

REGULAR COUNCIL MEETING  
JUNE 12, 1972

CALL TO ORDER

The meeting was called to order by Mayor Guinn, KVIA Building, at 8:00 P.M., Bethel.

ROLL CALL

All Council members were present.

READING OF MINUTES

The Clerk read the minutes of the regular meeting of 5-22-72 and special meeting of 6-5-72.

M/M Dale, Murphy we accept both minutes as read  
Motion passed by unanimous voice vote.

Mayor Guinn requested the Council that Hal Hobbs proposal, Duplex for City Officials, and Mr. Oswald re: Zoning, and that the Council go into executive session to talk on these agenda items.

M/M Dale, Murphy we go into executive session to discuss these three items.  
Motion passed by unanimous voice vote.

Council went into executive session at 8:26 and reconvened at 9:22 pm.

COMMUNICATION

A ltr. was read from Mr. Charlie Guinn of Guinn Lumber Company, re: Proposal to build a duplex for the City @\$32.00 a square foot.

A ltr. re; PUC Meetings, stating Clyde Cortnidge would represent E.D.A.

A ltr. from Alaska State-Operated Schools re: Leasing City owned land at Bethel Heights.

A ltr. from the Office of the Governor re: State Revenue Sharing.

A ltr. from our City Attorney, Harland Davis, re: An Ordinance for Contracts with the General Public, and an Ordinance on Council members bidding on City Contracts and he recommended the City go into zoning the easiest way possible for now, because it is a complex project.

A ltr. from the Alaska State Housing Authority re: PHS Sewer and Water. In the letter it stated the City could possibly take over the system within 6 months.

All correspondence is filed at the City Office for future reference.

COMPLAINTS AND PEOPLE TO BE HEARD

NONE

ADMINISTRATORS REPORT

Mr. Benson read the letter from Mr. Hal Hobbs re: City Bookkeeping. He then passed out the copies of the Budget for FY 72-73. He reported that Mr. Art Nicholson and himself had a meeting concerning offering the City the option the purchase Mr. Nicholson's enterprize. Mr. Benson then gave each Council member a copy of the proposal.

ADMINISTRATORS REPORT CONTINUE

M/M Murphy, Dale we put Nicholsons Proposal on tonights agenda.  
Motion passed by unanimous voice vote.

Councilwoman Cooke asked that Mary Gregory translate since the meeting did have radio coverage, which she did.

MAYORS REPORT

John Guinn reported that Ed. Benson was going to go into Anchorage for meetings with representatives of Senator Stevens re: Model City applications for the City of Bethel. He explained that more money for City projects FROM THE State and Federal Government. Mayor Guinn also reported that there was no money in the State Budget for the Sea-Wall this year.

Mayor Guinn then requested a motion to put Hal Hobbs Proposal and the Duplex on tonights agenda.

Mary Gregory translated.

M/M Murphy, Zahradnicek so move we put those items on the agenda.  
Motion passed by unanimous voice vote.

REPORTS OF STANDING COMMITTEES

All committees had nothing expect Public Safety. Councilman Murphy asked about the licence with the Kuskokwim Inn, since they were serving wine with their dinners. The Clerk explained that they were serving wine under the Kashim Room licence since the Cafe was connected to the Bar by a hall-way.

OLD BUSINESS

A) 4th Avenue

Mayor Guinn recommended the City Straighten 4th Avenue ourselves. Councilman Dale thought that the City should let bids again, since our Public Works Dept. had enough work to do already.

M/M Dale, Murphy we call for bids for Straightening 4th Ave. and bids be opened and read at the next regular Council meeting.

There was discussin on changing the specs to not disturb the tundra and the contractor provide drainage and full for the present skating rink. Council dicided after more discussion that we leave the skating rink project as an option to the bidder.

Question on the motion passed by unanimous voice vote.

Mrs. Gregory translated.

NEW BUSINESS

A) New Police Van

Ed Benson wanted to reaffirm the Poll Vote of Council, taken by phone by himself, concerning purchasing a new Police Van. It was a unanimous affirmative Poll Vote.

NEW BUSINESS CONTINUE

M/M Murphy, Hoffman we accept the New Police Van for \$5,444.30, FOB Anchorage.  
Motion passed by unanimous voice vote.

B) Matching portion for Parks and Recreation

Mr. Benson explained there were two 50/50 grants pending for Recreational purposes. He further explained that the City had to send in \$5,000 dollars and inturn the State would send back a Check for \$10,000. There was discussion on monies already in the City treasury designated for the Recreational Program and that money should be used for recreational pruposes only.

M/M Cooke, Zahradnicek we go past 10 PM.  
Motion passed bu unanimous voice vote.

M/M Dale, Murphy we approve the City to send in the matching portion for a \$5,000 match and a \$2,500 match for Recreation.  
Motion passed by unanimous voice vote.

