION	5-2 Motion passes, Springer and Harding opposed	

Item D- AM 11-52: Action Plan For The Bethel Armory Land And Building.

MOVED:	Robb	Motion to adopt AM 11-52.
SECONDED:	Harding	
VOTE ON MAIN MOTION	All in favor	

Item E – Selection Of the Council’s Federal Priorities For Fiscal Year 2012.

MOVED:	Robb	Motion to move into a committee of the whole to discuss the federal priorities.
SECONDED:	Sattler	
VOTE ON MAIN	6-1 Motion passes, Klejka opposed	

MOTION		
MOVED:	Sattler	Motion to move out of committee of the whole.
SECONDED:	Springer	
VOTE ON MAIN MOTION	All in favor	

MOVED:	Sattler	Motion to direct the City Manager to draft a resolution including the five federal priority requests, to include a statement requesting possible funding for the BATH Center.
SECONDED:	Springer	
VOTE ON MAIN MOTION	All in favor	

Item F – Concerns And Remedies Regarding Mandatory Subscriptions To Sewer Services, Bethel Municipal Code 13.08.025.

MOVED:	Sattler	Motion to direct the city manager to create a plan to follow enforcement of BMC 13.08.025 as well as to create a mechanism for administration to determine the "assistance" programs.
SECONDED:	Robb	
VOTE ON MAIN MOTION	All in favor	

XII. MAYOR'S REPORT

XIII. MANAGERS REPORT

XIV. CITY CLERK'S REPORT

XV. COUNCIL MEMBER COMMENTS

Council Member Robb-
 Congratulated the Bethel wrestling team for winning first place at the State finals for the second year in a row.
 Merry Christmas and happy New Year.

Council Member Whitney
Wished everyone happy and safe holidays.

Council Member Harding-
Wished everyone happy and safe holidays.

Council Member Springer-
Merry Christmas and happy New Year.

Council Member Sattler-
Sorry she had to excuse herself from the meeting; there was a winter concert at the high school.
The river is not safe to travel on at this point due to the warm weather, be safe.
Merry Christmas.

Council Member Peltola-
Wished everyone happy and safe holidays.

Mayor Klejka-
Recognized Mr. Carlson for his amazing job as the High School band instructor.
Transportation Committee will be meeting at 6:00p on the 15th of December.
Happy holidays.

XVI. EXECUTIVE SESSION

MOVED:	Whitney	Motion to move into Executive Session regarding Confidential Attorney Client Communication – White Papers On The Purchase of BUC by TDX to include the City Manager and City Clerk.
SECONDED:	Robb	
VOTE ON MAIN MOTION		
All in favor		

Council Member Sattler departed the meeting at 9:35p.

Council entered into executive session at 9:35p.

Council exited executive session at 9:44p.

MOVED:	Springer	Motion to release to the public, the Confidential memo from representing
SECONDED:	Whitney	

		attorney Dean Thompson.
VOTE ON MAIN MOTION	All in favor	
MOVED:	Harding	Motion to adjourn
SECONDED:	Springer	
VOTE ON MAIN MOTION	All in favor	

XVII. ADJOURNMENT

Council adjourned at 9:46p.

Joseph Klejka, Mayor

ATTEST:

Lori Strickler, City Clerk

City of Bethel City Council Meeting Minutes

December 20, 2011

Special Meeting

Bethel, Alaska

I. CALL TO ORDER

A Special Meeting of the Bethel City Council was held on December 20, 2011 at 12:00p, in the Council Chambers, Bethel, Alaska.

Mayor Klejka called the meeting to order at 12:00p.

II. PLEDGE OF

III. ROLL CALL

PRESENT:

Council Member Kent Harding
Council Member Gene Jr. Peltola
Council Member Joseph Klejka
Council Member Eric Whitney

ABSENT:

Council Member Mary Sattler
Council Member Mark Springer
Council Member Rick Robb

STAFF:

City Clerk Lori Strickler

IV. PEOPLE TO BE HEARD

No one wished to be heard.

V. APPROVAL OF THE AGENDA

MOVED:	Peltola	Motion to approve the agenda.
SECONDED:	Whitney	
VOTE ON MAIN MOTION	All in favor	

VI. UNFINISHED BUSINESS

Item A- Assessment And Funding Of The City Of Bethel And ONC's Operation Of The Transit System.

MOVED:	Whitney	Motion to move into a committee of the whole.
SECONDED:	Peltola	
VOTE ON MAIN MOTION	All in favor	

*Council moved into committee of the whole at 12:03p.
Council Member Mark Springer arrived at 12:06p.*

MOVED:	Peltola	Motion to move out of committee of the whole.
SECONDED:	Springer	
VOTE ON MAIN MOTION	All in favor	

MOVED:	Peltola	Motion to direct the City Manager to engage in discussions with ONC regarding transit system operation with the goal of identifying different funding options to continue operation of the transit system, and ramifications if funding is not provided. A commitment of \$75,000 from ONC for past services is requested to continue service through Dec. 31, 2011. Further commitment from ONC as a City's grant match is needed for continued operation of the transit system, past December 31, 2011.
SECONDED:	Springer	
VOTE ON MAIN MOTION	4-1 Motion passes, Whitney opposed	

MOVED:	Springer	Motion to adjourn
SECONDED:	Harding	
VOTE ON MAIN MOTION	All in favor	

VII. ADJOURNMENT

Council adjourned the meeting at 12:51p.

Joseph A. Klejka, Mayor

ATTEST:

Lori Strickler, City Clerk

Reports of Standing Committees



Public Works Committee Agenda

Regular Meeting Wednesday December 21, 2011 – 6:30PM
City Shop Conference Room

MEMBERS

Jeff Sanders
Chair
Term Expires 12/2012

Frank Neitz
Vice-Chair
Term Expires 12/2013

Joseph A Klejka
Council Rep.
Term Expires 11/2012

Bill Schreiner
Committee Member
Term Expires 12/2013

Mike Salzbrun
Committee Member
Term Expires 12/2013

Jennifer Dobson
Committee Member
Term Expires 12/2014

VACANT
Committee Member
Term Expires

Chuck Willert
Ex-Officio Member

Cheryl Roberts
Secretary/Recorder

AGENDA

- I. CALL TO ORDER
- II. ROLL CALL
- III. PEOPLE TO BE HEARD - (15 Minute Limit)
 - Bill Arnold, City of Bethel Foreman for Public Utilities
 - Update on the Institutional Corridor.
 - Tim Bee, State of Alaska D.O.T.
 - Ideas, goals, objects for taking care of the Highway.
- IV. APPROVAL OF MINUTES
 - A. Minutes from the previous regular meeting of November 16, 2011.
 - Sign approved minutes for January 20, 2010 and July 21, 2010.
- V. APPROVAL OF AGENDA
- VI. DIRECTOR'S REPORT
- VII. UNFINISHED BUSINESS
 - A. Recycling Center - Update, Information Only - Jennifer Dobson
 - B. 5 Year Plan - Update, Information Only - Chuck Willert
- VIII. NEW BUSINESS
 - A. CDL Off-Highway Restriction (#7) Removal - Road Test & Training Opportunity - Information Only - Chuck Willert
 - B. Polk Road - (Tundra Ridge Road) - Update - Chuck Willert
- IX. MEMBER COMMENTS
- X. ADJOURNMENT

Postage

City of Bethel, Alaska

Public Works Committee Minutes

December 21, 2011

Regular Meeting

Bethel, Alaska

CALL TO ORDER

A regular meeting of the Public Works Committee Meeting was held on December 21, 2011 at 6:30p.m. in the City Shop Conference Room, Bethel, Alaska.

Committee Member Chair Jeffery Sanders called the meeting to order at 6:40 p.m.

ROLL CALL

Present: Jeff Sanders, Frank Neitz, Joseph Klejka, Jennifer Dobson
Excused absence(s): Mike Salzbrun
Unexcused absence(s): Bill Schreiner

Also in attendance were the following:

Chuck Willert, Public Works Director

Cheryl Roberts, Public Works Administration Assistant, Recorder of Minutes

PEOPLE TO BE HEARD

Bill Arnold and Tim Bee were unable to attend the meeting.

APPROVAL OF MINUTES

MOVED BY:	F. Neitz	To approve the minutes from the regular meeting of November 16, 2011.
SECONDED BY:	J. Klejka	

Signed Approved Minutes from January 20, 2010 & July 21, 2010.

VOTE ON MOTION	Motion carried by unanimous voice vote.
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APPROVAL OF AGENDA

MOVED BY:	J. Klejka	Motioned carried.
SECONDED BY:	F. Neitz	

VOTE ON MOTION	Motion carried by unanimous voice vote.
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UNFINISHED BUSINESS

Item A - Recycling Center - Information Only

Jennifer Dobson & Jeff Sanders met with the chair of the Alternative Energy Committee, Leif Albertson. The Alternative Energy Committee prepared a draft recommendation to City Council, which has not been introduced or approved yet, but has it on the agenda for the next meeting & to put it out as an RFP. There was a discussion about the \$5.00 fee that is being collected every month but not being used.

The Public Works Committee has reviewed the proposal to put out the Recycling Center to RFP and are in support of the proposal.

MOVED BY:	F. Neitz	Motion to support an RFP for the Recycling Center to re-open it.
SECONDED BY:	J. Dobson	

VOTE ON MOTION	Motion carried by unanimous voice vote.
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Item B – 5 Year Plan Update, Information Only

There was a discussion about what steps are needed for this to happen in a timely manner, which are as follows; Two Grants, Water and Sewer Depreciation, Institutional Corridor and a Rate Study.

NEW BUSINESS

Item A - CDL Off-Highway Restriction (#7) Removal

A discussion ensued on what is needed for and from the drivers.

Item B – Polk Road – (Tundra Ridge Road) – Update

The members had a discussion on this issue and on the Proposal & Appraisals for this parcel of land.

MEMBER COMMENTS

Jeff S. – He appreciates the plowing of driveways and the bridge for the snow machines.

Jennifer D. – No comments.

Joseph K. – Appreciates the plowing of Polk Road.

Frank N. – No comments. Says thank you all for coming.

ADJOURNMENT

MOVED BY:	F. Neitz	To adjourn the meeting.
SECONDED BY:	Joseph K.	

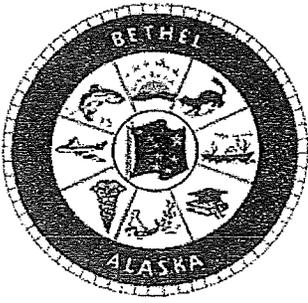
VOTE ON MOTION	Motion carried by unanimous voice vote.
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With no further business before the Committee, the meeting adjourned at 8:02 p.m.

APPROVED THIS ____ DAY OF JANUARY, 2012.

Jeffrey Sanders, Chair

Cheryl Roberts
Recorder of Minutes



City of Bethel

P.O. Box 1388 • Bethel, Alaska 99559-1388

907-543-2047

Fax # 543-4171

Website: www.cityofbethel.org

REGULAR MEETING AGENDA ENERGY COMMITTEE

Monday, January 9, 2012 – 6:30 p.m.
City Hall Council Chambers, Bethel, AK

Members

Leif Albertson
Chair

Mary Weiss
Vice Chair

Greg McIntyre

Eric Whitney

Shari Neth

Alternate Members

Ex-Officio Member

Danielle Tucci

- I. Call to Order
- II. Roll Call
- III. People to be Heard
- IV. Approval of Agenda
-Agenda January 9, 2012
- V. Approval of Meeting Minutes
-Regular Meeting December 5, 2011
- VI. Old Business
 - A. Recommendation from the Energy Committee to the City Council to put the Recycling Center out for lease. (Leif Albertson)
 - B. Nuvista Regional Energy Committee update. (Greg McIntyre)
 - C. Five dollar solid waste fee update. (Greg McIntyre)
 - D. Update on removal of old batteries from recycling center. (Greg McIntyre)
- VII. New Business
 - A. Status of the wind power grant to the city shop, and options for moving forward. (Eric Whitney)
 - B. Wind Energy Grants Update. (Eric Whitney)
- IX. Committee Member's Comments
- X. Adjournment

Agenda Posted 12/23/2011 at USPS, AC, Swanson's, and City Hall

PUBLIC NOTICE
REGULAR MEETING OF THE
PUBLIC SAFETY & TRANSPORTATION COMMISSION
Tuesday January 10, 2012 -7:00 p.m.
BETHEL CITY HALL – COUNCIL CHAMBERS
AGENDA

Members

VACANT,
Chair

Brian Lefferts,
Vice Chair

Charley Hwa Chung

Paul Gregory

Carol (Annette) Sutton

Kent Harding,
Council Representative

Ex-Officio Members

Larry Elarton
 Chief of Police

Larry Elarton
 Transportation
 Inspector

George Young
 Fire Chief

- I. CALL TO ORDER
- II. ROLL CALL
- III. ANNUAL ELECTION OF CHAIR AND VICE CHAIR
- IV. PEOPLE TO BE HEARD
- V. APPROVAL OF AGENDA
- VI. APPROVAL OF MINUTES FROM THE REGULAR MEETINGS OF November 1, 2011 and December 6, 2011
- VII. CHIEFS' COMMENTS
 - A. Fire Chief
 - B. Police Chief
- VIII. TRANSPORTATION INSPECTOR REPORT
- IX. COUNCIL MEMBER COMMENTS
- X. UNFINISHED BUSINESS
- XI. NEW BUSINESS
 - A. Sewage issue in City Sub
 - B. Restaurant Inspections
 - C. Sidewalks
 - D. Sugar Sweetened Beverages
 - E. Review of the date and time of the monthly PSTC meeting
- XII. COMMISSION MEMBER'S COMMENTS
- XIII. ADJOURNMENT

Amy Peterson, Recorder
 POSTED on December 22, 2011,
 BNC, AC, SWANSONS, & CITY HALL,
 Next Public Safety and Transportation Commission will be, **February 7th, 2012**

City of Bethel, Alaska

Public Safety and Transportation Commission

December 6 , 2011

Regular Meeting

Bethel, Alaska

CALL TO ORDER

A regular meeting of the Public Safety and Transportation Commission was held on December 6, 2011 at the City Council Chambers.

Meeting called to order by Amy Peterson, at 7:20 pm

ROLL CALL

A quorum was not established of the Commission, the following were present:

Ken Harding Paul Gregory

Excused absence(s): Carol (Annette) Sutton

Unexcused absence(s): Brian Lefferts, Charley Chung, George Young

Also in attendance were the following:

Larry Elarton, Ex-Officio Member

Amy Peterson, Recorder

PEOPLE TO BE HEARD

No one present to be heard

ADJOURNMENT

APPROVED THIS _____ DAY OF _____, 2012.

Amy Peterson, Recorder

Chair, Name

Bethel City Council

Special Order of Business

Handwritten text, possibly a signature or name, appearing as a faint, mirrored image.



City of Bethel Proclamation

*Proclaiming January 13, 2012 as Bethel Warriors Wrestling Day
in the City of Bethel*

WHEREAS, on December 10, 2011 the Bethel Warriors wrestling team won the title of State Champions for the second year in a row;

WHEREAS, not only did the team come home with a win, they won by a spread of 36.5 points in front of the second place finisher;

WHEREAS, the Warriors have finished first or second at the last four state meets; they claimed second place in 2008 and 2009 and first place in 2010 and 2011;

WHEREAS, out of the 19 team members who went to State, 16 of them were point scorers, 8 of them placed in the top six of their weight divisions;

WHEREAS, between their USA Freestyle wrestling practices and the ASAA seasonal practices these young adults dedicate five months to their sport each year;

WHEREAS, made up of 35 young men and women the team fought their way to a duel team record of 3-1 this season;

WHEREAS, further recognition is paid to Head Coach, Darren Lieb, for winning the 2011 Coach of the Year award and Assistant Coach, Courtney Geerdts, for winning the 2011 Assistant Coach of the year;

WHEREAS, congratulations to the team for their outstanding performance.

THEREFORE, the City of Bethel, City Council, does hereby proclaim January 13, 2012 as Bethel Warriors Wrestling Day and urge all people of Bethel to help in recognizing the outstanding performance of the Bethel Warrior Wrestling team for the job well done.

Signed this 10th day in January, 2012.

