

Presented by: City Manager Hunter
Date: February 22, 1994
Public Hearing Ordinance #94-06: March 14, 1994
Public Hearing on Substitute Ordinance #94-06S: March 22, 1994
Action: Passed
Vote: 5-yes;0-no

SUBSTITUTE ORDINANCE #94-06S

AN ORDINANCE OF THE CITY OF BETHEL AUTHORIZING A DISPOSAL/SALE OF CITY PROPERTY TO AN ENTITY PROVIDING A NECESSARY PUBLIC SERVICE.

NOW, THEREFORE, BE IT ORDAINED by the City Council of Bethel, Alaska, that the City enter into an agreement with the Federal Aviation Administration for the sale of City property for the purpose of expansion and renovation of the FAA housing complex.

Description of Property: A 3.31 acre parcel of land located in government survey Lot 2, Section 13, Township 8N, Range 72W, Seward Meridian within City of Bethel property as described in Book 34, page 815-817, Bethel Recording District. This parcel is directly north of the current FAA housing complex and is a part of the 200 acre sand pit.

Estimated Value of Property: To be determined upon completion of real estate appraisal.

Conditions of Sale:

- (1) Sale price shall be equal to the appraised value of the property.
- (2) The City shall be paid in full in cash at closing.
- (3) FAA shall be required to extend sewer facilities to the property at FAA's expense.
- (4) Sale shall be conditioned upon Council approval of a Real Estate Sales Agreement. This approval may be given by resolution.
- (5) There shall be no costs assessed to future customers who connect to the sewer line.

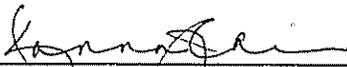
AUTHORITY:

Chapter 4.08.010 of the Bethel Municipal Code states that "Any sale, lease or exchange of city land shall be approved by the city council by ordinance after consideration of the recommendations of the planning commission."

Chapter 4.08.030 (B) Disposal to Entity Providing Necessary Public Service. The Bethel Municipal Code states that "The city council may, by ordinance, provide for the disposal of an interest in real

property to a municipal, borough, state, federal or other appropriate entity providing a necessary public service without seeking bids and for less than the current assessed value or current appraised value of that interest in real property. All disposals made pursuant to this subsection shall include a condition requiring that the interest of the city being disposed of shall revert to the city in the event the real property disposed of is not being used to provide the necessary public service justifying the original disposal.

PASSED AND APPROVED THIS 22nd DAY OF March, 1994.



Donna J. Chris, Mayor

ATTEST:



Jane Elam, City Clerk

Presented by: City Manager Hunter
Date: February 22, 1994
Public Hearing Ordinance #94-06: March 14, 1994
Public Hearing on Substitute Ordinance #94-06S: March 22, 1994
Action:
Vote:

Highlighted sections are additions; overstruck sections are deletions

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- (3) ~~The deed to the property shall contain a restriction requiring that title to the property revert automatically to the City in the event FAA ceases to use the property to provide housing to FAA employees.~~
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PASSED AND APPROVED THIS _____ DAY OF _____, 1994.

Donna J. Chris, Mayor

ATTEST:

Jane Elam, City Clerk

Presented by: City Manager Hunter
Date: February 22, 1994
Public Hearing: March 14, 1994
Action: Amended by Substitute Ordinance #94-06S
Vote: None

ORDINANCE #94-06

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Donna J. Chris, Mayor

ATTEST:

Jane Elam, City Clerk



CITY OF BETHEL

P O Box 388 • Bethel Alaska 99559
907-543-2087
FAX # 543-4171

February 2, 1994

MEMORANDUM

To Mayor Chris and City Council

From William Hunter, City Manager *William J. Hunter*

In Re: Mid-Year Budget Review

This Mid-Year budget report is the follow-up to the City Administration comments that were provided in the Finance Director's Management Report of January 19th, which included a status report on budget expenditures by department as of December 31. Since that report the City has been notified that this years Municipal Assistance payment from the State of Alaska will be \$319,506. This is in accord with our budget estimate of \$315,200.

The Finance Director has recommended a few budget areas that need to be adjusted. The following comments are information to support the budget amendment.

GENERAL FUND REVENUES

Sales Tax - This is the City's largest source of revenue and the budget estimate appears to be in line with collections.

State Revenue Sharing - City receipts were \$16,000 less than the budget, however, the State cutback was primarily in the Health Service area which is reflected in a reduction in our payments in the pass thru accounts.

Interest Income - Council approved the establishment of the Endowment Fund in September, 1993 and therefore no designation of the income earned was made during the budget planning for FY 94. City Administration recommends that the income accrue in the fund until the preparation of the FY 95 budget.

PATC Agreement - The Council amendment of the agreement with YKHC in July, reduced budgeted revenues by \$31,000. There should be a similar reduction in the Building Maintenance Expense accounts to offset and this is listed in that portion of this report.

GENERAL FUND EXPENDITURES

There are a number of accounts that need budget adjustments but the amounts are small and can be adjusted between line items upon the request of the Department Head with the approval of the City Manager.

"Deep Sea Port and Transportation Center of the Kuskokwim"

Public Works - The project budget in the Building Maintenance Division included funding for the Courthouse roof which is now to be paid from grant funds. There was a cost overrun on the Courthouse siding project, however, this budget could be reduced by the \$31,000 necessary to offset the loss of revenue for the maintenance of the PATC buildings.