C) BRAund Building Utilization

John Guinn explained about a 50/50 Grant available but first a feaseability study had to be done on the Braund Building. It would cost around 7 to 10 thousand dollars for the study, and the actual grant, the Cities portion of 50% would be the building. There was more discussion on what was tenatively planned for the Braund Building.

Councilman Murphy thought since the time was getting late, the Council should take up this subject at a work session or a Special Meeting. At that point, Mayor Guinn suggested the Council have a work session at the KVHA Building on Monday night, 19 Jne, and it would be open to the public. He instructed the Clerk to send reminders to all Council members.

D) Land Fill Availability

Ed Benson, read a Memorandum Agreement, written by Bruce Crow, with the City of Bethel. There was discussion on who owned the property in the area of the sand pit.

M/M Dale, Hoffman the City haul sand out of there according to the agreement.  
Motion passed by unanimous voice vote.

E) Public Works Department

John Guinn, Mayor requested the Council to accept the resignation of Chuck Herold as written.

M/M Dale, Romer we accept the resignation of Chuck Herold upon replacement or July 1, 1972, which ever comes first.  
Motion passed with 6 yeas and 1 no from Councilman Murphy.

F) Nicholson Proposal

Mr. Benson read Mr. Nicholson's proposal, which is filed at City office for future reference. He reported that he and Mr. Nicholson had a meeting at City Office and that Art Nicholson would finance the proposal, a total cost of \$135,000.00. He asked for \$35,000 down, a yearly payment of \$17,000 with a 7% interest rate yearly, and that it would be a 10 year contract. There was more discussion on the property value and provisions of the contract. //

F) Nicholson Proposal Continue

A motion was made by Murphy the City of Bethel purchase A.L. Nicholson business as described on paper for \$135,000.00.  
The motion was dropped due to a second and there-for dropped from the agenda.

G) Hal Hobbs Proposal

Copies of the proposal was passed out to Council by Mr. Benson, for review.

M/M Dale, Zahradnicek in lieu of accepting Hobbs proposal, the City of Bethel go into its own accounting system with City employees.  
Motion passed by unanimous voice vote.

H) Duplex for City Officials

Mayor Guinn stepped down from the Council because he had a personal interest in this agenda. He appointed Senior member, Councilman Hoffman to chair this portion of the meeting but Mr. Hoffman declined because of a sore throat and could not talk loud enough. How 'bout that! Mayor Guinn then appointed Councilman Zahradnicek to chair the meeting and he accepted.

John Guinn started out by presenting the blue prints of the Duplex to Council. Chairman Zahradnicek asked about financing and John Guinn and Dave Webb explained about long term loans from 2 different banks in Anchorage who inturn would sell our loans to Alaska State Housing Financing Corporation, who would hold them at a low interest rate per year. More discussion followed about improving City owned property followed with discussion on the possibilites of purchasing Kathy Ramsey's trailer with depreciation on a trailer a question. Mr. Zahradnicek asked about the delivery and completion dates with Mr. Guinn answering August for delivery and October and the completion month.

A motion was made by Dale this plan be tabled until next summer and the City Administrator negotiate with Kathy Ramsey for the purchase of her trailer.  
Due to lack of a second, this item was dropped from the agenda.

Mayor Guinn then took the Chairmanship over again.

I) Mr. Oswald re Zoning

Mr. Oswald, from Dickenson & Oswald, went into quite a lengthy explanation on zoning. He explained the fact that ASHA had a comprehensive Plan on Bethel and that we should consider going by that first. He explained the fact that most of Bethel proper was in the flood plan and that the Council or City try to make the new businesses build out of this flood plan. He expressed a great need for a Land Use Ordinance to start with, listing and showing a map with the designated areas. "R" for residential, "C" for Commercial or industry, "U" for unzoned and "F" for flood plan areas. He said to stipulate in the Ordinance that new construction could not be built in the "F" Zone and that builders would have to purchase a land use permit so that the City could oversee all construction, where, when and what.

Mayor Guinn complimented Mr. Oswald for the ideas and suggestions and thought maybe the Land Use Committee, the City Administrator and City Attorney Harland Davis all get together with Mr. Oswald, to possibly work up a Land Use Ordinance. He suggested they review and research this, possibly ready for the next regular Council meeting.

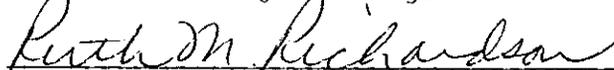
M/M Dale, Zahradnicek the meeting be adjourned.

Motion passed by unanimous voice vote.

Meeting adjourned at 11:25 P.M.

  
John P. Guinn, Mayor

I hereby certify these minutes to be true and to the best of my knowledge.

  
Ruth M. Richardson, City Clerk