Joseph A. Klejka, Mayor

Lori Strickler, City Clerk

HEAD COACH: DARREN LIEB
 ASST. COACH: COURTNEY GEERDTS
 VOL. ASST: PAUL O'BRIEN
 COREY TOLLIVER



106 **EVAN DYMENT (10) 3RD @ STATE**
 SAM CHARLIE (9)
 ALISON OSCAR (10)
 LENA MORGAN (12)

113 **JOSH MENDENHALL (10) 3RD @ STATE**
 AVERY CHIKLAK (10) STATE QUALIFIER 160
 KAYLA WHITE (10)

120 CARLIE McINTYRE (10) STATE QUALIFIER
 STEVEN ANDREW (9)
 CHRISTIANA PETER (9)
 JESSLYN McGOWAN (10)

126 CARL JIMMIE (12) STATE QUALIFIER
 KAYLA WILLIAMS (10)
 MACK LINCOLN (11)
 LORENZO CHAVEZ (9)

132 RHETT HOHN (9)
 MCKENZIE DOCK (12)

138 CHRISTOF SWOPE (11) STATE QUALIFIER
 JOHN OULTON (10) STATE QUALIFIER
 JAMES MENDENHALL (11)

145 **MARJUS KUQO (12) STATE CHAMPION**
 BRANDON OULTON (10) STATE QUALIFIER

152 **BRAYTON LIEB (11) STATE RUNNER-UP**
 CORBIN LEPORE (12)

TREVOUR CHAVEZ (11) STATE CHAMPION
 DOUGLAS KYLOOK (9)

170 MARTIN OULTON (12) STATE QUALIFIER

182 LUAN DEMA (12) STATE QUALIFIER
 PATRICK FRANCISCO (9) STATE QUALIFIER
 KATHERINE LEVI (9)

195 **BREYDON CHAVEZ (12) 4TH @ STATE**

220 **KEANU KING (9) 4TH @ STATE**
 JBRUCE CROW (11) STATE QUALIFIER

285 **TIMOTHY ROBB (12) STATE RUNNER-UP**
 DAYLEN WESTDAHL (10) STATE QUALIFIER

MGRS: CHELSEA BILBEY, MARY DYMENT, HELEN ROEHL
 AUDREY JEOUN, CHRISTINA McELWEE & KRISTINA WILLARD

Unfinished Business



Introduced by: Mayor Joseph Klejka
Date: December 13, 2011
Public Hearing: January 10, 2012
Action:
Vote:

CITY OF BETHEL, ALASKA

Ordinance #11-24

AN ORDINANCE AMENDING SECTION 13.60 OF THE BETHEL MUNICIPAL CODE REGARDING UTILITY RATES FOR WATER AND SEWER

THEREFORE BE IT ORDAINED by the City Council of Bethel, Alaska, that:

SECTION 1. Classification. This ordinance is of a general and permanent nature and shall become a part of the Bethel Municipal Code.

SECTION 2. Amendment. Section 13.16.020 of the Bethel Municipal Code is amended as follows (new language is underlined old language is stricken out):

13.16.020 Water service.

For the providing of residential/commercial water services with the city, the following charges shall be made:

A. In addition to usage charges under subsection B of this section, water customers shall pay \$5.00 monthly per water subscription for facility charges to recover the cost of water system capital improvements and depreciation.

B. Residential/commercial water delivery services for outside fill with an overflow involving the following capacities, frequencies and rate charges:

Utility Rate Sheet

Capacity	Frequency	Water	Sewer
100 Gallons	1 time per month	\$ 11.83	\$ 10.70
	2 times per month	\$ 27.90	\$ 21.40
	1 time per week	\$ 40.27	\$ 42.79

Introduced by: Mayor Joseph Klejka
 Date: December 13, 2011
 Public Hearing: January 10, 2012
 Action:
 Vote:

	2 times per week	\$ 64.86	\$ 85.57
	3 times per week	\$ 74.73	\$ 128.35
	4 times per week	\$ 102.72	\$ 171.13
150 Gallons	1 time per month	\$ 13.75	\$ 13.64
	2 times per month	\$ 28.04	\$ 27.27
	1 time per week	\$ 57.21	\$ 54.53
	2 times per week	\$ 116.66	\$ 109.06
	3 times per week	\$ 178.33	\$ 163.58
	4 times per week	\$ 242.25	\$ 218.11
200 Gallons	1 time per month	\$ 15.89	\$ 14.64
	2 times per month	\$ 32.52	\$ 29.28
	1 time per week	\$ 66.49	\$ 58.56
	2 times per week	\$ 135.88	\$ 117.11
	3 times per week	\$ 208.18	\$ 175.67
	4 times per week	\$ 283.34	\$ 234.22
250 Gallons	1 time per month	\$ 17.90	\$ 15.64
	2 times per month	\$ 36.67	\$ 31.27
	1 time per week	\$ 75.08	\$ 62.54
	2 times per week	\$ 153.67	\$ 125.08
	3 times per week	\$ 235.77	\$ 187.62
	4 times per week	\$ 321.37	\$ 250.16
300 Gallons	1 time per month	\$ 19.74	\$ 16.65
	2 times per month	\$ 40.48	\$ 33.29

Introduced by: Mayor Joseph Klejka
 Date: December 13, 2011
 Public Hearing: January 10, 2012
 Action:
 Vote:

	1 time per week	\$ 82.97	\$ 66.57
	2 times per week	\$ 170.02	\$ 133.14
	3 times per week	\$ 261.11	\$ 199.71
	4 times per week	\$ 356.72	\$ 266.28
350 Gallons	1 time per month	\$ 21.40	\$ 17.65
	2 times per month	\$ 43.94	\$ 35.30
	1 time per week	\$ 90.17	\$ 70.60
	2 times per week	\$ 184.90	\$ 141.20
	3 times per week	\$ 284.24	\$ 211.79
	4 times per week	\$ 388.16	\$ 282.39
400 Gallons	1 time per month	\$ 22.91	\$ 18.66
	2 times per month	\$ 47.07	\$ 37.32
	1 time per week	\$ 96.66	\$ 74.63
	2 times per week	\$ 198.35	\$ 149.25
	3 times per week	\$ 305.12	\$ 223.88
	4 times per week	\$ 416.91	\$ 298.50
450 Gallons	1 time per month	\$ 24.25	\$ 19.67
	2 times per month	\$ 49.87	\$ 39.33
	1 time per week	\$ 102.42	\$ 78.66
	2 times per week	\$ 210.36	\$ 157.31
	3 times per week	\$ 323.75	\$ 235.96
	4 times per week	\$ 442.61	\$ 314.61
500 Gallons	1 time per month	\$ 25.41	\$ 20.67

Introduced by: Mayor Joseph Klejka
 Date: December 13, 2011
 Public Hearing: January 10, 2012
 Action:
 Vote:

	2 times per month	\$ 52.28	\$ 41.34
	1 time per week	\$ 107.52	\$ 82.68
	2 times per week	\$ 220.91	\$ 165.36
	3 times per week	\$ 340.14	\$ 248.04
	4 times per week	\$ 465.22	\$ 330.72
550 Gallons	1 time per month	\$ 28.42	\$ 21.67
	2 times per month	\$ 58.53	\$ 43.34
	1 time per week	\$ 120.44	\$ 86.67
	2 times per week	\$ 247.61	\$ 173.34
	3 times per week	\$ 381.55	\$ 260.00
	4 times per week	\$ 522.21	\$ 346.67
600 Gallons	1 time per month	\$ 29.38	\$ 22.68
	2 times per month	\$ 60.45	\$ 45.35
	1 time per week	\$ 124.35	\$ 90.70
	2 times per week	\$ 255.59	\$ 181.39
	3 times per week	\$ 393.73	\$ 272.09
	4 times per week	\$ 538.75	\$ 362.78
650 Gallons	1 time per month	\$ 33.27	\$ 23.69
	2 times per month	\$ 68.57	\$ 47.37
	1 time per week	\$ 141.25	\$ 94.73
	2 times per week	\$ 290.68	\$ 189.45
	3 times per week	\$ 448.34	\$ 284.17
	4 times per week	\$ 614.18	\$ 378.89

Introduced by: Mayor Joseph Klejka
 Date: December 13, 2011
 Public Hearing: January 10, 2012
 Action:
 Vote:

700 Gallons	1 time per month	\$ 34.36	\$ 24.69
	2 times per month	\$ 70.79	\$ 49.38
	1 time per week	\$ 145.79	\$ 98.75
	2 times per week	\$ 299.93	\$ 197.50
	3 times per week	\$ 406.58	\$ 296.25
	4 times per week	\$ 633.40	\$ 395.00
	750 Gallons	1 time per month	\$ 35.48
2 times per month		\$ 73.08	\$ 51.39
1 time per week		\$ 150.47	\$ 102.78
2 times per week		\$ 309.48	\$ 205.56
3 times per week		\$ 477.08	\$ 308.34
4 times per week		\$ 653.21	\$ 411.12
800 Gallons		1 time per month	\$ 40.81
	2 times per month	\$ 84.29	\$ 53.39
	1 time per week	\$ 173.79	\$ 106.77
	2 times per week	\$ 358.05	\$ 213.53
	3 times per week	\$ 552.79	\$ 320.29
	4 times per week	\$ 749.30	\$ 427.06
	850 Gallons	1 time per month	\$ 42.14
2 times per month		\$ 86.99	\$ 55.40
1 time per week		\$ 179.29	\$ 110.80
2 times per week		\$ 369.29	\$ 221.59
3 times per week		\$ 569.99	\$ 332.38

Introduced by: Mayor Joseph Klejka
 Date: December 13, 2011
 Public Hearing: January 10, 2012
 Action:
 Vote:

	4 times per week	\$ 781.39	\$ 443.17
900 Gallons	1 time per month	\$ 43.50	\$ 28.71
	2 times per month	\$ 89.76	\$ 57.41
	1 time per week	\$ 184.94	\$ 114.82
	2 times per week	\$ 380.82	\$ 229.64
	3 times per week	\$ 587.63	\$ 344.46
	4 times per week	\$ 805.36	\$ 459.28
1,000 Gallons	1 time per month	\$ 46.32	\$ 30.72
	2 times per month	\$ 95.51	\$ 61.44
	1 time per week	\$ 196.69	\$ 122.88
	2 times per week	\$ 404.76	\$ 245.76
	3 times per week	\$ 624.22	\$ 368.63
	4 times per week	\$ 855.04	\$ 491.51
1,200 Gallons	1 time per month	\$ 55.45	\$ 34.74
	2 times per month	\$ 114.54	\$ 69.48
	1 time per week	\$ 236.29	\$ 138.95
	2 times per week	\$ 487.04	\$ 277.89
	3 times per week	\$ 751.42	\$ 416.84
	4 times per week	\$ 1,015.55	\$ 555.78
1,400 Gallons	1 time per month	\$ 64.58	\$ 38.76
	2 times per month	\$ 133.56	\$ 77.51
	1 time per week	\$ 275.89	\$ 155.02
	2 times per week	\$ 569.33	\$ 310.03

Introduced by: Mayor Joseph Klejka
 Date: December 13, 2011
 Public Hearing: January 10, 2012
 Action:
 Vote:

	3 times per week	\$ 878.63	\$ 465.05
	4 times per week	\$ 1,176.05	\$ 620.06
1,500 Gallons	1 time per month	\$ 78.52	\$ 40.77
	2 times per month	\$ 157.04	\$ 81.54
	1 time per week	\$ 314.08	\$ 163.08
	2 times per week	\$ 628.15	\$ 326.15
	3 times per week	\$ 942.23	\$ 489.22
	4 times per week	\$ 1,256.30	\$ 652.29
1,750 Gallons	1 time per month	\$ 89.84	\$ 45.80
	2 times per month	\$ 179.67	\$ 91.59
	1 time per week	\$ 359.35	\$ 183.17
	2 times per week	\$ 718.69	\$ 366.34
	3 times per week	\$ 1,078.03	\$ 549.51
	4 times per week	\$ 1,437.37	\$ 732.68
2,000 Gallons	1 time per month	\$ 101.16	\$ 50.82
	2 times per month	\$ 202.31	\$ 101.64
	1 time per week	\$ 404.62	\$ 203.27
	2 times per week	\$ 809.23	\$ 406.54
	3 times per week	\$ 1,213.84	\$ 609.80
	4 times per week	\$ 1,618.44	\$ 813.07
2,500 Gallons	1 time per month	\$ 123.79	\$ 60.87
	2 times per month	\$ 247.58	\$ 121.74
	1 time per week	\$ 495.15	\$ 243.47

Introduced by: Mayor Joseph Klejka
 Date: December 13, 2011
 Public Hearing: January 10, 2012
 Action:
 Vote:

	2 times per week	\$ 990.30	\$ 486.93
	3 times per week	\$ 1,485.45	\$ 730.39
	4 times per week	\$ 1,980.59	\$ 973.85
3,000 Gallons	1 time per month	\$ 146.42	\$ 70.92
	2 times per month	\$ 292.85	\$ 141.83
	1 time per week	\$ 585.69	\$ 283.66
	2 times per week	\$ 1,171.38	\$ 567.32
	3 times per week	\$ 1,757.06	\$ 850.97
	4 times per week	\$ 2,342.74	\$ 1,134.63
3,500 Gallons	1 time per month	\$ 169.06	\$ 80.97
	2 times per month	\$ 338.11	\$ 161.93
	1 time per week	\$ 676.23	\$ 323.86
	2 times per week	\$ 1,352.45	\$ 647.71
	3 times per week	\$ 2,028.68	\$ 971.56
	4 times per week	\$ 2,704.89	\$ 1,295.41

B. C. Extra Call Rates.

1. Residential/commercial extra call, normal hours, will be as follows:

Capacity	Water	Sewer
200 Gallons	\$71.43	\$65.95
250 Gallons	\$74.05	\$67.20
300 Gallons	\$76.67	\$68.45
350 Gallons	\$79.28	\$69.70
400 Gallons	\$81.90	\$70.95
450 Gallons	\$84.51	\$72.20

Introduced by: Mayor Joseph Klejka
Date: December 13, 2011
Public Hearing: January 10, 2012
Action:
Vote:

500 Gallons	\$87.13	\$73.45
550 Gallons	\$89.75	\$74.68
600 Gallons	\$92.37	\$75.94
650 Gallons	\$94.98	\$77.19
700 Gallons	\$97.59	\$78.43
750 Gallons	\$100.21	\$79.68
800 Gallons	\$102.83	\$80.93
850 Gallons	\$105.45	\$82.17
900 Gallons	\$108.07	\$83.42
1,000 Gallons	\$113.29	\$85.92
1,200 Gallons	\$123.77	\$90.91
1,400 Gallons	\$134.23	\$95.90
1,500 Gallons	\$139.46	\$98.40
1,750 Gallons	\$152.54	\$104.63
2,000 Gallons	\$165.63	\$110.88
2,500 Gallons	\$110.88	\$123.35
3,000 Gallons	\$217.97	\$135.83
3,500 Gallons	\$244.13	\$147.40

2. Residential/commercial extra call after hours shall be the normal hours rate plus seventy-five dollars (\$75).

Introduced by: Mayor Joseph Klejka
Date: December 13, 2011
Public Hearing: January 10, 2012
Action:
Vote:

~~C.~~ D. Rate for deliveries over three thousand five hundred (3,500) gallons calculated using the three-thousand-five-hundred- (3,500-) gallon rate plus the rate for additional gallons. Examples:

1. The rate for four thousand five hundred (4,500) gallons is the rate for three thousand five hundred (3,500) gallons plus the rate for one thousand (1,000) gallons.
2. The rate for eight thousand (8,000) gallons is two (2) times the three-thousand-five-hundred- (3,500-) gallon rate plus one-thousand- (1,000-) gallon rate.

~~D.~~ E. Residential/Commercial Water Delivery Services for Outside Fill. Customers with inside fill shall be charged by the schedule as set by the outside fill rate, and in addition each customer shall be charged a monthly surcharge of fourteen dollars and sixty-three cents (\$14.63) per month.

~~E.~~ F. Residential/commercial extra calls from the schedule in subsections (B)(1) and (2) of this section.

~~F.~~ G. No new services for deliveries more than two (2) times a week shall be established.

~~G.~~ H. Residential/commercial piped water rates:

1. Flat rate (nonmetered): one hundred twenty-five dollars and eight cents (\$125.08) per month per dwelling unit;
2. Commercial metered service: twenty-six dollars and fifty cents (\$26.50) per one thousand (1,000) gallons;
3. Residential metered service: sixty-four dollars (\$64.00) flat rate plus two and six tenths cents (\$0.026) per gallon;
4. Water service picked up at the pump house: three cents (\$0.03) per gallon (seventy-five cents (\$0.75) per minute approximately three cents (\$0.03) per gallon).

13.16.025 Protection from plumbing failure.

In cases where a documented plumbing malfunction or breakage occurs in a metered residence, and there is an unusually high water usage, the customer can request a

Introduced by: Mayor Joseph Klejka
Date: December 13, 2011
Public Hearing: January 10, 2012
Action:
Vote:

reversal of fees above and beyond an average rate reflecting three (3) months' metered consumption. Such reversal shall be at the discretion of the city administration.