Public Works - V & E Division is experimenting with the distribution of their costs. There was a large deficit in the accounts for the first quarter of the year and the process was changed for the second quarter. The second quarter showed considerable improvement until December when two of the mechanics were injured and missed several days of work. This is not a budget problem, however, it will be at least another quarter before a valid study of the procedure can be completed.

ENTERPRISE FUNDS

UTILITY REVENUE - City Administration's estimate for Solid Waste revenue was higher than actual because both the fishing business and the construction business that existed last year is not being repeated, in the current year. Fortunately, both water and sewer revenues are larger than expected and the adjustments needed will offset each other. A reduction of \$60,000 is needed in Solid Waste with increases of \$30,000 each in Water and Sewer.

UTILITY EXPENDITURES

WATER - The adopted budget included \$45,000 for a truck chassis and we received no responses to our request for bids. Since that time, in meetings with the Utility and V & E foremen it has been recommended that we purchase a complete water truck rather than a chassis. The estimate for a complete truck is \$90,000 and it is very much needed. There have been times this year when two of the water trucks have been down requiring driver and mechanic overtime, additional wear on the other trucks and delays in deliveries. In the Sewer Department we have budgeted \$51,750 for a six month installment on the Lagoon bond issue but the bonds will not be sold until May so there will be no payment due in this fiscal year. I suggest we transfer the equipment budget from Sewer to Water and purchase a complete water truck.

SOLID WASTE/SEWER - During the FY 94 budget meetings it was decided that the grader operator would spend full time in Streets and Roads and the Landfill would be graded by the attendant. The procedure now is that one of the Sewer truck drivers spends half time grading the landfill and the other half driving the truck. This results in a need to move \$16,000 from the Sewer Salary budget to the Solid Waste Salary Budget.

PORT - This is the area where the poor fishing of last summer is most obvious. Revenues are down over \$60,000 compared to this time last year in accounts other than petroleum thru put tax. The thru put tax collections are \$40,000 ahead of this time last year. The Port had projected revenues of \$645,000 and expenditures of \$395,313.

The City Council has directed one-half of the thru-put tax be set aside for the Seawall matching Fund. The budget for thru-put revenues is \$440,000 so an expense line should be added to the Port budget in the amount of \$220,000 for transfers to the Seawall Matching Fund which would increase expenses and transfers to \$615,313.

If the revenues do not improve during the remainder of the year the Port could have a budget problem. Possibly some projects could be done in house, like the dredging of the small boat harbor, to save money.

LAUNDROMAT - Since the budget was approved a decision was made to record sales of soda and candy (formerly in vending machines) in an account called Canteen and separate them from over the counter sales of soap, bleach, etc. The request is to transfer \$10,000 from the OTC budget account to Canteen.

In the past, Council has held work sessions for the mid year budget review to discuss budget transfers, additional requests for both equipment and personnel, and requests for salary adjustments. This year because we have done a more efficient job with budget preparation and budget monitoring, a mid year budget work session is not recommended. City Administration requests Council approval of ordinance 94-05-C which amends the Fiscal Year 93-94 adopted budget.

DEPARTMENTAL BUDGET STATUS AT MIDYEAR DECEMBER, 1993 FY 94

DEPARTMENT	FY 94 BUDGET	\$ EXPENDED & ENCUMBERED	% EXPENDED
Administration	\$ 612,949.00	\$ 313,754.39	51.18%
Finance	406,085.00	192,059.88	47.29%
Planning	68,353.00	29,507.80	43.16%
Contingency	24,200.00	0.00	0.00%
Ins. Reserve	50,000.00	0.00	0.00%
Pass Through	328,794.00	198,747.97	60.44%
Fire Department	594,792.00	243,203.01	40.88%
Police	1,335,733.00	552,332.70	41.35%
Public Works Adm	153,718.00	77,761.97	50.58%
Streets & Roads	577,675.00	250,595.50	43.38%
Veh & Equip	0.00	86,801.23	
Bldg. Main.	558,624.00	204,187.17	36.55%
Library	64,800.00	30,146.22	46.52%
Youth Services	232,303.00	88,576.06	38.12%
General Fund	5,007,176.00	2,267,673.90	45.28%
Senior Center			
Title III	401,146.00	213,804.22	53.29%
Title V	37,403.00	16,952.27	45.32%
Day Care	111,737.00	64,535.65	57.75%
Utility Adm	593,762.00	246,136.48	41.45%
Water	481,314.00	225,710.96	46.89%
Sewer	449,688.00	185,577.03	41.26%
Solid Waste	171,246.00	95,944.39	56.02%
Maintenance	177,383.00	88,563.75	49.92%
Billing	125,043.00	41,191.97	32.94%
Total Utility Services	1,998,436.00	883,124.58	44.19%
Municipal Dock	395,313.00	107,525.02	27.19%
Laundromat	293,547.00	165,083.81	56.23%

Notes:

- (1) Some departments that have a low percentage of expenditures at mid year have project budgets that have not been used. (Dock and Bldg. Main.)
- (2) Laundromat encumbrances for utilities make the percentage high.
- (3) Expenditures in V & E represent undistributed expenses.
- (4) Most pass through monies were distributed in October.