

CITY OF BETHEL, ALASKA

ORDINANCE # 18-12(j)

An Ordinance of the Bethel City Council Amending the Adopted Annual FY 2019 Budget

Be it Enacted by the Bethel City Council that the FY 2019 Annual Budget be amended as follows:

Section 1. The following sums of money may be needed or deemed necessary to provide for increased expenses and liabilities of the City of Bethel are hereby appropriated for the corporate purposes and objects of the City hereinafter specified for Fiscal Year 2019 (July 1, 2018 to June 30, 2019).

Section 2. The following is a summary of the changes by fund and department:

- WHEREAS,** Architects Alaska completed a City Hall roof condition report in August 2018 and determined that the roof has outlived its useful life and must be replaced in one of two ways: new sloped roof or low sloped roof;
- WHEREAS,** the flat, membrane-style City Hall roof has been leaking for 12 years, causing minor damage to the City Clerk's office and more severe damage to the Finance Department ceiling and the ceiling and walls in the IT Director's bathroom and women's bathroom by the Attorney's office;
- WHEREAS,** Property Maintenance has repaired leaks when detected and replaced sheetrock and flooring inside City Hall, but active roof leaks above both bathrooms continue to cause damage to the roof, walls, and possibly the floor;
- WHEREAS,** City Administration recommends that a "New Sloped Roof" be installed using prefabricated roof trusses and R-35 batt insulation at an estimated rounded-off cost of \$1,500,000;
- WHEREAS,** a new sloped roof (e.g., 2" per ft.) would protect the building and extend its life by 20 years;
- WHEREAS,** the installation of a low sloped roof (e.g., 1/2" per ft.) at an estimated cost of \$1,115,340 has many of the advantages of a new sloped roof, but will not shed water as rapidly and may lack in aesthetics;
- WHEREAS,** Architects Alaska report author Steve Schell recommends the City install a metal roof rather than membrane or shingle, based on the weather and climate conditions experienced in Bethel;
- WHEREAS,** the full extent of the damage to the City Hall roof, walls, and floors are unknown, and will not be known until a contractor actively engages in roof replacement;
- WHEREAS,** it may be prudent to add a 10% contingency amount of \$150,000 to the expected project cost;
- WHEREAS,** the balance sheet printout attached shows that the general fund cash in combined fund balance as of January 31, 2019 was \$16,230,956.10.

ADMINISTRATION

Budget modification (a)

Account #	Increases	Amount
10-51-690	CAPITAL EXPENDITURES - City Hall Roof Replacement	1,500,000.00
	Total Increases	1,500,000.00
	Decreases	
10-10100	CENTRAL TREASURY	1,500,000.00
	Total Decreases	1,500,000.00
TOTAL	Net Change to Administration	1,500,000.00
TOTAL	Net change to Central Treasury	(1,500,000.00)

- WHEREAS,** the City's courthouse building has a 130,000 gallon water tank for fire suppression and a water distribution shed, both of which require about \$7,000 annually in heating and electrical costs;
- WHEREAS,** the water distribution shed and 130,000 gallon water tank are no longer needed, if the City runs a new 6" water pipe to the courthouse;
- WHEREAS,** DOWL produced a draft memorandum on June 15, 2018 that summarizes the removal of the 130,000 water tank and water distribution shed from courthouse property and provides estimated energy savings and capital costs;
- WHEREAS,** removal of the tank and shed allows for 4,000 square feet of additional parking space that could make the City's courthouse property more attractive for lease;
- WHEREAS,** the City has been advised by DOWL to use bid documents to construct the 6" water line that include bid alternates for project elements that may be too costly to approve (e.g., tank removal), but if not done will not prevent the project from going forward;
- WHEREAS,** the cost for engineer design, shed demolition, but not tank demolition, construction of water line, mechanical improvements inside courthouse, removing fire pump, grading and gravel is \$292,680;
- WHEREAS,** this budget modification requests that \$300,000 be moved from Leased Properties to Leased Property-Court Complex capital expenditure account to ensure that sufficient funds are available to complete the project;
- WHEREAS,** the balance sheet printout attached shows that the leased properties cash in combined fund balance as of January 31, 2019 was \$972,406.67.

LEASED PROPERTY - COURT COMPLEX

Budget modification (b)

Account #	Increases	Amount
53-55-690	CAPITAL EXPENDITURES - Water Service Line & Tank/shed removal	300,000.00
	Total Increases	300,000.00
	Decreases	
53-10100	LEASED PROPERTIES	300,000.00
	Total Decreases	300,000.00
TOTAL	Net Change to Leased Property - Court Complex	300,000.00
TOTAL	Net Change to Leased Properties	(300,000.00)