13.16.030 Sewage service.

For the providing of residential/commercial sewage service within the city the following charges shall be made:

A. Evacuation Service.

1. a. On schedule, per rates in the schedule in BMC 13.16.020(A) (B).

b. In addition to usage charges under BMC 13.16.020 (B), sewer customers shall pay \$5.00 monthly per sewer subscription for facility charges to recover the cost of sewer system capital improvements and depreciation.

~~b. c.~~ For sewer tank evacuations less frequent than water deliveries, sewer rate is determined from the sum of regular water deliveries between sewer tank evacuations. For sewer customers without water service, the sewer rate will be based on the size of the sewer tank.

2. Residential/commercial extra call rates are from the schedule in BMC 13.16.020(B)(1) and (2) 13.16.020 (C) (1) and (2).

B. No new services for evacuation more than two (2) times a week will be established.

C. Piped sewer service:

1. Flat rate (metered and nonmetered service): thirty-three dollars and ninety-two cents (\$33.92) per month per dwelling unit;

2. Commercial metered service: seventeen dollars and forty-nine cents (\$17.49) per one thousand (1,000) gallons.

D. Sewage service dumped at the municipal sewage lagoon: four dollars and thirty-nine cents (\$4.39) per one thousand (1,000) gallons.

Introduced by: Mayor Joseph Klejka
Date: December 13, 2011
Public Hearing: January 10, 2012
Action:
Vote:

SECTION 3. Effective Date. This ordinance shall become effective immediately upon passage by the City Council.

BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF BETHEL ALASKA, THIS DAY OF _2011, BY A VOTE OF _IN FAVOR AND _OPPOSED.

Joseph Klejka, Mayor

ATTEST:

Lori Strickler, City Clerk

New Business

Introduced by: Mayor Klejka
Date: January 10, 2012
Action:
Vote:

CITY OF BETHEL, ALASKA

Resolution # 12-01

BETHEL CITY COUNCIL SUPPORTING THE COMPLETION OF AN ALASKA DEPARTMENT OF FISH AND GAME SURVEYS AND MAPPINGS RELATED TO SUBSISTENCE HARVESTS AND USE OF WILD RESOURCES IN 2011

WHEREAS, the Bethel City Council (hereinafter BCC) is the Legislative body of the City of Bethel, Alaska; and

WHEREAS, the BCC wishes the Alaska Department of Fish and Game Division of Subsistence (hereinafter ADF&G) to conduct big game subsistence surveys in Bethel, which will focus on documenting subsistence harvest and use information for the community;

WHEREAS, the BCC recognizes the importance of this work focusing on the subsistence Way of Life including harvests, uses, hunting areas and issues of concern;

WHEREAS, the BCC recognizes the value of the information that will be used for a variety of resource planning and management efforts. This project will help fulfill the Division of Subsistence mandate to provide customary and traditional subsistence harvest and use data which will be available to the BCC, the community at large, agencies or other interested parties;

WHEREAS, the participation of individual households is voluntary and household information will be kept confidential.

NOW, THEREFORE, BE IT RESOLVED The City of Bethel City Council supports the completion of ADF&G to surveys and mapping related to subsistence harvests and use of wild resources in 2011.

ENACTED THIS 10th DAY OF JANUARY 2012 BY A VOTE OF 0 IN FAVOR AND 0 OPPOSED.

Joseph A. Klejka, Mayor

ATTEST:

City of Bethel, Alaska

Resolution #12-01
1 of 2

Introduced by: Mayor Klejka
Date: January 10, 2012
Action:
Vote:

Lori Strickler, City Clerk

Introduced by: Lee Foley, City Manager
Date: January 10, 2012
Action:
Vote:

CITY OF BETHEL

Resolution # 12-02

CITY OF BETHEL PRIORITIES FOR THE FFY 2013 UNITED STATES CONGRESSIONAL FUNDING CYCLE

WHEREAS, the Bethel City Council annually reviews its congressional funding priorities and approves a resolution identifying those priorities for use by the President of the United States of America and United States Congress in development of the federal capital and operating budgets;

WHEREAS, the City carefully evaluated and selected the most essential and obligatory projects and ranked them herein according to the City's federal funding needs;

WHEREAS, the City of Bethel's funding requests are listed in the following table:

Top Five Priorities	Amount
1. Dredging Bethel Small Boat Harbor Mooring Basin	\$2,000,000
2. River Bank Stabilization Project – Phase 2	\$3,000,000
3. Kuskokwim River Navigation Reconnaissance Study	\$100,000
4. Network and IP Phone System Upgrade	\$500,000
5. Police 911 Dispatch Center Communication Software Upgrade	\$280,000
Total	\$5,880,000
Additional Funding Request	Amount
Bethel Aquatic Training and Health Center	\$4,000,000

Introduced by: Lee Foley, City Manager

Date: January 10, 2012

Action:

Vote:

#1 Dredging Bethel Small Boat Harbor Mooring Basin

WHEREAS, Port of Bethel projects requiring assistance, oversight, and direction from the United States Army Corps of Engineers, Alaska District, must receive funding from a congressional appropriation in the Energy and Water Development Appropriations Act;

WHEREAS, residents who live along the Kuskokwim River often visit the Bethel Small Boat Harbor by boat to purchase goods and services, access government services, participate in educational opportunities, meet family members and friends, and return to their village by boat;

WHEREAS, the Bethel Small Boat Harbor is used extensively by subsistence hunters and fishers as they exercise their rights to harvest fish and wildlife from the Kuskokwim River and adjoining streams, rivers, ponds, and riverbank access points;

WHEREAS, the U.S. Army Corps of Engineers considers the Bethel Small Boat Harbor a "harbor of refuge" for boaters caught on the Kuskokwim River during storms, natural disasters, or other life-threatening events;

WHEREAS, the City of Bethel sells boat slip permits annually in the small boat harbor in an effort to provide sufficient space for personal watercraft on its eight floating docks;

WHEREAS, a hydrographic survey completed by WH Pacific in 2010 revealed a zero feet depth at the deepest part of the Bethel Small Boat Harbor at the mean low low water mark, representing scientific evidence of the need to dredge the harbor because navigability is impractical and nearly impossible;

WHEREAS, the City of Bethel is responsible for dredging the mooring basin (approximately one-third) while the U.S. Army Corps of Engineers—Alaska District is responsible for dredging the maneuvering basin and the entrance channel (approximately two-thirds) of the Bethel Small Boat Harbor every seven years;

WHEREAS, the Bethel Small Boat Harbor has not been dredged since 1997, when the U.S. Army Corps of Engineers led a winter time excavation (dredging) effort and the City of Bethel contributed funding;

WHEREAS, the lack of maintenance dredging by the U.S. Army Corps of Engineers in the last 13 years has created a situation in which the amount of material to be removed from the Bethel Small Boat Harbor basin and entrance channel qualify this project as a capital construction project;

Introduced by: Lee Foley, City Manager
Date: January 10, 2012
Action:
Vote:

WHEREAS, the U.S. Army Corps of Engineers—Alaska District completed the Plans, Specification and Estimates and preliminary engineering for the mooring basin dredging construction project, and will ascertain the NEPA, environmental permitting, and Right Of Way documents by March 2012;

WHEREAS, dredging of the Small Boat Harbor mooring basin will cost approximately \$2,000,000 and this amount should be included in the FY 2013 Energy and Water Development Appropriations Act in the Construction section so that the U.S. Army Corps of Engineers can oversee completion of the project;

NOW, THEREFORE, BE IT RESOLVED that the Bethel City Council, as elected representatives of the community and City of Bethel, Alaska, do hereby formally request that the U.S. Government provide \$2,000,000 in the FY 2013 United States Budget for the U.S. Army Corps of Engineers to use as dedicated funding to dredge (excavate) the Bethel Small Boat Harbor mooring basin.

#2 Bethel River Bank Stabilization Project – Phase 2

WHEREAS, Port of Bethel projects requiring assistance, oversight, and direction from the United States Army Corps of Engineers, Alaska District, must receive funding from a congressional appropriation in the Energy and Water Development Appropriations Act;

WHEREAS, the U.S. Army Corps of Engineers greatly assisted the community of Bethel when it constructed the Eastern Addition Seawall, a 1,200 linear foot wall protecting residents and property, including the Bethel Small Boat Harbor;

WHEREAS, the Eastern Addition Seawall serves to support a portion of the City Dock and the mooring of large vessels at the behest of the Port of Bethel;

WHEREAS, the Eastern Addition Seawall serves the City Cargo Dock and the Cargo Dock serves approximately 26,000 people in 54 villages that occupy 57,826 square miles in the Yukon-Kuskokwim River drainage;

WHEREAS, the U.S. Army Corps of Engineers completed Phase 1 of the Bethel River Bank Stabilization Project in 2007, when it deposited basketball sized rocks at the base of the seawall to reduce scour and hold the pipe piles in place;

WHEREAS, the Bethel River Bank Stabilization Project – Phase 2 entails the replacement of tiebacks, steel rods that are welded to a group of ten pipe piles as a set and anchored 54 feet back to “deadmen,” frozen in the permafrost;

Introduced by: Lee Foley, City Manager
Date: January 10, 2012
Action:
Vote:

WHEREAS, the Bethel River Bank Stabilization Project – Phase 2 is vital to repair a section of seawall that protects people, homes, personal and commercial property, and the Bethel Small Boat Harbor from the ravages of the river: floods, ice scour during breakup, bank destabilization, and floating debris;

WHEREAS, the Bethel River Bank Stabilization Project – Phase 2 is expected to cost \$4,000,000 with a useful life of fifty (50) years, according to Corps projections;

WHEREAS, the City of Bethel is committed to provide 25% of the project costs, or an expected \$1,000,000, to the project from its dedicated seawall maintenance account, per the funding requirements of the U.S. Army Corps of Engineers;

WHEREAS, the U.S. Army Corps of Engineers needs \$3,000,000 in the FY 2012 Energy and Water Development Appropriations Act to complete the Bethel River Bank Stabilization Project – Phase 2, a construction project in Bethel, Alaska;

NOW, THEREFORE, BE IT RESOLVED that the Bethel City Council, as elected representatives of the community and City of Bethel, Alaska, do hereby formally request that the Federal Government provide \$3,000,000.00 in the FY 2012 United States Budget to the U.S. Army Corps of Engineers that will be dedicated to completion of Phase 2 of the Bethel River Bank Stabilization Project.

#3 Reconnaissance Study of Kuskokwim River Navigation

WHEREAS, the Kuskokwim River is the second longest river in the State of Alaska along which 23 villages and towns are located;

WHEREAS, the community of Bethel, with a population of 6,080 people, is the largest town located along the Kuskokwim River and serves as the river transportation hub for Kuskokwim River villages in the southwest quadrant of Alaska, an area that encompasses slightly more than 57,000 square miles;

WHEREAS, the City of Bethel is home to the only medium draft port in western Alaska, providing a regional maritime transportation corridor that is absolutely essential in a remote, rural and isolated area;

WHEREAS, the U.S. Army Corps of Engineers is responsible for ensuring that the Kuskokwim River remains a viable navigable waterway;

WHEREAS, the Bethel Cargo Dock and Petro Port can only moor two vessels over 300 feet at a time, requiring vessels to moor and anchor in the river at large;

Introduced by: Lee Foley, City Manager
Date: January 10, 2012
Action:
Vote:

WHEREAS, barges, pilot boats, and large vessels over 300 feet long are finding it impossible or severely difficult to moor and anchor safely in the wide section of the Kuskokwim River in front of Bethel due to changing river characteristics compounded by increased river traffic;

WHEREAS, the amount of goods, supplies, equipment, vehicles, housing units, and fuel being transported on the Kuskokwim River to Bethel, other Kuskokwim river villages, and the Donlin Creek mine site have increased markedly over the last ten years as the Delta populations and economic activity have increased;

WHEREAS, commercial fishers, subsistence users, sport fishers and hunters, and commercial boating operators routinely complain to City of Bethel administrators and Port of Bethel personnel about the lack of navigability of the Kuskokwim River;

WHEREAS, according to the U.S. Army Corps of Engineers, a reconnaissance study of Kuskokwim River navigability will cost approximately \$100,000 and this amount should be included in the FY 2013 Energy and Water Development Appropriations Act in the Investigations section so that the U.S. Army Corps of Engineers can oversee completion of the project;

NOW, THEREFORE, BE IT RESOLVED the Bethel City Council, as elected representatives of the community and City of Bethel, Alaska, do hereby formally request that the U.S. Government provide \$100,000.00 in the FY 2013 United States Budget to be used by the U.S. Army Corps of Engineers to complete this critical Reconnaissance Study of Kuskokwim River Navigability.

#4 Network and IP Phone System Upgrade

WHEREAS, at least ten City of Bethel buildings lack the proper cable and equipment to meet the City's need for rapid internet connectivity and planned implementation of an internet protocol (IP) telephone system;

WHEREAS, the City of Bethel's 68-telephone system is over ten years old and is no longer supported by the original manufacturer;

WHEREAS, removing old wire and installing new wire, will not only improve internet speed and performance by 30%, but, maintenance work will be needed less often, be easier to complete, and be less expensive;

WHEREAS, use of the IP telephone system is expected to save the City \$3,000 per month in telephone charges or \$360,000 over ten years;

WHEREAS, the City's Information Technology Coordinator, Sam Blankenship, estimated the cost to remove old cable and equipment from City buildings and install new CAT6 cable and equipment to be \$500,000;

Introduced by: Lee Foley, City Manager

Date: January 10, 2012

Action:

Vote:

WHEREAS, the City of Bethel will use the bidding process to ensure it receives the best value for federal funds invested in this and every capital project;

NOW, THEREFORE, BE IT RESOLVED that the Bethel City Council, as elected representatives of the community and City of Bethel, Alaska, do hereby formally request that the U.S. Government provide \$500,000 in the FY 2013 United States for the removal of outdated cable and equipment and the purchase and installation of new network cable, equipment, and IP phone system;

#5 Police Department E-911 Dispatch Communication Software Upgrade

WHEREAS, the City of Bethel Police Department provides dispatch service for the Alaska State Troopers between the hours of 5:00 pm and 8:00 am, Monday through Friday, and 24 hours a day on Saturday and Sunday;

WHEREAS, the Police Department's current dispatch center software, *Rescue Star*, is outdated and is no longer being manufactured, sold, or supported by the company who made and distributed it;

WHEREAS, the new software needed will provide automatic caller telephone number identification, which allows dispatchers to call back and collect information that can be used to save lives, prevent/reduce injury, and minimize the risk of property damage;

WHEREAS, the cost estimate of \$280,000 provided by an Anchorage vendor includes software, hardware, accessories, shipping, and training;

NOW, THEREFORE, BE IT RESOLVED that the Bethel City Council, as elected representatives of the community and City of Bethel, Alaska, do hereby formally request that the U.S. Government provide \$280,000 in the FY 2013 United States Budget to purchase and install E-911 dispatch communication software, hardware, and training;

Bethel Aquatic Training and Health Center

WHEREAS, the need for a multi-use recreation facility with a swimming pool has been expressed by the community of Bethel in numerous community plans since the early 1970s;

WHEREAS, the Yukon-Kuskokwim Delta region experiences one of the highest drowning rates in Alaska—largely because residents and visitors live near the Yukon and Kuskokwim Rivers, engage in boating and water play activities, do not know how to swim, do not know how to rescue individuals from the water, and do not know how to resuscitate victims;

Introduced by: Lee Foley, City Manager
Date: January 10, 2012
Action:
Vote:

WHEREAS, the City of Bethel Multi-Use Recreation Facility Plan, completed by Agnew Beck Consultants in 2005, identifies a swimming pool as the number one need voted by community members to include in the aquatic training and health center;

WHEREAS, the pool in the Bethel Aquatic Training and Health Center would provide the following benefits to all of the YK-Delta's 26,000 residents: allow children and adults to learn how to swim, provide courses to certify lifeguards, provide a place where families and friends come together to recreate and exercise, aid in the reduction of diabetes, obesity, and other health problems, provide a venue for physical therapy, and provide special programs for seniors, youth, and people with physical disabilities;

WHEREAS, the City's Parks and Recreation Committee is a group of volunteer community members that meet once a month to assist in the development of the Bethel Aquatic Training and Health Center by providing discussion, analysis, and making recommendations to City Council;

WHEREAS, the City of Bethel paid Architects Alaska, Inc. to complete 65% design development, the majority of preconstruction architectural and engineering work necessary for construction;

WHEREAS, three studies by reputable Alaskan companies proved that once constructed, the City's half percent sales tax subsidy and planned service revenues would be sufficient to cover expenses;

WHEREAS, the Bethel Aquatic Training and Health Center is on track to be the first pool in Alaska to achieve silver LEED certification from the U.S. Green Building Council;

WHEREAS, the City requests that \$4,000,000 be put in the FY 2013 Capital Budget of the United States of America for the City of Bethel to pay for the first phase of construction of the new Bethel Aquatic Training and Health Center;

NOW, THEREFORE, BE IT RESOLVED that the Bethel City Council, as elected representatives of the community and City of Bethel, Alaska, do hereby formally request that the U.S. Government provide \$4,000,000.00 in the FY 2013 United States Budget to aid in the new construction of the Bethel Aquatic Training and Health Center.

