

Introduced by: Acting City Manager Howell
Introduction Date: May 14, 2019
Public Hearing Date: May 28, 2019
Action: Passed
Vote: 6-0

CITY OF BETHEL, ALASKA

Ordinance #19-09

AN ORDINANCE AUTHORIZING THE DISPOSAL OF PROPERTY BY MEANS OF DEMOLITION OF THE BUILDING FORMERLY KNOWN AS THE LAUNDROMAT, LOCATED AT 832 RIDGECREST DRIVE PURSUANT TO BMC 4.08.030(A)

WHEREAS, the City of Bethel owns a parcel of land situated partially within the abandoned TACAN site, within the Northeast ¼ Section 8, Township, 8 North, Range 71, West Seward Meridian, Bethel Recording District, Alaska more specifically described as:

Basis for Bearings for this description is the Bethel Plane Coordinate System, 1998.

Commencing for reference at an aluminum cap monument in a cast iron monument case in the center of Ridgcrest Drive, at P.T. Station 76+11.89, as shown on sheet 6 of 8, Plat No. 98-25, Bethel Recording District, thence North 6 degrees 00' 16" East, 408.60 feet measured with a record hearing and distance from Plat 98-25 of North 5 degrees 59' 18" East, 408.74 feet, to an aluminum cap monument in a cast iron monument case in the center of Ridgcrest Drive, at P.C. Station 80+ 20.63, thence along a tie line, North 21 degrees 49' 12" East 66.77 feet to Corner One (1) of the Washeteria Parcel, located on the Eastern right-of-way line of the Ridgcrest Drive and True Point of Beginning of this description. From Corner One (1), the point of beginning, North 16 degrees 01' 45" West along the Eastern right-of-way line of Ridgcrest Drive, 127.61 feet to corner 2; thence leaving the right of way line, South 88 degrees 04' 30" East, 148.27 feet to Corner Three (3); thence South 1 degree 55' 30" West, 121.40 feet to Corner 4; thence North 88 degrees 04' 30" West, 108.93 feet to Corner One (1), the point of beginning. This parcel contains an area of 15, 612 square feet, equivalent to 0.358 acres'

WHEREAS, in August of 2000 through Ordinance 00-05, the City sold a 75' by 35' building commonly known as the laundromat to Circle A Enterprises and entered into a Land Lease Agreement with Circle A Enterprises for a term ending 2020;

WHEREAS, due to a fire in the building, the City released Circle A Enterprises from the Lease prior to 2020;

WHEREAS, Circle A Enterprises sold the building to Sam Chung who was to take over the lease payments on the land, however there was no formal lease agreement recorded with the City;

WHEREAS, in 2014 the City issued a Notice to Quit for nonpayment requiring the tenant to either vacate the Premises or bring the rents current in order to avoid eviction proceedings;

WHEREAS, having failed to satisfy the requirements of the Notice to Quit, the City filed a Forcible Entry and Detainer action in the Bethel Superior Court which resulted in an award to the City for back rents owed and an Order to the tenant to remove the building within 30 days or else forfeit the building;

WHEREAS, in 2015, through Ordinance 15-07, the City reestablished acquisition of the 75' by 35' building located on the property as the owner of the building did not comply with the order for the building removal;

WHEREAS, Ordinance 15-09, authorized the City Administration to pursue the sale of the building to the highest bidder provided the bidder removed the building from the property within 60 days of award of the sale, no offers were received in this attempt;

WHEREAS, the site is located near an incredibly busy intersection frequented by water and sewer trucks along with citizens attempting to access the water pump station making it a difficult location for most industries as there is very limited parking and ingress and egress concerns;

WHEREAS, the Public Works Department has struggled to maintain security of the building since due to its old age and state of disrepair, the building appears easy to breach and in fact has been breached on several occasions;

WHEREAS, the building would require significant improvement to bring it up to a usable state and the City does not have the financial means to invest in the building improvements, especially for a building it does not need;

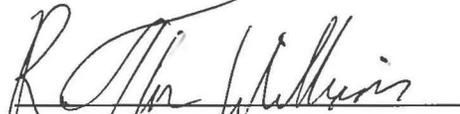
NOW, BE IT ORDAINED, the City Council authorizes Administration to dispose of the 75' by 35' building located at 832 Ridgecrest Drive by means of demolition.

SECTION 1. Classification. This ordinance is of a general nature and shall not become a part of the Bethel Municipal Code.

SECTION 2. Authorization. Pursuant to Bethel Municipal Code 04.08.030(A) Property No Longer Necessary for Municipal Purposes.

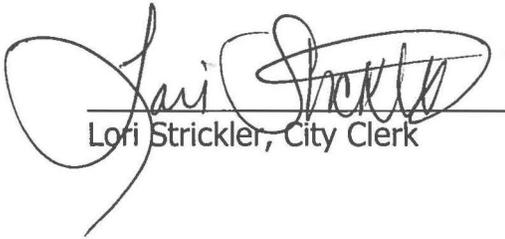
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**ENACTED THIS 28 DAY OF MAY 2019, BY A VOTE OF 6 IN FAVOR AND 0
OPPOSED.**



Thor Williams, Vice-Mayor

ATTEST:



Lofi Strickler, City Clerk