Introduced by: Lee Foley, City Manager
Date: January 10, 2012
Action:
Vote:

THEREFORE, BE IT FURTHER RESOLVED that the Bethel City Council, as elected representatives of the community and City of Bethel, Alaska, hereby set and affirm that these five critically needed projects are prioritized according to the needs of the community and that the sixth project, the Bethel Aquatic Training and Health Center, is strongly desired.

ENACTED THIS 10th DAY OF JANUARY 2012 BY A VOTE OF _____ IN FAVOR AND _____ OPPOSED.

Joseph Klejka, Mayor

ATTEST:

Lori Strickler, City Clerk

Introduced by: Lee Foley, City Manager
Date: January 10, 2012
Action:
Vote:

CITY OF BETHEL, ALASKA

Resolution # 12-03

CITY OF BETHEL'S REVISED PARTICIPATION IN FY 2012 DENALI COMMISSION'S TRANSPORTATION PROGRAM—WATERFRONT PROJECT NOMINATION

- WHEREAS**, the Denali Commission informed the City of Bethel that its FY 2012 Waterfront Project Nomination to Denali Commission's Transportation Program requesting \$1,000,000 to dredge the Bethel Small Boat Harbor mooring basin would not be supported due to lack of full funding to dredge the entire basin and entrance channel;
- WHEREAS**, the Denali Commission recommended that the City revise its request and instead pursue \$1,000,000 in funding to replace the north and south boat launch ramps and scour both ramps at the Bethel Small Boat Harbor;
- WHEREAS**, the purpose of Resolution #12-03 is to replace and rescind Resolution #11-35 in order to request \$1,000,000 from the FY 2012 Denali Commission's Transportation Program in order to pay for construction and installation of the north boat launch ramp and the south boat launch ramp at the Bethel Small Boat Harbor;
- WHEREAS**, the City's request for funding would also cover the cost to scour the foot of the north and south boat launch ramps, as needed, to ensure maximum ramp performance;
- WHEREAS**, the U.S. Army Corps of Engineers—Alaska District estimated the cost to construct the north and south boat launch ramps and scour the toes at approximately \$1,800,000, the same cost as the previously requested dredging project;
- WHEREAS**, the remaining \$800,000 to complete this boat launch ramp construction project will come from the following sources: \$300,000 in left over dredging design money awarded by Denali Commission to Corps of Engineers in 2009, \$100,000 in FY 2012 City of Bethel Adopted Annual Budget - "Denali Commission cash match" line item, and \$400,000 from Port of Bethel unrestricted fund balance;
- WHEREAS**, the Bethel City Council, in conjunction with the City Finance Department, hereby commits the \$500,000 in cash matching funds identified in the prior section to the construction of the north and south boat launch ramps at the Bethel Small Boat Harbor;

Introduced by: Lee Foley, City Manager
Date: January 10, 2012
Action:
Vote:

WHEREAS, the City of Bethel pledges to maintain the north and south boat launch ramps such that they remain functional throughout their expected service life;

NOW, THEREFORE, BE IT RESOLVED that the Bethel City Council supports and approves the U.S. Army Corps of Engineers—Alaska District’s completion of the FY 2012 Denali Commission Transportation Program nomination form on behalf of the City of Bethel and the Denali Commission’s change in the request to pursue \$1,000,000 in funding to construct and install two boat launch ramps and scour the toe of each;

BE IT FURTHER RESOLVED, that the Bethel City Council commits \$500,000 in cash match to the north and south boat launch construction project, provided the U.S. Army Corps of Engineers is awarded the grant from the Denali Commission, and the City’s previous commitment to use \$500,000 in cash match for the dredging project proposed to Denali Commission is hereby deobligated;

ENACTED THIS 10TH DAY OF JANUARY 2012 BY A VOTE OF IN FAVOR AND OPPOSED.

Joseph Klejka, Mayor

ATTEST:

Lori Strickler, City Clerk

Introduced by: Lee Foley, City Manager
Date: January 10, 2012
Action:
Vote:

CITY OF BETHEL, ALASKA

Resolution # 12-04

SUPPORT FOR TUNDRA RIDGE ROAD RESURFACING PROJECT TO APPEAR IN 2012-2015 ALASKA STATEWIDE TRANSPORTATION IMPROVEMENT PROGRAM

WHEREAS, the Alaska Department of Transportation and Public Facilities (DOT&PF) develops a four-year Statewide Transportation Improvement Program document (STIP) every two years;

WHEREAS, the STIP contains a snapshot of expected projects, their schedules and fund sources;

WHEREAS, the draft of the 2012-2015 STIP projects posted on the DOT&PF website contains the Ridgecrest Drive Rehabilitation project and Tundra Ridge Road project for Bethel, Alaska;

WHEREAS, the Tundra Ridge Road project entails the resurfacing of 5,500 feet of Tundra Ridge Road with asphalt at a projected cost of \$3,873,000;

Whereas, according to the draft of the 2012-2015 STIP, the State of Alaska, Department of Transportation and Public Facilities, began working on the project in 2000 and plans to complete the project in 2012;

Whereas, Bethel community residents and business operators, emergency responders, and public service providers have been severely hampered by the closure of Tundra Ridge Road for the last three years;

Whereas, completion of the Tundra Ridge Road project by DOT&PF would facilitate traffic flow in Bethel, allow individuals and businesses to save money on gasoline and diesel, and increase the public safety of residents in Tundra Ridge, H-Marker Lake Area, and on Ptarmigan Road;

Introduced by: Lee Foley, City Manager
Date: January 10, 2012
Action:
Vote:

NOW, THEREFORE, BE IT RESOLVED that the Bethel City Council supports the inclusion of the Tundra Ridge Road project in the 2012-2015 STIP and encourages a speedy conclusion to the project;

ENACTED THIS 10TH DAY OF JANUARY 2012 BY A VOTE OF [] IN FAVOR AND [] OPPOSED.

Joseph A. Klejka, Mayor

ATTEST:

Lori Strickler, City Clerk

CITY OF BETHEL, ALASKA

Ordinance #12-01

AN ORDINANCE AMENDING THE BETHEL MUNICIPAL CODE SECTION 2.24 PLANNING COMMISSION

BE IT ORDAINED by the City Council of Bethel, Alaska, that:

SECTION 1. Classification. This ordinance is of permanent nature and shall be codified within the Bethel Municipal Code.

SECTION 2. Amendment. Sections 2.24 of the Bethel Municipal Code Planning Commission, is amended as follows (new language is underlined and old language is stricken out).

Chapter 2.24 Planning Commission

2.24.010 Assumption of power.

Pursuant to AS 29.35.260(c), the city has assumed the powers of planning, platting and land use regulation.

2.24.020 Establishment of commission.

Pursuant to AS 29.35.260(c) and 29.40.020, there is established the city planning commission. Its duties, functions, procedures and composition shall be as specified in this chapter.

2.24.030 Planning, subdivision and land use functions.

A. The planning commission may:

1. Review and make recommendations on existing and proposed federal, state and city land selection, acquisition, disposal or management practices that affect the city;
2. Make recommendations concerning the city's annual planning budget and work program;
3. Make recommendations concerning all planning consulting contracts to which the city is or proposes to be a party;
4. Make recommendations concerning needed or proposed public improvements;

Action:
Vote:

5. Recommend to the city council the prioritization of the projects in the city's annual and long-term capital improvements program;
 6. Recommend to the city council adoption of and changes to subdivision, land use, site plan, land acquisition and disposal, flood control, housing, building and similar codes.
- B. The planning commission shall:
1. Maintain and update the official map of the city;
 2. Recommend to the city council integrated or consolidated land use and related codes;
 3. Regularly review the comprehensive plan or its components and recommend to the city council updates or other changes. The comprehensive plan should include:
 - a. Statements of policies, goals and standards,
 - b. A land use plan,
 - c. A community facilities plan,
 - d. A transportation plan, and
 - e. Recommendations for implementation of the comprehensive plan;
 4. Recommend to the city council ordinances to implement the comprehensive plan;
 5. Act as the platting authority for the city;
 6. Perform such other duties and functions as are provided for in BMC Titles 15, 16, 17 and 18 and other provisions of this code.

2.24.040 Composition and staff.

A. The voting members of the planning commission shall be six (6) citizens who have been residents of the city for at least one (1) year. The seventh (7th) voting member shall be a member of the city council. The planning department manager or his/her designee will act as staff to the commission and may participate in commission discussions, except appeals of decisions of the planning manager or planning staff, but is not allowed to vote.

B. Members shall be appointed to the commission by the mayor and shall be confirmed by the council. Appointments to fill vacancies shall be for the unexpired term only.

C. The term of office shall be three (3) years. Two (2) commission members' terms shall expire each year on December thirty-first (31st). ~~The city council representative will be appointed for the duration of his or her city council term.~~

D. The planning commission shall designate a member to preside as chairperson for a period of one (1) year. The commission shall also designate as its vice chairperson, a

Action:
Vote:

member who shall exercise the powers of the chairperson during the absence of the chairperson.

E. Four members constitute a quorum. Any act of the commission requires an affirmative vote of at least four (4) members.

F. The planning department shall provide administrative support to the commission.

G. Alternate Members. The mayor shall appoint up to two (2) additional members to serve as alternate members, subject to confirmation by the council. An alternate member will be activated as a voting member whenever there is an absence or conflict of interest of another member. At all other times the alternate member shall be an ex officio member.

2.24.050 General procedures.

A. Regular meetings shall be held on a schedule established by the planning commission. The schedule of the regular meeting dates, times and places shall be published at least twice in a newspaper of general circulation in the city. The publication shall cover the regular meetings scheduled for the next twelve (12) months or through the end of the next calendar year. The two (2) publications should be within five (5) to fifteen (15) days of each other. Publication of notice of a specific regular meeting may also be made, but is not necessary unless required by other provisions of this code. A copy of the proposed agenda shall be posted at least five (5) days before the meeting at City Hall and in three (3) other public places where such notices are regularly posted. ~~The posted agenda does not limit the matters the commission may act upon.~~

B. Postponing or Rescheduling of Regular Meetings. A regular meeting may be postponed or rescheduled to another date upon a vote of the majority of the members at a previous regular or special meeting. A regular meeting may be postponed or rescheduled because of an expected lack of a quorum of the members at a scheduled regular meeting. Notice of the postponing or rescheduling of a regular meeting shall be given in accordance with subsection C of this section. If a regular meeting is rescheduled, it may not be rescheduled before five (5) days after the last regular meeting in order to give the public notice of the rescheduled date.

C. Special meetings may be called by the chairperson or shall be called by the chairperson at the request of two (2) members of the commission ~~or the planning manager~~. Notice of special meetings shall be given by posting notice of the date, time and place of the meeting at least five (5) days prior to the meeting at City Hall and three (3) other public places where such notices are regularly posted. ~~A copy of the agenda for the special meeting shall be attached to the posted notice, and matters not on the agenda may not be acted upon by the commission.~~

D. Meetings shall be public and minutes shall be kept. Minutes shall be retained as a public record in the office of the city clerk.

E. Meetings shall be conducted under Robert's Rules of Order with such modifications and additions as may be adopted by the commission.

F. Office and Staff. The commission and its staff shall be provided office space suitable for its needs with adequate room to file its journals, resolutions, records,

Action:
Vote:

reference materials, correspondence, maps, plats and charts, all of which shall constitute public records of the city. The city manager shall make available to the commission, its staff and consultants the public records to aid the furtherance of the performance of the commission's duties.

G. All formal actions of the commission shall be by resolution bearing:

1. The heading, "Resolution of the Bethel Planning Commission";
2. The space for the resolution number to be assigned, "Resolution No. (number)";
3. A short and concise title descriptive of its subject and purpose;
4. A short list of "Whereas" clauses descriptive of the reasons for the resolution, if necessary;
5. The resolving clause, "THEREFORE, BE IT RESOLVED THAT..."; followed by a statement of the action approved by the commission and such factual findings, conclusions and other matters as may be appropriate; and
6. A declaration of the date the resolution was adopted: "Adopted (date)" and designated lines for the signatures of the chairperson and the commission clerk.

H. All funds received by the commission or the planning department as fees, charges, or otherwise shall be deposited in the general fund of the city and may be expended only pursuant to an appropriation.

I. Members of the planning commission may be paid a fee or honorarium and reimbursed for expenses as provided by resolution of the city council.

SECTION 3. Effective Date. This ordinance shall become effective immediately, upon passage by the City Council.

ENACTED THIS _ DAY OF _ 2012, BY A VOTE OF _ IN FAVOR AND _ OPPOSED.

ATTEST:

Joseph A. Klejka, Mayor

Lori Strickler, City Clerk

City of Bethel Action Memorandum

Action memorandum No.	12-01		
Date action introduced:	1-10-12	Introduced by:	Mayor Klejka
Date action taken:		<input type="checkbox"/> Approved	<input type="checkbox"/> Denied
Confirmed by:			

SUBJECT/ACTION: *Approve Mayor Klejka's re-appointment of Leif Albertson to the Energy Committee.*

Route to:	Department/Individual:	Initials:	Remarks:
X	City Manager		

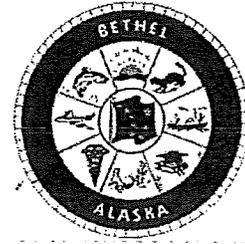
Attachment(s): Application

Amount of fiscal impact		Account information:
X	No fiscal impact	
	Funds are budgeted for.	
	Funds are not budgeted. Budget modification is required. Affected account number:	

Action memorandum 12-01 is sponsored by Mayor Klejka at the request of the City Clerk.

Leif Albertson has requested re-appointment to the Energy Committee. If appointed, he would be appointed to a term of three years.

Office of the City Clerk
City of Bethel
300 State Highway
Bethel, AK 99559-1388
Phone: (907)-543-1384
Fax: (907)-543-3817



APPLICATION FOR APPOINTMENT TO A COMMITTEE OR COMMISSION

Committee(s)/Commission(s) of interest:

- Energy Committee
- Parks and Recreation Committee
- Finance Committee
- Public Works Committee
- Port Commission
- Public Safety and Transportation Commission
- Planning Commission

All Planning Commissioners are required to provide an Alaska Public Offices Commission (APOC) Statement to the City Clerk's Office within 30 days of appointment. Commissioners must continue to provide an updated APOC statement to the clerk's office by the 15th of March annually.

NAME: Leif Albertson

MAILING ADDRESS: P.O. Box [REDACTED]

RESIDENCE ADDRESS: [REDACTED]

HOME PHONE: [REDACTED]

WORK PHONE: [REDACTED]

CELL PHONE: [REDACTED]

E-MAIL: [REDACTED]

OCCUPATION: Extension Agent

EMPLOYER: U. A. F.

1. Do you (or an immediate family member) currently own or operate a business in the City of Bethel?
If so please provide the name and the type of business.

Yes.

- Albatross Rentals (Property rental)
- Alaska Health Consulting (Healthcare consulting)

2. Are you (or an immediate family member) a member of a board of directors, officer of, or hold a management position with, an organization that has financial dealings of one thousand dollars or more in value with the city of Bethel? If so please provide the name and the type of business.

I pay taxes on my rental property in excess of \$1,000

3. Do you currently have a direct or indirect financial of business interest with the City of Bethel, to include contracting, leaseholder, employee? If so please provide the name and the type of business.

No

4. Are you a resident of the City of Bethel? Yes ___ No If so, for how long? 6 years

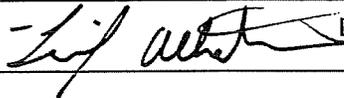
5. Does your schedule permit you to regularly attend required meetings: Yes ___ No

I understand that this is a voluntary, appointed position to be confirmed by the Bethel City Council. I further understand that this application is public information and the merits of my appointment may be discussed at a public forum. In addition, my name may be published in a newspaper or other media outlet.

I have read Chapter 2.05 of the Bethel Municipal Code regarding Responsibilities of city council members; municipal officers, appointed officials and employees conflict of interest. I agree to comply with the code and understand that my tenure as a commission/committee member requires such compliance.

I certify that the information in this application is true and accurate.

Signature of Applicant:



Date:

12.7.11

FOR OFFICE USE ONLY

Date Received: 12-8-2011

Date of Council Approval:

Action Memorandum Number:

12-01

Date Applicant Notified: Dec. 31, 2014

Term Expiration:

Registered voter of the City ___ Yes ___ No

City of Bethel Action Memorandum

Action memorandum No.	12-02		
Date action introduced:	1-10-12	Introduced by:	Mayor Klejka
Date action taken:		<input checked="" type="checkbox"/> Approved	<input type="checkbox"/> Denied
Confirmed by:			

SUBJECT/ACTION:

Approve council member's attendance to the "Understanding the Alaska Legislative Process Workshop 2012."

Route to:	Department/Individual:	Initials:	Remarks:
X	City Manager		
X	Finance		

Attachment(s): Pamphlet

Amount of fiscal impact		Account information:
	No fiscal impact	
\$750	Funds are budgeted for.	10-52-541
	Funds are not budgeted. Budget modification is required. Affected account number:	

The University of Alaska Fairbanks Cooperative Extension Service is providing a workshop on How to deal effectively with Alaska State Government. The dates for the conference are January 12th and 13th and its location will be here in Bethel.

Topics to be discussed at the workshop are: Thinking politically and the players in Alaska politics; Elements of an advocacy campaign: the dos and don'ts; The Juneau political scene and current issues; Organizing an advocacy campaign; Implementing and advocacy campaign.

This workshop will provide general understanding and strategy tools to council members as the legislative session grows near.

Seats have been reserved for the three council members interested in attending the training Mayor Klejka, Vice-Mayor Peltola and Council Member Whitney.

Understanding the Alaska Legislative Process Workshop 2012



How to Deal Effectively with Alaska State Government: The Alaska Legislature, the Governor's Office and State Agencies

Day 1

10:00 – 10:30	Welcome, symposium contents, keynote speaker
10:30 – 12:00	Thinking politically and the players in Alaska politics
12:00 – 1:00	Elements of an advocacy campaign: the dos and don'ts
1:00 – 2:00	Lunch
2:00 – 3:30	The Juneau political scene and current issues
3:30 – 5:00	Organizing an advocacy campaign

Clive S. Thomas, presenter

Clive S. Thomas has spent more than 30 years studying, writing, teaching and consulting about the organization, operation and effectiveness of interest groups and lobbying. He has presented more than 20 lobbying workshops in Alaska (for local governments, businesses and organizations like the Association of Alaska School Boards), as well as similar workshops and consulting throughout the United States, Latin America and Europe. During his 30 years teaching at UAS in Juneau, he also published extensively on Alaska politics and is currently completing a comprehensive book on that subject. Besides writing, teaching and consulting, he has also been actively involved in lobbying both as an organizer and as a volunteer lobbyist.

Day 2

8:30 – 10:00	Implementing an advocacy campaign
10:00 – 11:00	Practitioners panel
11:00 – 12:00	Simulation exercise, part 1
12:00 – 12:30	Lunch
12:30 – 1:30	Simulation exercise, part 2
1:30 – 2:00	Wrap-up, questions, getting further information

Conference Locations

Anchorage – January 9 – 10

Anchorage Hilton, Aspen and Spruce Rooms

Bethel – January 12 – 13

Kuskokwim Campus

For more information, contact
UAF Cooperative Extension Service

Anchorage District Office

Tony Nakazawa

Phone: 907-786-6300 or 907-460-0825

or UAF-CES/Kuskokwim Campus

Leif Albertson

Phone: 907-543-4553



Objectives

- To explain the practical operation of the legislative process in Alaska, including the budget process, the role of the Legislature, the Governor's Office, state agencies, lobbyists, the press, etc.
- Provide tips on how to advocate politically and how to plan for dealing most effectively with the Legislature and state government.
- To explain how to obtain information about what's going on in the Legislature and state government, including how to track a bill; and how to best present information to the Legislature and state agencies, including testifying effectively before legislative committees.
- Offer practical perspectives on the legislative process through a panel of practitioners during the symposium.
- Give participants hands-on experience of organizing and implementing an advocacy campaign through a simulation exercise.
- To consider major current Alaska issues particularly those for the upcoming legislative session (business, education, local government and rural/Bush concerns), redistricting and its likely consequences, and prospects for the 2012 elections.
- How and where to obtain more information on the legislative process, working with state government, mounting an advocacy campaign and current Alaska issues.

Registration Information

Name: _____
 Agency: _____
 Title: _____
 Address: _____
 City: _____
 State: _____ ZIP: _____
 Phone: _____ Fax: _____
 E-mail: _____

Registration Fees

Anchorage — Jan. 9 – 10
 Bethel — Jan. 12 – 13

Registration Fee Anchorage: \$250 _____
 Registration Fee Bethel: \$250 _____
 Total Registration Fees Due: \$ _____

Payment Options

CEUs available

Purchase Order # _____
 Check enclosed and made payable to UAF-CES (check # _____)

Signature: _____
 Date: _____

To complete your registration, please fill out the registration form and mail or fax to:

UAF Cooperative Extension Service
 Anchorage District
 1675 C Street, Suite 100
 Anchorage, AK 99501
 Phone: (907) 786-6300
 Fax: (907) 786-6312

UAF Cooperative Extension Service
 Anchorage District
 1675 C Street, Suite 100
 Anchorage, AK 99501

Understanding the Alaska Legislative Process Workshop 2012

Anchorage — Monday and Tuesday, Jan. 9-10
 Bethel — Thursday and Friday, Jan. 12-13



How to Deal Effectively with Alaska State
 Government: The Alaska Legislature, the
 Governor's Office and State Agencies



City of Bethel Action Memorandum

Action memorandum No.	12-03		
Date action introduced:	1-10-2012	Introduced by:	Council Member Sattler
Date action taken:		<input type="checkbox"/> Approved	<input type="checkbox"/> Denied
Confirmed by:			

Approve Council's travel to Juneau for lobbying purpose.

SUBJECT/ACTION: ***The council should establish dates when approving the travel.*

Route to:	Department/Individual:	Initials:	Remarks:
X	City Manager		
X	Finance		

Attachment(s):

Amount of fiscal impact		Account information:
	No fiscal impact	
X	Funds are budgeted for	*10-52-541 Approximate remaining in the council travel and training budget = \$4,900
	Funds are not budgeted. Budget modification is required. Affected account number:	

The legislative session beings in January and will continue for a period of 90 days. Within this time frame, it is best practice to have members of the governing body and/or administrative staff travel to Juneau to provide on the ground lobbying efforts for the City's state capital priority requests.

The City of Bethel contracts with Lobbyist, Paul Richards. In the past Mr. Richards has set up meetings over a period of two to three days with individuals able to help the city in moving our priorities forward. Although Mr. Richards is actively working to persuade the funding of the city's priorities, it has been suggested to have members of the governing body and staff work with Mr. Richards in working to secure funding.

Approximate cost for one traveler to Juneau for three days is \$1,300 which includes airfare, hotel, per diem and rental car.

City of Bethel Action Memorandum

Action memorandum No.	12-04		
Date action introduced:	1-10-2012	Introduced by:	Mayor Klejka
Date action taken:		<input checked="" type="checkbox"/> Approved	<input checked="" type="checkbox"/> Denied
Confirmed by:			

SUBJECT/ACTION:

Approve Council Member Springer and Mayor Klejka's travel to Juneau for the Alaska Municipal League Winter Meeting and Mayor's Conference.

Route to:	Department/Individual:	Initials:	Remarks:
X	City Manager		
X	Finance		

Attachment(s): Conference Agenda

Amount of fiscal impact		Account information:
	No fiscal impact	
X	Funds are budgeted for	*10-52-541 Approximate remaining in the council travel and training budget = \$4,900
	Funds are not budgeted. Budget modification is required. Affected account number:	

The Alaska Municipal League (AML) and the Alaska Conference of Mayors will be holding their AML Winter Legislative Meeting February 7-9, 2012. During this meeting, AML members will be able to discuss legislative priorities, hear from the Administration and key legislators about the 2012 Legislative Session, and learn about legislation that may affect Alaska's cities and boroughs.

Council members suggested to attend this conference/meeting are the AML Representative as well as the Mayor.

Approximate cost for one person's travel to Juneau for this meeting is \$1,300 which includes airfare, hotel, per diem and car rental.

*The Council is getting close to exhausting their \$14,000 travel and training budget. A budget modification would not be necessary in the near future.



Alaska Municipal League 2012 Winter Legislative Meeting

February 7-9, 2012 • Westmark Baranof Hotel • Juneau, Alaska

Please join the Alaska Municipal League and the Alaska Conference of Mayors February 7-9, 2012 for the AML Winter Legislative Meeting. During this meeting, AML members will be able to discuss legislative priorities, hear from the Administration and key legislators about the 2012 Legislative Session, and learn about legislation that may affect Alaska's cities and boroughs.

Use this opportunity to meet with your legislators and staff while in Juneau. Please make your own appointments with legislators at your convenience.

DRAFT MEETING AGENDA

Tuesday, February 7, 2012

8:00 a.m. – 11:45 a.m.....AML Board of Directors Meeting Treadwell Room

1:00 p.m. – 5:00 p.m.Alaska Conference of Mayors Meeting..... Treadwell Room

Wednesday, February 8, 2012

8:00 a.m. - 9:00 a.m.Continental Breakfast Treadwell Room

8:30 a.m. – 11:45 a.m.....Legislative Meeting Treadwell Room

12:00 p.m.- 1:15 p.m.....Luncheon Treadwell Room

1:30 p.m. – 4:00 p.m.Legislative Meeting, continued Treadwell Room

5:30 p.m. – 7:00 p.m.AML Legislative Reception..... Treadwell Room

Thursday, February 9, 2012

8:30 a.m. - 10:30 a.m.Gourmet Breakfast with State Commissioners..... Treadwell Room

10:30 a.m.Visit with your Legislators

Hotel Room Block-RESERVE YOUR ROOM NOW!

A room block has been reserved at the Westmark Baranof Hotel, rates are \$122-\$162/night plus tax depending on room type and occupancy. Please call 1-800-544-0970 for reservations. All reservations must be made prior to 1/6/2012 or room block will be released.

When booking your room you must mention the AML booking code: ALMU020612



Alaska Municipal League 2012 Winter Legislative Meeting

Delegate Registration

Delegate Name (First, Last)

Title

Municipality/Organization

E-mail Address

Billing Information

Name

Title

Address

City, State, Zip

Telephone, Fax

I AM Attending *(check all that apply):*

AML Board Meeting (Tues.) Mayor (Tues.) Legislative Meeting (Wed.&Thurs.)

Meeting Fee *(check one):*

Member: \$125 Non Member: \$150 One Day: \$75 _____

Please indicate which day.

Cancellation Policy: Cancellations or changes must be made in writing and received by mail, email or fax no later than Friday, January 27th, 2012. No refund will be made for cancellations or "no-shows" after this date. AML cannot be responsible for cancellations due to weather. If you have any questions please contact Sarah Geary at (907) 586-1325 or sarah@akml.org.

Please return the completed registration with check or money order to:
Alaska Municipal League • 217 Second Street, Suite 200, Juneau, Alaska 99801

To register and pay by credit card online visit: www.akml.org

City of Bethel Action Memorandum

Action memorandum No.	12-05		
Date action introduced:	1-10-2012	Introduced by:	Mayor Klejka
Date action taken:		<input type="checkbox"/> Approved	<input type="checkbox"/> Denied
Confirmed by:			

Approve City Clerk's Personal Time Off request for January 26th and 27th and February 13th through February 17th.

SUBJECT/ACTION:

Route to:	Department/Individual:	Initials:	Remarks:
X	City Manager		

Attachment(s):

Amount of fiscal impact		Account information:
X	No fiscal impact	
	Funds are budgeted for	
	Funds are not budgeted. Budget modification is required. Affected account number:	

The City Clerk is requesting personal time off, of which enough time has been accrued.

There is a Regular City Council Meeting scheduled for February 14th, which is the only event currently scheduled for the Council during the requested time off. In the absence of the City Clerk, the City Clerk's Assistant will be available for council meetings as well as the general functions of the City Clerk's Office.

If the leave request is approved, the City Clerk will be available for any urgent matters.

City of Bethel Action Memorandum

Action memorandum No.	12-06		
Date action introduced:	1-10-12	Introduced by:	Mayor Klejka
Date action taken:		<input type="checkbox"/> Approved	<input type="checkbox"/> Denied
Confirmed by:			

SUBJECT/ACTION: *Approve Mayor Klejka's re-appointment of Alan Murphy to the Port Commission.*

Route to:	Department/Individual:	Initials:	Remarks:
X	City Manager		
X	Port Director		

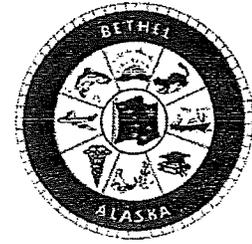
Attachment(s): Application

Amount of fiscal impact		Account information:
X	No fiscal impact	
	Funds are budgeted for.	
	Funds are not budgeted. Budget modification is required. Affected account number:	

Action memorandum 12-06 is sponsored by Mayor Klejka at the request of the City Clerk.

Alan Murphy has requested re-appointment to the Port Commission. If appointed, he would be appointed to a term of three years.

Office of the City Clerk
City of Bethel
300 State Highway
Bethel, AK 99559-1388
Phone: (907)-543-1384
Fax: (907)-543-3817



APPLICATION FOR APPOINTMENT TO A COMMITTEE OR COMMISSION

Committee(s)/Commission(s) of interest:

- Energy Committee
- Parks and Recreation Committee
- Finance Committee
- Public Works Committee
- Port Commission
- Public Safety and Transportation Commission
- Planning Commission

All Planning Commissioners are required to provide an Alaska Public Offices Commission (APOC) Statement to the City Clerk's Office within 30 days of appointment. Commissioners must continue to provide an updated APOC statement to the clerk's office by the 15th of March annually.

NAME: Alan Murphy

MAILING ADDRESS: PO Box [REDACTED]

RESIDENCE ADDRESS: [REDACTED]

HOME PHONE: [REDACTED]

WORK PHONE: [REDACTED]

CELL PHONE:

E-MAIL:

OCCUPATION: Freight

EMPLOYER: U.S. [REDACTED]

1. Do you (or an immediate family member) currently own or operate a business in the City of Bethel?
If so please provide the name and the type of business.

no

2. Are you (or an immediate family member) a member of a board of directors, officer of, or hold a management position with, an organization that has financial dealings of one thousand dollars or more in value with the city of Bethel? If so please provide the name and the type of business.

No

3. Do you currently have a direct or indirect financial or business interest with the City of Bethel, to include contracting, leaseholder, employee? If so please provide the name and the type of business.

No

4. Are you a resident of the City of Bethel? Yes ___ No If so, for how long?

5. Does your schedule permit you to regularly attend required meetings: Yes ___ No

I understand that this is a voluntary, appointed position to be confirmed by the Bethel City Council. I further understand that this application is public information and the merits of my appointment may be discussed at a public forum. In addition, my name may be published in a newspaper or other media outlet.

I have read Chapter 2.05 of the Bethel Municipal Code regarding Responsibilities of city council members, municipal officers, appointed officials and employees conflict of interest. I agree to comply with the code and understand that my tenure as a commission/committee member requires such compliance.

I certify that the information in this application is true and accurate.

Signature of Applicant:

Date:

17-30-11

FOR OFFICE USE ONLY

Date Received:

Date of Council Approval:

Action Memorandum Number:

Date Applicant Notified:

Term Expiration:

Registered voter of the City ___ Yes ___ No

City of Bethel Action Memorandum

Action memorandum No.	12-07		
Date action introduced:	January 10, 2012	Introduced by:	Lee M. Foley
Date action taken:		<input type="checkbox"/> Approved	<input checked="" type="checkbox"/> Denied
Confirmed by:			

SUBJECT/ACTION:

Direct City Administration to arrange with Architects Alaska, Inc. to have Sentec or other reputable firm, survey the ten-acre proposed site of the Bethel Aquatic Training and Health Center and prepare a plat for the ten-acre Bethel Aquatic Training and Health Center site.

Route to Department/Individual	Initials	Remarks
Administration/John Sargent Planning/Dan Shea Finance/Bobby Sutton		City of Bethel has a contract with Architects Alaska, Inc. to provide professional architectural and engineering services necessary for the development of the Bethel Aquatic Training and Health Center. Architects Alaska, Inc. is willing to ensure the property is surveyed correctly and meets the needs of BATH Center development. City Planner needs entire plot around BATH Center surveyed and platted for land use purposes.

Attachment(s):

1. Quote from Architects Alaska, Inc. to conduct survey and platting services of BATH Center property and its adjacent parcel(s).

Amount of fiscal impact	Description	Account information
Approximately \$18,987	Funds from BATH Center account.	40-50-646

Summary statement

The ten-acre site for the Bethel Aquatic Training and Health Center and surrounding land that forms the unplatted parcel must be surveyed and platted as part of the design phase of the Center. A quote in the amount of \$18,987 was provided to the City in April 2010. The amount to perform the survey and platting work in 2012 is expected to about the same or a little higher than this price.

City of Bethel Action Memorandum

Action memorandum No.	12-08		
Date action introduced:	1-10-2012	Introduced by:	City Manager Foley
Date action taken:		<input checked="" type="checkbox"/> Approved	<input type="checkbox"/> Denied
Confirmed by:			

SUBJECT/ACTION: Authorize the City Manager to pursue development of the Kaligtug road, including the reallocation of Tundra Ridge Road project money from the State of Alaska Transportation Improvement Plan 2012-2015.

Route to:	Department/Individual:	Initials:	Remarks:
X	Planning		
X	Public Works		

Exhibits: A: Maps and proposition lay out (not in the council packet).

Amount of fiscal impact		Account information:
	No fiscal impact	
Fiscal Tracking of in-kind contribution required.	Funds are budgeted for.	
	Funds are not budgeted. Budget modification is required. Affected account number:	

It has been approximately three (3) years since the Polk family shut down that portion of Tundra Ridge Road that traverses their property. This event eliminated a secondary route to Tundra Ridge and Uivug Subdivisions and drastically increased the response time for police and fire services. Additionally, delivery and evacuation of core water and sewer services times have increased with only one (1) route into and out of these subdivisions.

Having been informed by DOT that the plan to complete the Tundra Ridge Road project is being "shelved" even though money has been budgeted, the Administration strongly believes we can no longer afford to wait while the DOT attempts to arrive at an amicable agreement with the Polks. Therefore, we are recommending that the City Council review and discuss our alternative to end this stalemate and authorize the City Manager to approach Senator Hoffman and Representative Herron to assist us in alleviating this situation.

This alternative would permanently eliminate the problem while satisfying the City's long-held desire to have a road through the "donut hole."

In this proposal, the DOT would contract the road to be built while the City would contribute sand fill as its in-kind match. Upon completion, DOT could have the road asphalted as previously planned for Tundra Ridge Road and subsequently turn over maintenance of the new road to the City of Bethel as originally envisioned in the Memorandum of Understanding between DOT and the City of Bethel.

Draft Structural Condition Report

Bethel National Guard Armory

December 12, 2011

Prepared by:



ENGINEERS, INC.

1506 WEST 36TH AVENUE
ANCHORAGE, ALASKA
99503

PND Job 111132

Facility Description

The Bethel National Guard Armory is a steel frame shear wall structure of approximately 11,500 square feet. The main facility is a two story structure with a gym along the entire east-west length on the north side of the building. The south side of the structure consists of offices, storage, and restroom facilities. Along the west side of the main armory building is a one story boiler room and garage along with shower and weight room equipment. The roof framing consists of corrugated metal with open web steel joists supported on steel I beams. The two stories of offices are framed with timber flooring with open web steel joists supported by the steel I beams. The foundation consists of timber piles installed using drill and slurry techniques with copper tubing for active refrigeration.

History

The building was designed and constructed in the late 1950's to 1960's. The roof was replaced in 1994 to replace 30+ year old roofing. Other renovations have occurred as indicated by the spiral staircase in the original drawings that is no longer in the structure and the presence of the school which now connects to the gym at the north-east corner and variations to exterior steps and decking. Additions to the exterior subfloor include the presence of spray foam insulation.

PND Site Visit and Observations

PND was contacted by Lee Foley at the City of Bethel to perform a structural inspection of the Bethel Armory. On December 09, 2011, PND (Mr. Steven Halcomb) visited Bethel to inspect the structural condition of the Armory. Personnel contacted that day included Mr. Garis Kinagak, the Armory's lead maintenance personnel. Access was granted by Mr. Kinagak for the building, foundation, and roof though PND was not given access to the vault and Army Guard Recruiter's office.

As most of the structural elements were concealed by architectural finishes PND reviewed the as-built plans and inspected the building for tell-tale damage or movement as well as to determine that generally the building conformed to the plans.

Roof

As indicated on the as-built drawings the existing roof is a flat roof and consists of a rubber membrane over approximately 1 foot of insulation over ½" gypsum and a vapor barrier. Beneath the vapor barrier is a metal roof deck with open web steel bar joists running north-south over the main portion of the

armory. The steel bar joists are approximately 12" to 36" deep from the office areas to the gym, respectively.

Polyurethane spray foam was applied to the ceiling in the gym from underneath the metal deck and there was no foam applied to the metal deck above the offices, garage or boiler room. There was a section of metal roof in the gym which had no foam applied to it as shown in Figure 1 below.

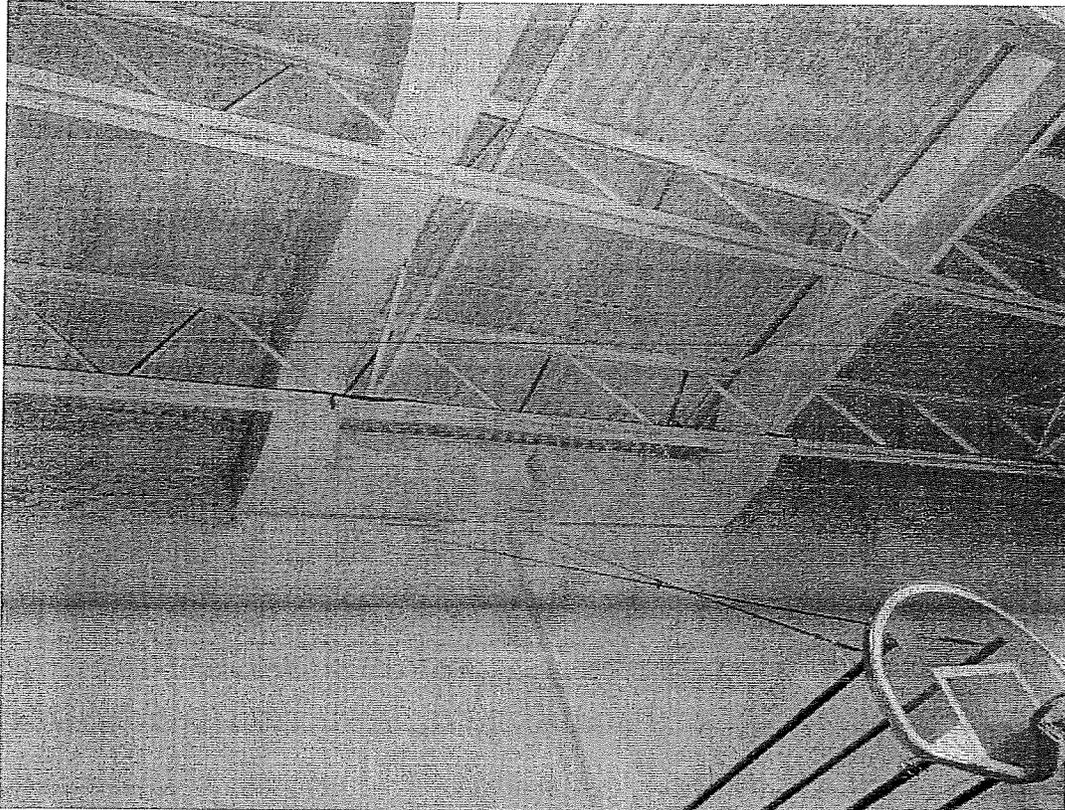


Figure 1: Roof bar joists in gym looking up in a north-west direction

There was minimal snow on the roof during PND's visit due to recent unusually warm weather which had resulted in melting much of the previous snow.

The metal decking and the open web steel joists all appeared to be in good condition with no noticed damage or corrosion.

Walls

Exterior walls consist of 2x6 studs at 16" on center. The cavity between the studs is filled with insulation. A vapor barrier is placed on the inside of the studs and covered with gypsum board. The exterior wall is plywood with an exterior building paper.

Visually, the walls appear to be in good shape with only minor cracks around windows and door frames. Most of the doors in the existing structure open and close without difficulty. The exceptions were the two north doors of the gym and the south-east door from the gym into the first floor offices (currently the National Guard's Family Relations area). The walls around the connection from the school to the gym are showing signs of distress.

At one location on the second floor water damage was noticed during the inspection and that was on the second floor, north wall over the eastern side of the gym, see Figure 2 below.

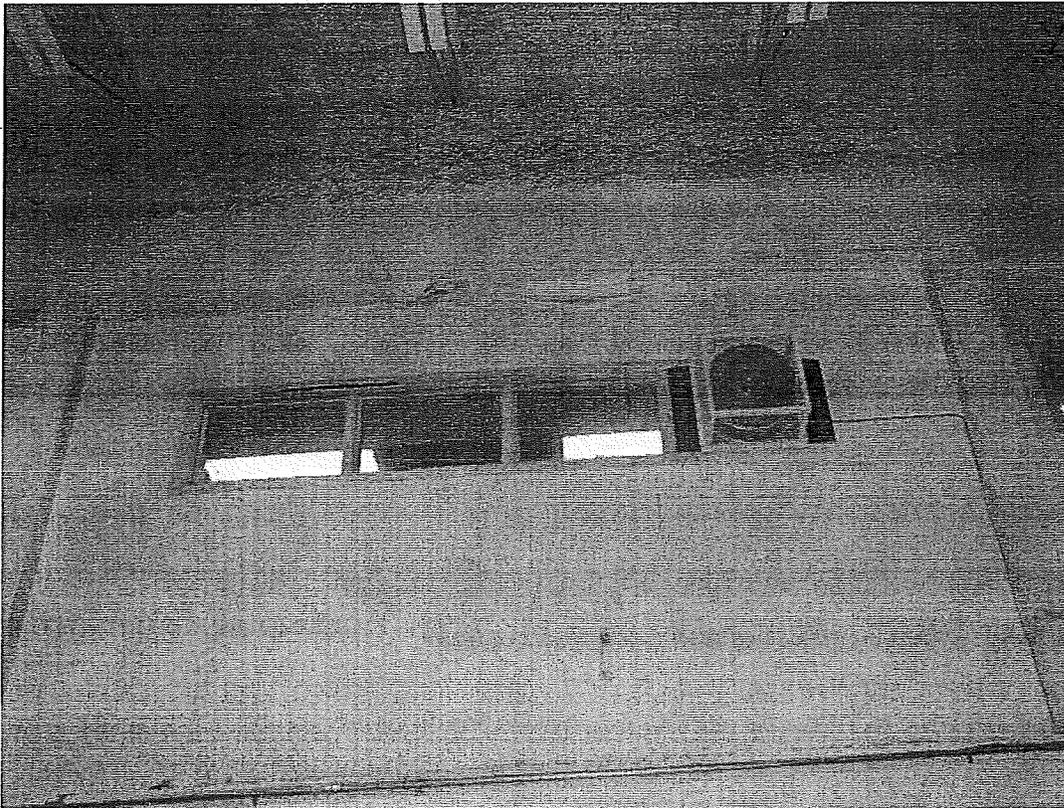


Figure 2: Water damage to gypsum board looking south at second floor from gym floor

The water appeared to enter from the lower roof most likely at the connection between the offices lower roof and the wall to the upper roof over the gym. The water likely is leaking in from the lower

roof, hitting the wood and spreading laterally along the wooden blocking resulting in the "bubbling" of the sheetrock/paint as seen above. Some discoloration of the wood has occurred.

Tiled walls in the bathroom and shower areas show good performance with a few locations where tiles are missing. The plastic finished hard board covered much of the lower section of the walls throughout the building but appeared in good condition with no signs of distress though a few locations existed where the hard board has a separation gap from the gypsum board.

Floor and Foundation

The floor structure on the main floor was: carpet in the office areas, hard wood in the gym, concrete in the mechanical rooms, and tile in the bathrooms and showers. The main floor of the offices and gym consists of plywood over open web steel joists. Beneath the steel joists are 2x4 joists at 16" on center with insulation over $\frac{3}{4}$ " insulating board and $\frac{1}{4}$ " Cement Asbestos board. The underside of the floor system beneath the structure has a layer of spray foam insulation. The main flooring was closed in so direct inspection was not possible.

The flooring of the second floor offices consisted of squared carpeting over tile squares. Beneath the tile was plywood of unknown thickness supported by 2x6 members which carried the load path to steel joists and then to the walls.



Figure 3: Ceiling of first floor offices/subfloor of second floor

The flooring system of the garage, boiler room, and restroom/shower consists of concrete over steel decking over similar open web steel joists and insulating board and cement asbestos board.

No cracking was observed in the concrete, tile, or hard wood of the first floor. Some areas of the second floor creaked while walking around though no areas of serious concern were noticed. From the interior, the floor appears to be reasonably level with only minor signs of distress around doors, windows, and on floors.

Of potential concern is the condition of the timber foundation piles in the permafrost. The permafrost location based on the original drawings indicates the top of permafrost being only approximately 2 feet from the ground surface. Measurements by PND and others have found that the permafrost has degraded to around 10 feet at undisturbed locations. The presence of the heat from the structure makes determining the depth of permafrost an unknown. The trend of loss of permafrost in Bethel makes for concern regarding the performance of the foundation over the next few years.

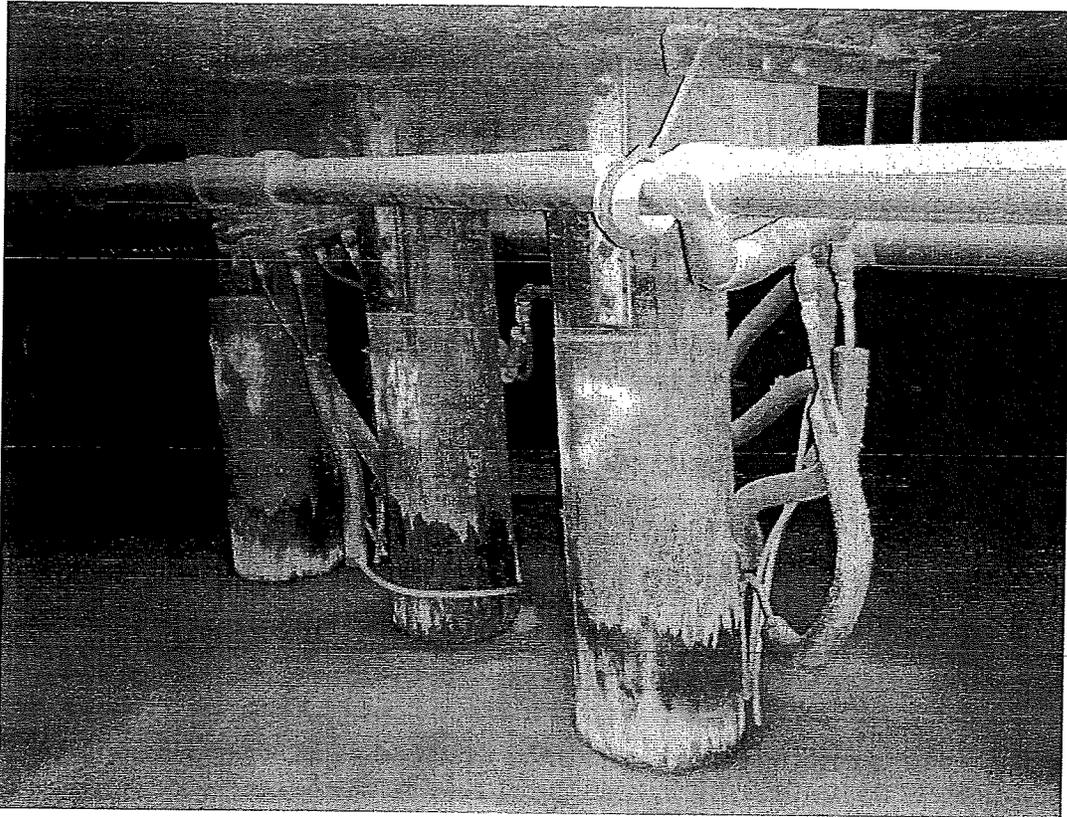


Figure 4: Timber pile foundations with active refrigeration copper tubing (notice middle pile has tubing jacking out of ground)

The pile foundation is 12 inch diameter timber piles, butt down, with notches on the lower 12 feet and a glulam pile caps. The piles were installed in 18 inch diameter holes and backfilled with slurry of unknown composition after piles were placed in the holes. The piles were installed with an active refrigeration process consisting of copper tubing which wrapped around the pile starting 1 foot below the ground surface to the bottom of the pile approximately 25 feet below grade.

The active refrigeration process is currently not operational and much of the copper piping has heaved out of the ground, see Figure 4. How long the refrigeration process was in operation and has since fell into disrepair is unknown. The lack of refrigeration process, the air gap beneath the structure, ponding water, and climate change all play important roles in the long term performance of the piles and make the long term performance questionable without more geotechnical information.

Immediate Recommendations

The structure above the foundation overall was found to be in good condition with only minor issues. The water damage on the second floor above the eastern side of the gym should be evaluated for water

leaks and repaired accordingly. Minor patch work to gypsum board and new paint is in order in various locations throughout the structure. Some tiles in the bathroom/shower areas are in need of replacement too.

More research should be done to assess for the geotechnical conditions of the pile foundations in particular the condition of the permafrost. This could include any geotechnical investigations done for the adjacent school or a means for drilling thermistor wells adjacent to the existing piles to use thermistor strings to measure current ground temperatures and calculate adfreeze strengths.

Consideration should be given to measuring for movement of the pile foundations to assess for settlement or jacking issues. The heat from the building does not provide a continuous heat source as was evidenced by frozen water and jacking of the copper tubes around the piles beneath the structure though long term effects should be monitored.

Long Term Solution

Options

Obviously there is a limit to the remaining useful life of this 50-year-old building. It is our opinion, that the building could have minor repairs done and used for a significant period of time pending further evaluation of the foundation. The cost of repairs or even a new foundation needs to be weighed against the remaining serviceable life of the structure. The metal roof, the insulation system and the structural system all appear to be in reasonable condition with only cosmetic or minor damage. The City may find the building useful for storage and a few offices though nothing of a critical function would be recommended. Consideration should also be made for adjacent school that uses the gym facility for various activities.

HAZARDOUS BUILDING MATERIALS ASSESSMENT

**BETHEL NATIONAL GUARD ARMORY
BETHEL, ALASKA**

**Walk-Through Survey
December 9, 2011**

Prepared by

EHS-ALASKA, INC.
ENGINEERING, HEALTH & SAFETY CONSULTANTS
11901 BUSINESS BLVD., SUITE 208
EAGLE RIVER, ALASKA 99577-7701

**HAZARDOUS BUILDING MATERIALS ASSESSMENT
BETHEL NATIONAL GUARD ARMORY
BETHEL, ALASKA**

A. INTRODUCTION

This report presents the results of the Hazardous Building Materials Assessment performed in support of a property transfer of the property known as the Bethel National Guard Armory, located in Bethel, Alaska. The assessment was a visual inspection of the building to identify possible asbestos-containing building materials and other hazardous materials such as lead, polychlorinated biphenyls (PCBs), mercury and CFC/HCFC refrigerants that may present.

EHS-Alaska, Inc. as a sub-consultant to P|N|D Engineers, Inc. performed a visual site assessment of portions of the building on December 9, 2011. The visual inspection included the interior and exterior spaces of the building. Access was made available to a portion of the rooms in the interior of the building and to the exterior underfloor, the roof was not accessed. The inspection was performed by Mr. Robert A. French, P.E. who has 25 years experience inspecting and sampling for and removing hazardous building materials. Mr. French also conducted an asbestos inspection of the building in 1988 and 1989, as part of the AHERA Surveys for the Lower Kuskokwim School District. At the same time of this visual inspection, Mr. French was accompanied by Mr. Steven Halcomb of P|N|D Engineers, Inc. and were assisted with access into the building and background information by Mr. Gavis Kinagak, Maintenance Lead for the Alaska National Guard. No bulk sampling was authorized for this project. Several rooms within the building were locked and not accessible to survey.

B. BUILDING DESCRIPTION

The building known as the Bethel National Guard Armory was apparently originally constructed in 1962 with various upgrades, re-models and/or maintenance projects occurring over the years. It is a two story steel framed building that totals approximately 14,000 ft². It is constructed on wooden pilings, and has a mechanical spaces and locker rooms at a single story portion at the west side of the building, a main drill hall, and an office mezzanine above the offices and storage rooms on the two story south side of the building.

The walls are primarily wood framed with interior walls and partitions finished with gypsum board, with many areas covered with a 1/4 inch plywood paneling. The bathrooms and locker rooms had ceramic tile wainscots. Floors are primarily wood with vinyl tile, covered by carpeting. The main "Drill Hall" had a hardwood floor, gypsum board walls, and an exposed ceiling structure covered with a fireproofing. The mechanical spaces and locker rooms on the west side had concrete with quarry tile in the locker rooms. Lighting is provided by fluorescent light fixtures throughout with smaller spaces served by incandescent lights. There is an interior garage at the northwest corner with a bare concrete floor and exposed structure.

Ceilings are primarily finished with lay in ceiling tiles suspended on a metal grid from the structure. Heat was supplied by baseboard radiator systems, with hydronic unit heaters in some spaces. The mechanical equipment was located in a boiler room that also housed water treatment system for the well water.

The building was covered with a newer metal siding apparently applied over the original cement asbestos board finish. The underside of the building was covered with polyurethane foam that appeared to be applied over an original cement asbestos board finish.

C. PREVIOUS SITE ASSESSMENT

Asbestos-Containing Building Materials

The Armory Building is attached to what had been known as the Kilbuk Elementary School, operated by the Lower Kuskokwim School District, and because it was utilized as a gymnasium and multi-purpose room by the students, was included in the original asbestos inspections for the Asbestos Hazards Emergency Response Act, known as AHERA. Those inspections were conducted in the early 1980's by the LKSD, and late 1980's by EHS-Alaska. The AHERA inspection found the following asbestos-containing materials.

1. Cementitious pipe insulation
2. Cementitious pipe fitting insulation on piping otherwise insulated with fiberglass.
3. Cementitious equipment insulation on heat exchanger.
4. Boiler stack insulation.
5. Asbestos fabric duct connectors.
6. Cement asbestos board panels at exterior walls (assumed asbestos).
7. Gypsum wall board, joint compound and texture of original walls and ceilings
8. Packing at pipe sleeves (assumed asbestos).
9. Burner gaskets (assumed asbestos).
10. Materials in vault and safe (assumed asbestos).

Because of discovery of additional materials that commonly contain asbestos from those that were known in the 1980's, and because of both variability in manufactured materials, and advances in laboratory techniques, it is anticipated that there are additional asbestos-containing building materials are present beyond those materials identified by the AHERA inspection. Products identified in the building that have the potential of containing asbestos are discussed below.

The removal and disposal of potentially hazardous materials are highly regulated, and it is anticipated that any asbestos, lead and chemical hazards removal and disposal will be conducted by a contractor who is qualified for such removal.

The "Drill Hall" and potentially other portions of the building are still utilized by LKSD students and those areas (including the boiler rooms and other spaces that condition the building) are required to be covered by an AHERA asbestos operations and maintenance plan, with periodic and triennial inspections, and recordkeeping as required by AHERA regulations.

D. POTENTIAL HAZARDOUS MATERIALS SUMMARY

1. Potential Asbestos-Containing Materials

The building materials listed below were observed in the building and are typically listed as "suspect" asbestos-containing materials, and includes materials that were not exhaustively sampled in the previous AHERA inspections in the 1980's. Prior to disturbance or removal/disposal, these materials should be sampled by a certified EPA asbestos inspector and analyzed by a NVLAP certified lab to determine actual asbestos content. Manufacturing location of the building materials was unknown. No testing or sampling was performed as part of this inspection. The materials identified were in good condition and typically do not pose a risk to occupants of the building as long as they are maintained in good condition and are left undisturbed.

9" x 9" and 12" x 12" Vinyl floor tile and mastics

Rubber stair treads and stringer kick plates and mastics

Patching tars and roof sealants

Gaskets and valve packing

High Temperature wire insulation

12" x 12" Acoustical ceiling tiles and mastics

2' x 4' Acoustical ceiling tiles
Ceiling grid mastics
Cove base mastics
Penetration sealants
Plywood and Fiber Reinforced Plastic (FRP) Wall finish mastics
Ceramic and quarry tile finish mastics
Stainless steel sink undercoating
Insulated fire doors
Exterior wall sealants
Window and door sealants
Window glazing compounds
Duct sealants
Duct insulation "Pin Fastener" mastics

In particular, the gypsum wall board of the original construction should have additional sampling conducted. While joint compounds and textures are commonly found to contain chrysotile asbestos, the 1989 sampling found amosite asbestos, which is more typically found in the gypsum wall board itself. Because amosite is more difficult to wet and keep from becoming airborne and because of its physical properties, it is often considered more of a hazard than chrysotile asbestos.

E. WALK-THROUGH SURVEY FINDINGS

1. Asbestos-Containing Materials

Many of the asbestos-containing materials identified in the original AHERA inspection have been removed, although it is not clear when or how they may have been removed. Mr. Garis Kinegak, Maintenance Lead for the Alaska National Guard recalled that the Armory had been shut down, and areas isolated for abatement work. The following materials appeared to have been removed, or partially removed:

Boiler, heat exchanger and portion of the boiler stack insulation: Remains under jacket of boiler stack.

Piping insulation: Remains in office at northeast corner of the second floor, and likely to exist where concealed within walls, floors and pipe chases. May exist above lay-in ceiling tiles, as many ceiling cavities were not access during this survey.

Boiler components: The boiler had a state inspection tag that started with "94" which indicates that it was installed close to that time. It is likely that the original boiler was replaced at the same time as the piping was abated. It is possible to obtain boilers today with factory installed or field installed asbestos-containing gaskets and sealants, therefore those materials are still assumed to contain asbestos.

Roofing materials: 1994 roof renovation drawings were obtained that indicate removal of the original built-up roofing. It is possible to buy asbestos-containing patching compounds and sealants today, therefore those materials are still assumed to contain asbestos.

Exterior Cement Asbestos Board siding: The original cement asbestos board siding had been covered by metal siding with approximately 2 inches of insulation at an unknown date. It is not known if the scope for that work was supposed to include removal of the siding. The CAB was visible at a couple of places, at corners and penetrations.

Exterior Cement Asbestos Board underfloor soffit: The original cement asbestos board panels at the bottom surface of the floor soffit had been covered with approximately 3 inches of spray-applied polyurethane insulation at an unknown date. It is not known if the scope for that work was supposed to include removal of the CAB. The CAB was visible at a couple of places, at corners and penetrations.

2. Other Potentially Hazardous Materials

The following materials were observed or likely to be present in the building and are identified as potential hazardous materials. When removed for disposal they must be handled and disposed of accordingly.

The following potentially hazardous materials identified were typically in good condition and would not pose a risk to occupants of the building during routine occupancy as long as they are maintained in good condition and are left undisturbed.

Lead Containing Paint – Nearly all surfaces in the building were coated with paint and most surfaces had been repainted. Both paints classified as “Lead Based Paint” and Lead-Containing Paint” are assumed to be present in the building.

Mercury Containing Lamps – Fluorescent lamps were present throughout the building. These lamps as well as high pressure sodium, mercury vapor and metal halide lamps contain mercury and may be considered hazardous waste when removed for disposal. Dispose of in accordance with the EPA Universal Waste standard.

Mercury Containing Thermostats – Thermostats with mercury switches are in the building. When removed should be recycled or disposed of in accordance with the EPA Universal Waste standard.

Emergency Light Batteries – Emergency lights were found in the building. Lights of this type are typically powered by lead-acid or other type batteries. If any of these batteries are removed they should be recycled or disposed of in accordance with the EPA Universal Waste standard.

Exit Sign Batteries – Battery powered Exit signs were noted in the building. These signs typically have a lead-acid or other type battery for back-up power. Batteries of this type removed for disposal must be disposed of in accordance with the EPA Universal Waste standard.

Refrigerants – Refrigerators and freezers were present in the building that may contain CFC or HCFC refrigerants (Ozone Depleting Substances – ODS). If CFC or HCFC refrigerants are present, then the refrigerants must be recovered by an EPA certified technician during maintenance or disposal and should not be vented to the atmosphere.

Radioactive Materials

Radioactive smoke detectors were identified in the building. Any radioactive items removed by this project are required be disposed of as hazardous waste or recycled.

PCB's

A limited investigation was conducted on the different types of fluorescent lights in the building. The single tube light fixtures in the bathrooms had ballasts that were not marked as “No PCB's”, and are required to be assumed to contain PCB's. The majority of the fluorescent lights appeared to be newer, and had ballasts stating “No PCB's” where opened for inspection. The High Intensity Discharge (HID) lights at the “Drill Hall” and exterior were not examined. Due to the age of the building, PCB ballasts may still be present in both fluorescent and HID lights. If any ballasts containing PCB's are removed they will need to be disposed of as hazardous waste.

F. REGULATORY CONSTRAINTS

1. Asbestos-Containing Materials

The Federal Occupational Safety and Health Administration (29 CFR 1926.1101) and the State of Alaska Department of Labor (8 AAC 61) have promulgated regulations requiring testing for

airborne asbestos fibers; setting allowable exposure limits for workers potentially exposed to airborne asbestos fibers; establishing contamination controls, work practices, and medical surveillance; and setting worker certification and protection requirements. These regulations apply to all workplace activities involving asbestos-containing materials.

The EPA regulations, issued as Title 40 of the Code of Federal Regulations, Part 61 (40 CFR 61) under the National Emission Standards for Hazardous Air Pollutants (NESHAP) established procedures for handling ACM during asbestos removal and waste disposal. These regulations required an owner (or the owner's contractor) to notify the EPA of asbestos removal operations and to establish responsibility for the removal, transportation, and disposal of asbestos.

As discussed above, portions of the building fall under the EPA's AHERA regulations, 40 CFR 763).

2. Other Hazardous Materials

Lead

Federal OSHA (29 CFR 1926.62) and the State of Alaska (8 AAC Chapter 61) have promulgated regulations that apply to all construction work where employees may be exposed to lead. The disturbance of any surfaces painted with lead-containing paint requires lead-trained personnel, personnel protective procedures, and air monitoring until exposure levels can be determined. If initial monitoring verifies that the work practices being used are not exposing workers, monitoring and protection procedures may be relaxed.

The EPA requires that actual construction or demolition debris that contains lead or lead-containing paint or other heavy metals be tested using the TCLP test to determine if the waste must be treated as hazardous waste. All federal, state and local standards regulating lead and lead-containing wastes are required to be followed during the renovation or demolition of portions of this building.

Mercury

Mercury and mercury-containing products are considered hazardous waste if TCLP testing of the waste for mercury confirms the mercury content to be greater than the EPA criteria of 0.2 mg/l. Mercury containing thermostats and lamps are regulated under 40 CFR 273, Standards for Universal Waste Management.

Refrigerants

Refrigerants containing CFC or HCFC are regulated by 40 CFR 82, Protection of Stratospheric Ozone. Personnel removing CFCs or HCFCs from refrigeration equipment are required to be trained and certified in accordance with EPA regulations.

PCB's

The EPA has promulgated regulations (40 CFR Part 761) that cover the proper handling and disposal of PCB-containing equipment. All construction workers who are required to remove or handle PCB-containing or PCB-contaminated equipment or to transport or dispose of PCB wastes shall be trained and certified as required by the U.S. Department of Labor (29 CFR 1910.120) and the State of Alaska Department of Labor (8 AAC 61).

G. SUMMARY AND RECOMMENDATIONS

1. Asbestos-Containing Materials

Sampling of suspect asbestos containing materials is recommended. The suspect asbestos-containing materials identified in the building were in good condition, with the exception of several areas of damaged gypsum wall board in the "Drill Hall". These materials should not pose a hazard to occupants as long as they remain in good condition and are left undisturbed. Following sampling, those materials identified as asbestos-containing and scheduled to be

disturbed during renovation work must be removed by trained asbestos workers under controlled conditions. Asbestos-containing materials removed during renovations must be disposed of in an EPA/AKDEC permitted landfill.

2. Other Hazardous Materials

Lead

Lead containing materials present in the building should not pose a hazard to occupants if left undisturbed. Workers performing renovations in the building should not be exposed to lead above the OSHA permissible exposure limit if proper engineering controls and procedures are used during renovation. Lead is a potentially hazardous waste and the EPA requires that all wastes that contain lead be tested to determine if they must be treated as hazardous waste. A Toxicity Characteristics Leaching Procedure (TCLP) test of the waste stream is required to be performed to determine if the waste will be hazardous or non-hazardous.

Mercury

Mercury-containing materials present in the building do not pose a hazard to occupants as long as they remain undamaged. Mercury containing materials removed for disposal during renovations will need to be removed, handled, packaged and disposed of in accordance with all regulations. Unless disposed of in accordance with the Universal Waste Standards, a TCLP test of the waste stream is required to be performed to determine if the wastes will be hazardous or non-hazardous.

Refrigerants

If any refrigeration units with ODS are removed or replaced they will need to be removed, handled, packaged and disposed of in accordance with all regulations.

Radioactive Materials

If any radioactive materials are removed or replaced, they will need to be removed, handled, packaged and disposed of in accordance with all regulations.

PCB-Containing Materials

If any PCB-containing ballasts are discovered, and they are removed or replaced, they will need to be removed, handled, packaged and disposed of in accordance with all regulations.

4. Dusts with Regulated Air Contaminants

Regulated air contaminants are assumed to be present in settled and concealed dust in and on architectural, structural, mechanical and electrical components or systems throughout the building. Those regulated air contaminants may include, but are not limited to: asbestos, lead, silica, as well as "particulates not otherwise regulated". This should not be read to imply that there is an existing hazard to building occupants (normal occupants of the building as opposed to construction workers working in the affected areas). However, depending on the specific work items involved and on the means and methods employed when working in the affected areas, construction workers could be exposed to regulated air contaminants from those dusts in excess of the OSHA Permissible Exposure Limits (PELs).

Settled and concealed dusts above ceilings and at other areas that are not routinely cleaned (such as inside ducts and at roofs, etc.) are assumed to have measurable concentrations of asbestos and lead. Based on sampling of similar settled and concealed dusts at similar buildings, those dusts are assumed to contain less than 1 percent asbestos. Normal settled and concealed dusts are distinct and treated differently from debris resulting from damaged

asbestos-containing materials. Lead concentrations can vary considerably depending on the age of the dusts and if lead-containing gasoline was utilized in the area.

Background levels of asbestos in dusts for a particular location will depend on many factors, including whether or not asbestos occurs naturally in soils in the area. The majority of settled and concealed dusts sampled by EHS-Alaska have been found to contain measurable concentrations of asbestos, and may come from natural occurrences of asbestos in an outside source, such as rock or ore deposits, which appear to be common in Alaska.

Because the type of disturbance, concentration of asbestos or lead in the dusts, cohesiveness of the dusts and room sizes will change, the airborne asbestos or lead levels expected during any disturbance will depend on the contractor's means and methods of conducting the work. The mere presence of asbestos or lead in the dusts does not necessarily imply that a "hazard" exists which would require the use of specially trained workers to "abate" the "hazard".

There is no established correlation between settled or adhered dusts with measureable concentrations of asbestos or lead and airborne concentrations. The definition in the OSHA regulations of asbestos-containing materials as those materials that contain 1 percent or more asbestos by weight, apply to cohesive materials and not to dusts. The OSHA regulations are essentially "performance based", if workers are exposed above the permissible exposure limits, then all of the requirements in the regulations become effective.

Simple dust control measures are typically sufficient to control worker exposure to asbestos, lead and other regulated air contaminants. Those dust control techniques might include light misting, wet wiping, HEPA equipped vacuuming, or just being careful to not disturb much of the dusts, in order to minimize worker exposures to regulated air contaminants.

H. LIMITATIONS

The conclusions and recommendations contained in this report are based upon professional opinions with regard to the subject matter. These opinions have been arrived at in accordance with currently accepted environmental consulting and engineering standards and practices and are subject to the following inherent limitations:

1. Site Conditions

The intent of this survey was to identify potentially hazardous materials through a visual inspection. Access was not into a storage room on the 2nd floor, the ANG recruiting office, and the vault area. This survey is not intended to be utilized as the sole design document for abatement. This survey was conducted while the site was occupied. All inspections were performed with furniture, equipment and/or stored items in place. Although a concerted effort was made to identify all hazardous materials, some hazardous materials may have been hidden by furniture, equipment or stored items and may not have been identified. The survey investigated representative materials and items, such as lights and mechanical components. Variations may occur between materials and items that appear to be the same, but are actually of different construction or materials. Other asbestos-containing or potentially hazardous materials may be present in the facilities that were concealed by structural members, walls, ceilings or floor coverings.

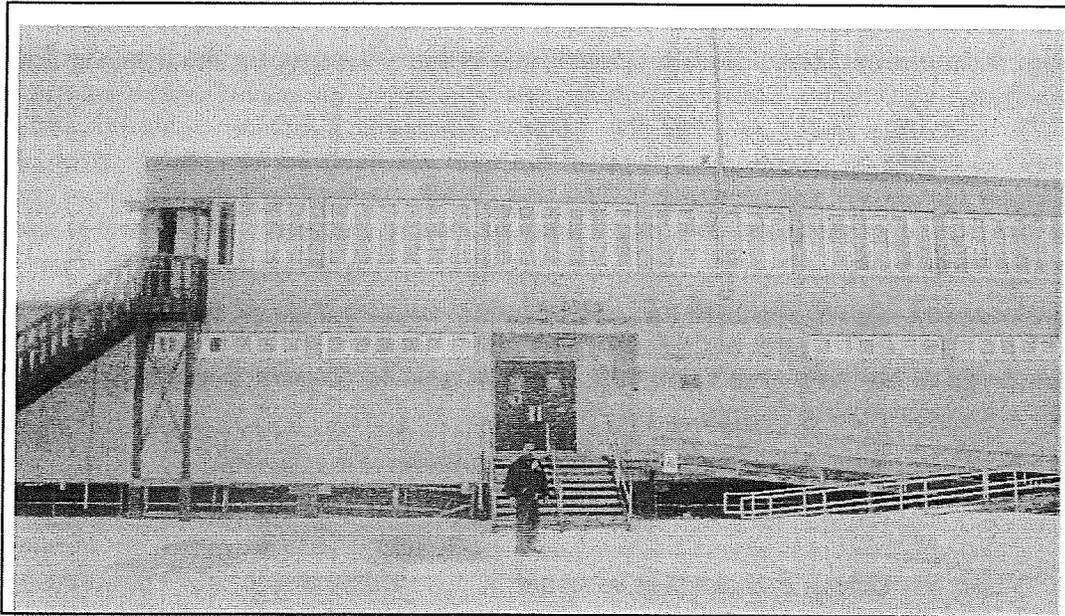
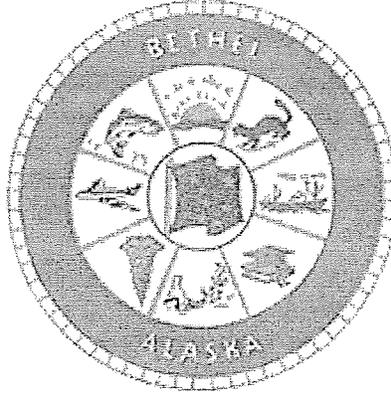
2. Changing Regulatory Constraints

The regulations concerning hazardous materials are constantly changing, including the interpretations of the regulations by the local and national regulating agencies. Should the regulations or their interpretation be changed from our current understanding, EHS-Alaska, Inc. reserves the right to amend or revise its conclusions, opinions, and/or recommendations.

City of Bethel

Convert Armory Buildings to Parks & Recreation Facility

A White Paper for Administrative Action



By Janet Athanas, Director

December 5, 2011

This White Paper examines the idea of the City acquiring one or more Armory buildings and related facilities (e.g., fuel tanks) for the purpose of converting the buildings and fenced land into Parks & Recreation Facilities, possibly the Teen Center Program and some administrative offices.

Convert Armory Buildings to Parks & Recreation Facility

The current Armory and connected Kilbuck Building, are located on City land under a lease arrangement with the Guard and Lower Kuskokwim School District (LKSD). The lease may still have 25 years on it.

Existing Alaska National Guard Facilities

The Alaska National Guard facilities can be separated into two units for acquisition consideration by the City of Bethel. Unit #1 is the Armory gymnasium and three offices on one side of it coupled with the second floor offices and rooms. Unit #2 is composed of the buildings in the fence and one cold storage building outside the fence, hereafter referred to as "outbuildings." Each unit represents a decision for the City to consider.

Unit 1: Gymnasium and offices

While the square footage of the Armory gym and first floor and second floor offices are unknown, acquiring this property would give the Parks and Recreation Department sufficient space for its needs-Administrative offices, Maintenance Facility for Parks Maintenance use, Vehicle storage, warm and cold food and supply storage and a Teen Center. Use of this former Armory space would require a remodel of the upstairs at least.

I have not drawn up that plan yet and have no idea of the cost at this time.

The Lower Kuskokwim School District is using the Kilbuck building for the Ayaprun Elitnaurviat program, Bethel Alternative Boarding School, and as a place for visiting school sports teams to sleep. The gym has been used by the Kilbuck Elementary School students and Ayaprun Elitnaurviat students for many years. Use of the gym will likely be requested by LKSD. In the current lease agreement between the DMVA and LKSD, consent by both entities is required to use the gym for other activities. We might want to look at that, but I am sure it is because of splitting the floors costs.

This option would require renovations, not including rehabilitation of the gym floor. A retired Alaska Army National Guard serviceman told John Sargent in 2009 that the last estimate obtained to repair the floor was \$280,000, and that was for several years ago. See the table below for a summary of the figures.

A quote should be requested to make sure these estimates are accurate.

	Estimates
Unit #1: Offices and Upstairs remodel	\$200,000
Gym floor repair	280,000
Total	\$480,000
Funds Available	\$0
Funds Needed	\$480,000
Years to achieve	1-2

There are mixed reviews on the condition of the gym floor. The current use of the gym by elementary school aged children continues unabated.

Unit 2: Outbuildings

The outbuildings consist of a maintenance shop, warm storage building, two cold storage buildings, a lube shop, and a hazardous materials storage shed. The square footage estimates for each of the buildings is given below. A google image satellite photo of the site with the buildings labeled is included with the letter from DVMA.

Alaska National Guard Outbuildings in Bethel, Alaska		
Building	Size in feet	Square footage estimate
Maintenance shop	80' x 60'	4,800
Warm storage building	20' x 30'	600
Cold storage building #1	30' x 40'	1,200
Cold storage building #2	30' x 40'	1,200
Lube building	12' x 12'	144
Hazardous materials building	8' x 12'	96
Total		8,040

While the Parks & Recreation Department could use the Warm Storage, both cold storage buildings, and part of the Maintenance shop for Parks Maintenance needs, the rest of the space could help meet some of Public Works building needs. (I have not had a chance to discuss this with Chuck yet.)

I have taken a brief tour of the site and seen the building interiors, but it was not to design a space for my department; it was to see if that building could be used for the BATH Center.

One idea for improvement to the fenced-in area is to open up a new access road between the lube building and the maintenance shop. The current road into the fenced area could be closed. The new road would put more distance between the parking lot activity associated with the Armory gym and Kilbuck School.

The amount of money needed to renovate one or more National Guard buildings can't be estimated until a request for quote is done.

Project Considerations

The City must obtain more information before actively pursuing Unit #1 or Unit #2 to convert to a Parks & Recreation Facilities.

The following actions should be taken to help the City obtain information:

- Conduct a site visit by Parks & Recreation Director, Fire Chief, City Manager, Mayor, Public Works Director. Have an Alaska Army National Guard soldier who knows the buildings well give the tour. Take photos, ask questions, write down notes/figures (e.g., square footage, maintenance expenses). See inside and outside of each building.
- Solicit stakeholder comments about the project from: Aggie John Shields, Principal of Ayaprun Elitnaurviat; Star Jensen, Director of Bethel Alternative Boarding School; and Gary Baldwin, Superintendent of Lower Kuskokwim School District.
- Capture the Parks & Recreation Director's vision for each of the buildings on paper to use as a vehicle to solicit funding and as a planning tool.

- Take contractor to visit all property and pay him/her to construct a cost estimate based on the vision for each building. In addition to cost as a consideration necessary to evaluate whether or not to pursue funding for building conversion to a Parks & Recreation Facility, the City must consider qualitative factors and assign a value to each. A number of advantages and disadvantages of the City acquiring Unit #1 or Unit #2 and converting the buildings to a Parks & Recreation Facility in Bethel appear in the table below.

Convert Armory Buildings to Parks & Recreation Department Facilities Unit #1: Gymnasium and first and second floor offices	
Advantages	
<ul style="list-style-type: none"> • Gymnasium and office buildings likely to be sturdy, durable, and long-lasting considering they were built as part of Alaska Army National Guard Armory. 	<ul style="list-style-type: none"> • The buildings given to the City have immediate value and represent savings to the City relative to the cost of constructing similar buildings.
Disadvantages	
<ul style="list-style-type: none"> • Unknown operating budget; the project will cause an increase in Parks & Recreation Department operating budget. • Process that Alaska Army National Guard must go through to give away buildings is unknown. City may not be offered buildings or may be offered buildings after one or more other entities in Bethel. • Costs for repairs are arbitrary and not based on a professional estimate. 	<ul style="list-style-type: none"> • Parks & Rec Director and other City decision-makers need to tour the site; have not seen the inside of the buildings, inquired about condition of buildings, or learned of building special features. • Condition of gymnasium floor may curtail renovation or other uses until it is repaired. Extent of repairs needed unknown. • Actual give-away might still be 1-2 years in the future.

**Convert Armory Buildings to Police Station Compound
Accommodating Police and Fire Departments
Unit #2: Outbuildings**

Advantages

- | | |
|---|---|
| <ul style="list-style-type: none"> • Site contains fenced area, parking lot, heated buildings, cold storage buildings, large fuel tanks. • Maintenance shop has four-inch thick cement floor that might serve as park maintenance shop and vehicle garage. • Maintenance shop once held 11 vehicles, so the floor has held a large amount of weight and is likely do so in the future. | <ul style="list-style-type: none"> • Public might support the move. • The buildings given to the City have immediate value and represent savings to the City relative to the cost of constructing similar buildings. • Outbuildings likely to be sturdy, durable, and long-lasting considering they were built as part of Alaska Army National Guard Armory. |
|---|---|

Disadvantages

- | | |
|---|---|
| <ul style="list-style-type: none"> • Unknown operating budget; the project will cause an increase in each department's operating budget. • Process that U.S. Army National Guard must go through to give away buildings is unknown. City may not be offered buildings or may be offered buildings after one or more other entities in Bethel. | <ul style="list-style-type: none"> • City decision-makers have not toured site, seen the inside of the buildings, inquired about condition of buildings, or learned of building special features. • Costs for repairs are arbitrary and not based on a professional estimate. • Actual give-away might be two to three years in the future |
|---|---|

Mid-Town Site

Until we know what is expected for the Memorial Park construction, there is no way to determine how much money is needed and the proposed \$140,000 may not be adequate. This property was a Park and Recreation green space before it was given to the DMVA. Although there is a request for water storage holding tank from the Public Works Department, this is an ideal site for a playground, since there is nothing for children to do on that side of town.

I would first like to refer to page 45, the last page of the Armory lease document with DMVA in the council packet for the December 10 meeting.

It states in #7 that the building will be in good condition and repair during the entire time of the lease.....,

and I do not think that is the case.

Use of Space and Facilities:

If we are going to take back property and their offered cold building on lots 7,8,16 and 17, we should ask for all the property at the sight on all the lots. There are many options for the out buildings including warm storage for vehicles, food supplies and space for supplies and documents we are required to keep in the Retention Schedule and the maintenance shop space for Parks Maintenance.

We have no room for anymore storage at the Bus Barn. Our moving out of that facility would make space for the other departments.

We gave a 40 foot freezer van to Public Works and received two 20 foot freezer vans. If we acquired the outbuildings, we may not need those freezer vans. They could go back to Public Works.

Armory Building Upgrade Costs:

Roof replacement and water damage repair: No quotes

Asbestos Abatement: No quote

Utility costs per year are relevant to how much the Armory building was used last year and what this includes:

My assumption from the council packet information is that these numbers are for the Armory and offices only, not the kitchen and eating areas in the buildings used by the schools or the outbuildings used by the DMVA.

Expenses: Current: Possible increases:

Heating Oil	\$ 17,000	Unknown
Sewer	\$ 4,500	Unknown
Refuse	\$ 2,000	Unknown
Electricity	\$ 26,500	Unknown
Floor Resealing	\$10,000 (May not be an accurate number.)	Quote needed
Custodial Costs	Unknown (will need to request the information from LKSD)	Unknown
Total	\$ 50,000	

As mentioned in the summary of the armory, there is no cost related to the well treatment and testing.

Income:

Current

Proposed Increase

	Current	Proposed Increase
LKSD use of the gym	\$10,000	\$ 10,000=\$20,000
LKSD	Custodial Costs unknown?	Quote needed
LKSD	Floor Resealing 50% of cost	Quote needed
DMVA	\$1	\$99,000=\$100,000
Basketball Fees		More information needed
Other expected fees		More information needed

To make a business plan for the Parks & Recreation Department Facility, the following information is needed:

