

Joint Orutsararmiut Native Council- Bethel City Council Meeting Agenda

January 30, 2025 – 6:00 PM

Website: <https://www.cityofbethel.org/council>

Location: Council Chambers, City Hall, 300 Chief Eddie Hoffman Highway, Bethel

Orutsararmiut Native Council Members: Traditional Chief Louie Andrew, Treasurer Gage Hoffman, Chairman Walter Jim, Thaddeus Tikiun, Vice Chairman Gregory Hoffman, Sophie Swope, Secretary Robert Hoffman, Raymond Watson

Council Members: Mayor Rose Henderson, Vice-Mayor Teresa Keller, Mark Springer, Mikayla Miller, Alicia Miner, Pamela Conrad, WG Anaruk

Zoom Meeting Link: <https://us06web.zoom.us/j/4888456188?pwd=bkN1dGI4MHpGZ1kwOUVYWU5kd0xhZz09>

Zoom Meeting ID: 488 845 6188

Zoom Meeting Passcode: 13871

Zoom Meeting Conference Line Numbers: 833 548 0276 US Toll-free

833 548 0282 US Toll-free

877 853 5257 US Toll-free

888 475 4499 US Toll-free

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. PEOPLE TO BE HEARD – FIVE MINUTES PER PERSON

- 4.1. *Written Public Comments can be submitted by opening your phone camera and hovering over this URL code. The link to the submission form will appear. You may also go to www.cityofbethel.org. Written public comment must be submitted 24 hours before the meeting.*



5. APPROVAL OF AGENDA

6. NEW BUSINESS

- 6.1. Expand Boat Harbor (ONC)
- 6.2. 2% Increase Yearly in Utility Bill, July 1st (ONC)
- 6.3. City Community Center (ONC)
- 6.4. Citizen Concerns: Alcohol Limitations at Establishments (ONC)

7. ADJOURNMENT

Posted 1/24/2025 at ONC, AC Co., Swanson's, City Hall, and the Post Office.

Kevin Morgan, Deputy City Clerk

City Clerk's Office Contact Information: Email cityclerk@cityofbethel.net Phone 907-543-1384

Items noted with an asterisk (*) are consent agenda items, unless removed from the consent agenda they are approved upon the approval of the agenda. Ordinances introduced at this meeting may be set for public hearing at the next regular meeting.

The Council may by unanimous consent, after 12:00 AM Fix the Time to Which To Adjourn until the following day at 6:30 PM



CITY OF BETHEL

City Manager's Office



Report on Agenda Items for Joint Meeting

City of Bethel Boat Harbor Expansion

The Small Boat Harbor is in need of expansion and is a priority for the Port. As provided in Attachment A, the municipal land is landlocked. The only way the City could access additional areas of municipal land would be through purchasing or leasing land.

The City recognizes the impacts of parking and access in and around the boat harbor during the summer months. To address this, we have implemented a long-term parking permit requirement to help reduce extended parking that typically occurs during this period. While this solution is expected to provide short-term relief, we continue working on a more sustainable, long-term strategy.

2% Annual Increase for Utilities

The Bethel Municipal Code 13.16.070 requires the City to increase utility rates by 3% unless the Council determines that all water and sewer costs are fully met and an increase is no longer necessary.

This provision was enacted in 2014 following a 2013 Water and Sewer Rate Study, which revealed that our water and sewer business operations were running at a deficit and relying on sales tax to cover expenses. In addition to operational costs, the Water and Sewer Rate Study recommended setting aside \$2.3 million for system depreciation.

Granting agencies have incorporated compliance standards requiring utilities to be self-sufficient to qualify for project funding. Self-sufficient on an operational basis but also accounting for depreciation to the system and planning for necessary future upgrades.

- The water and sewer fund summary for the last few years is as follows:
- FY20: (912,560) audited
- FY21: (\$790,460) audited
- FY22 (\$489,327) audited
- FY23 \$1,309,772 unaudited-*depreciation not applied*
- FY24 \$1,351,521 unaudited-*depreciation not applied*

As shown, the City is not recovering operational costs from ratepayers and therefore cannot eliminate annual increases without exacerbating deficits.

Steps to Reduce Water and Sewer Rates:

1. **Ensure all users pay for services received.**
 - The City audited duplexes and multi-dwelling units on piped services, identifying 34 units receiving water without a water/sewer account. To date, all but one property is compliant, closing an operational budget shortfall of \$131,690 annually for services delivered.
 - Additional audits of piped and hauled services are planned to ensure proper account setup and payment.
2. **Optimize operations for efficiency.**
 - Transitioning to an electronic utility billing system in 2025 will reduce staff workload and resources necessary to manage the utility. A paper billing option for elders.
 - Staff roles and tasks are being evaluated to ensure optimal productivity.
 - Indirect cost recovery for enterprise funds has been updated to reimburse the general fund for support services at a level more directly related to the cost of the work performed.
3. **Leverage grants and grant-loan options instead of enterprise-funded capital expenses.**
 - Strategic application for water and sewer grants and grant loans.
 - A revised utility application form will gather demographic data to support grant applications.
 - A rate study, *planned within five years*, will evaluate operations and propose equitable rates for residents.

City Community Center

The City is constructing an 11,000+ square foot facility to serve as a community center for social, educational, and recreational activities. Features will include a gymnasium, additional restrooms, and a computer lab with free internet access.

The City received a \$9 million grant for construction. Based on 35% design cost estimates, the facility is projected to cost approximately \$12 million. The City has requested \$3 million in state legislative appropriations and plans to seek a similar amount from the federal delegation. The Council has pledged \$4 million for construction in the case additional funding does not become available, aiming to complete the project without impacting the City's general fund balance.

The City is requesting ONC's support in securing additional funding. Attached is a sample support letter for the Council's consideration. Attachment C.

Citizen Concerns: Alcohol Limitations at Establishments

In October 2019, Bethel voters amended the City's local option status to allow alcohol sales only through Restaurant and Eating Place Licenses. Alaska Statutes require such licenses to ensure

gross food receipts are greater than alcohol sales. State law limits municipalities' ability to regulate these licenses further.

The City monitors food and alcohol sales taxes to ensure license holder compliance and reports violations to the State Alcohol Beverage Control Board. City Attorney Libby Bakalar will attend the meeting to address any questions.

City of Bethel Appreciation to ONC

The City extends gratitude to ONC for their partnership in the Boardwalk Lighting Project. We anticipate installing and operationalizing 50 lights in March, with a total installation cost of \$205,150 (excluding light and fixture purchases). An additional 20 lights will be installed in Phase Two, pending a quote. ONC has pledged approximately \$50,000 toward this project, improving the safety and enjoyment of this community park and pathway.

ONC has also agreed to support the City's Community Center development through an energy efficiency audit. The goal is to reduce operational expenses by evaluating the potential for extended recovered heat from AVEC during summer months.



Property In Blue is city-owned Small Boat Harbor land.

AK Corp. Authorization AECC561
900 W. 5TH AVENUE, SUITE 403
ANCHORAGE, ALASKA 99501-2029
907.272.3567

PROJECT NO.: 24048.01

CIVIL ENGINEER
DOWL
5015 Business Park Boulevard,
Suite 4000 Anchorage, AK 99503

STRUCTURAL ENGINEER
BBFM Engineers
845 K Street
Anchorage, AK 99501

MECHANICAL ENGINEER
AMC Engineers
701 E. Tudor Road, Ste 250
Anchorage, AK 99503

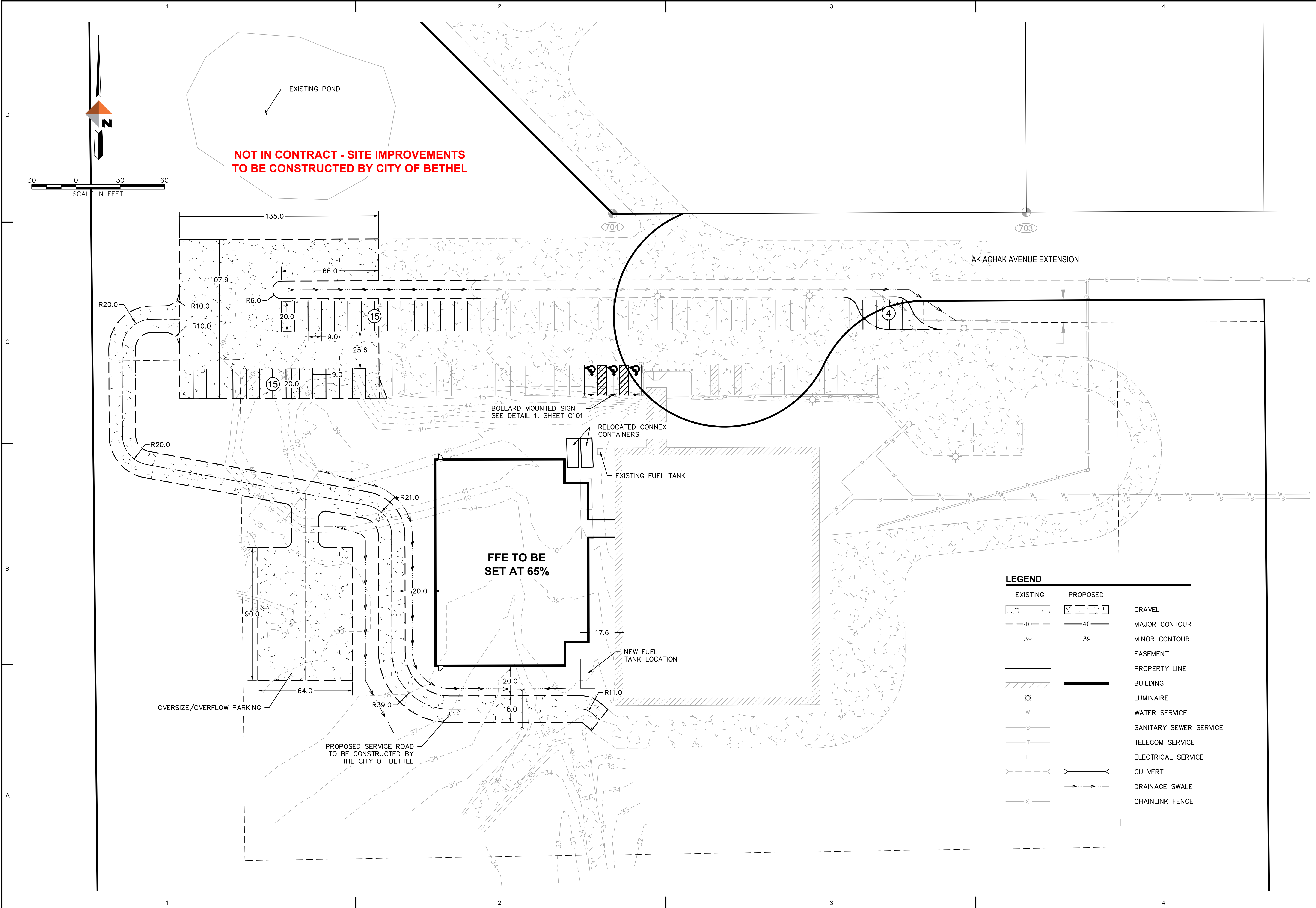
ELECTRICAL ENGINEER
AMC Engineers
701 E. Tudor Road, Ste 250
Anchorage, AK 99503



CITY OF BETHEL

Yukon Kuskokwim Community Center Expansion

J:\63\50270-67\65CAD\Civil\SC20-CS-SI-50270.67.dwg PLOT DATE 2025-1-22 00:28 SAVED DATE 2025-01-21 18:47 USER: mchiarrella





www.dowl.com

AECL848

5075 Business Park Blvd. Suite 4000
Anchorage, Alaska 99503
907-562-2000

65% DESIGN
NOT FOR
CONSTRUCTION

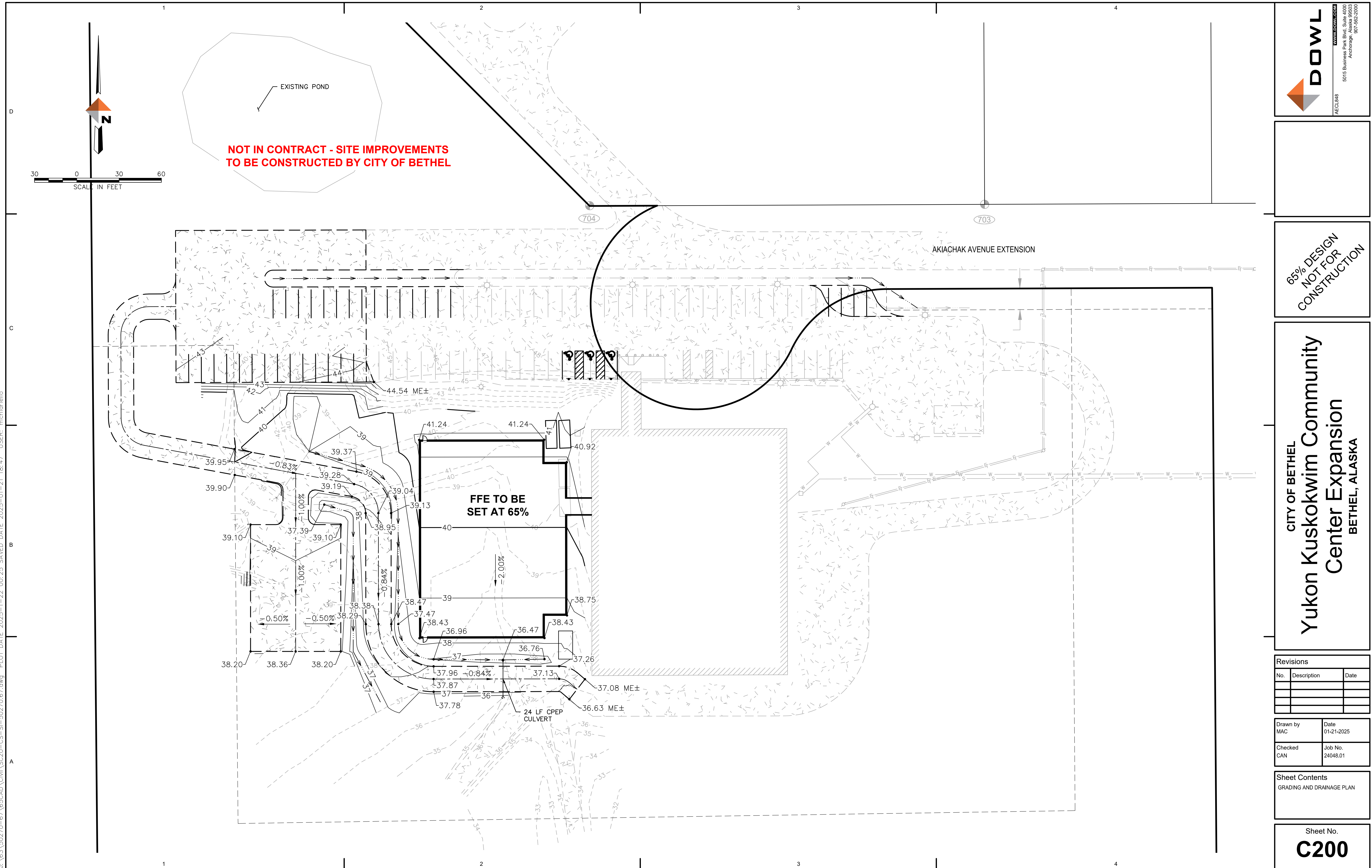
CITY OF BETHEL
Yukon Kuskokwim Community
Center Expansion
BETHEL, ALASKA

Revisions		
No.	Description	Date

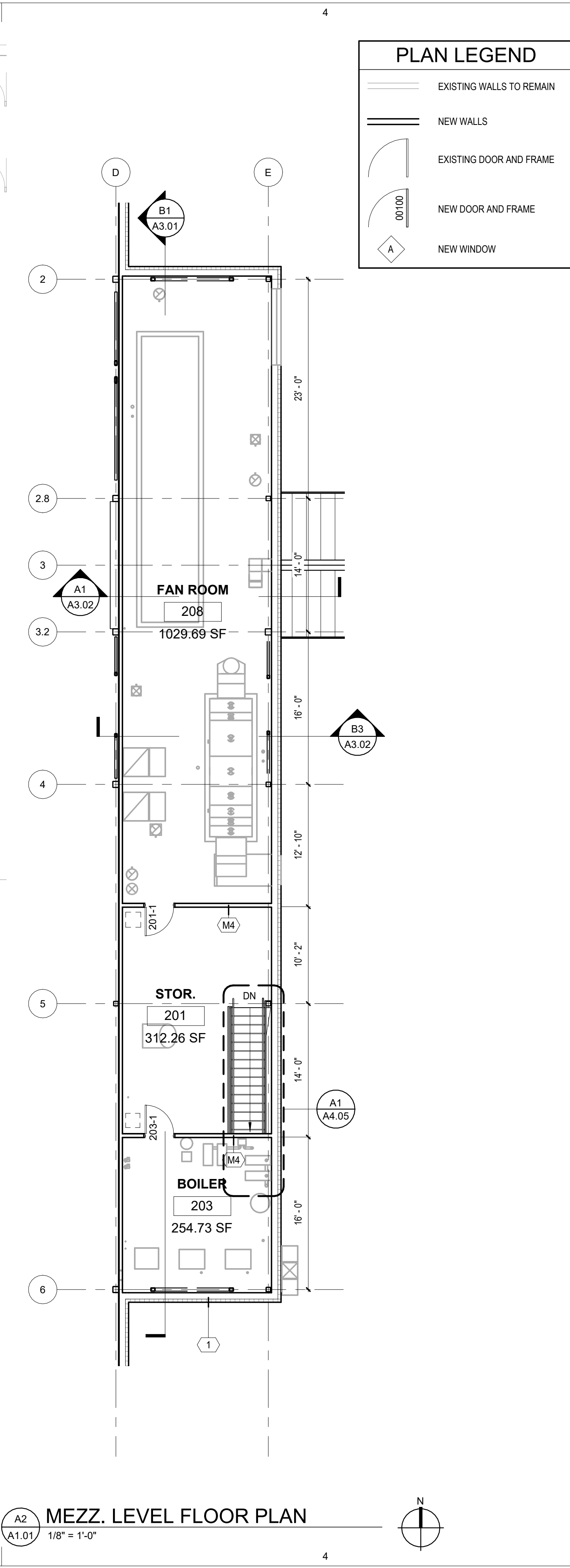
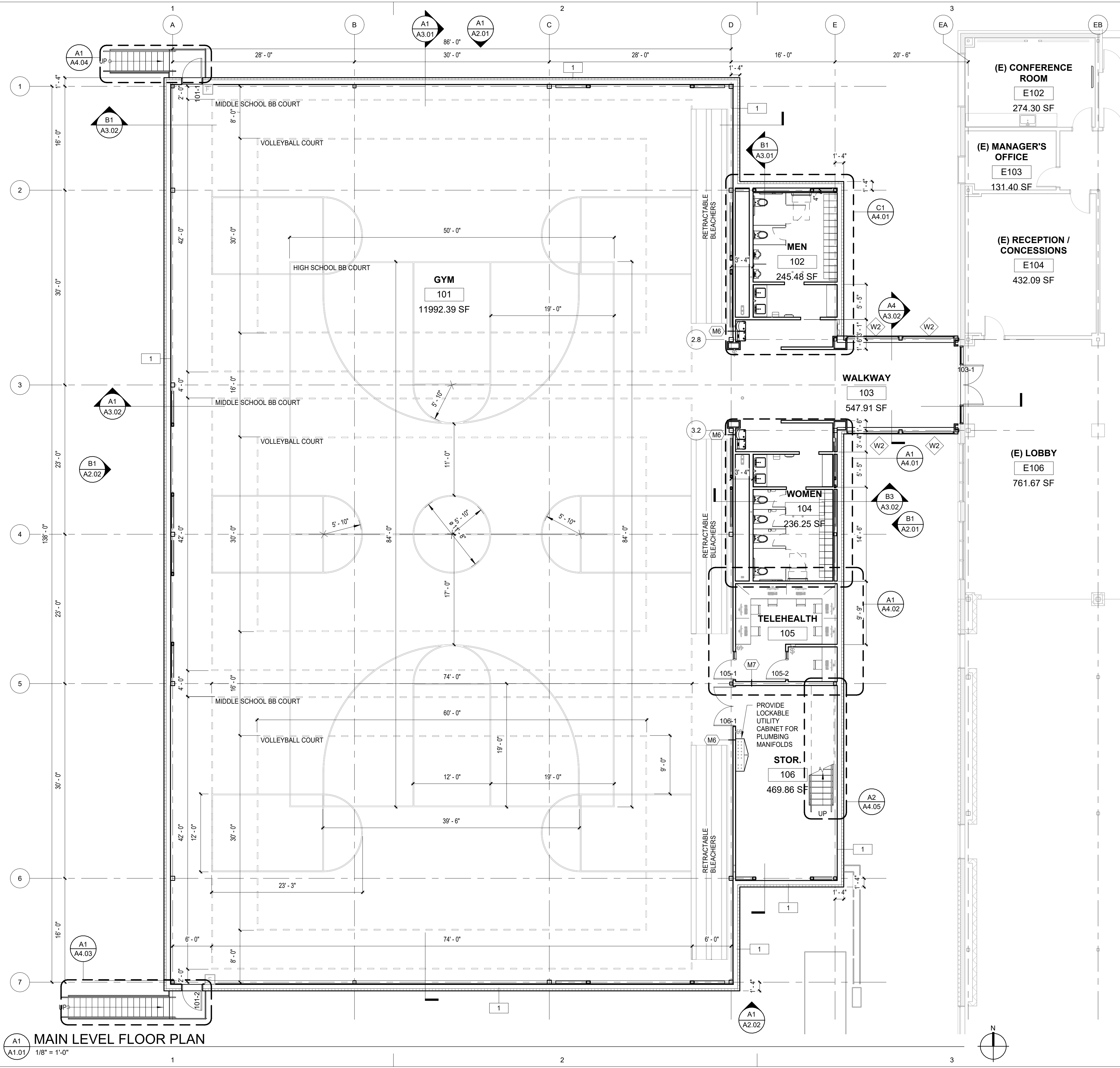
Drawn by MAC	Date 01-21-2025
Checked CAN	Job No. 24048.01

Sheet Contents OVERALL SITE PLAN

Sheet No.
C100



Autodesk Docs//24048.01 Dowl Bethel YK Fitness Center Gym Expansion/Bethel YK Fitness Center Gym Expansion R23.rvt
Plot Date Time: 1/22/2025 2:52:42 PM



PLAN LEGEND		
	EXISTING WALLS TO REMAIN	
	NEW WALLS	
	EXISTING DOOR AND FRAME	
	NEW DOOR AND FRAME	
	NEW WINDOW	



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CITY OF BETHEL

Yukon Kuskokwim Community
Center Expansion

BETHEL, ALASKA

Revisions		
No.	Description	Date

Drawn by TB / DWL/WZ	Date 01-22-2025
Checked DM	Job No. 24048.01

Sheet Contents FLOOR PLANS

Sheet No.

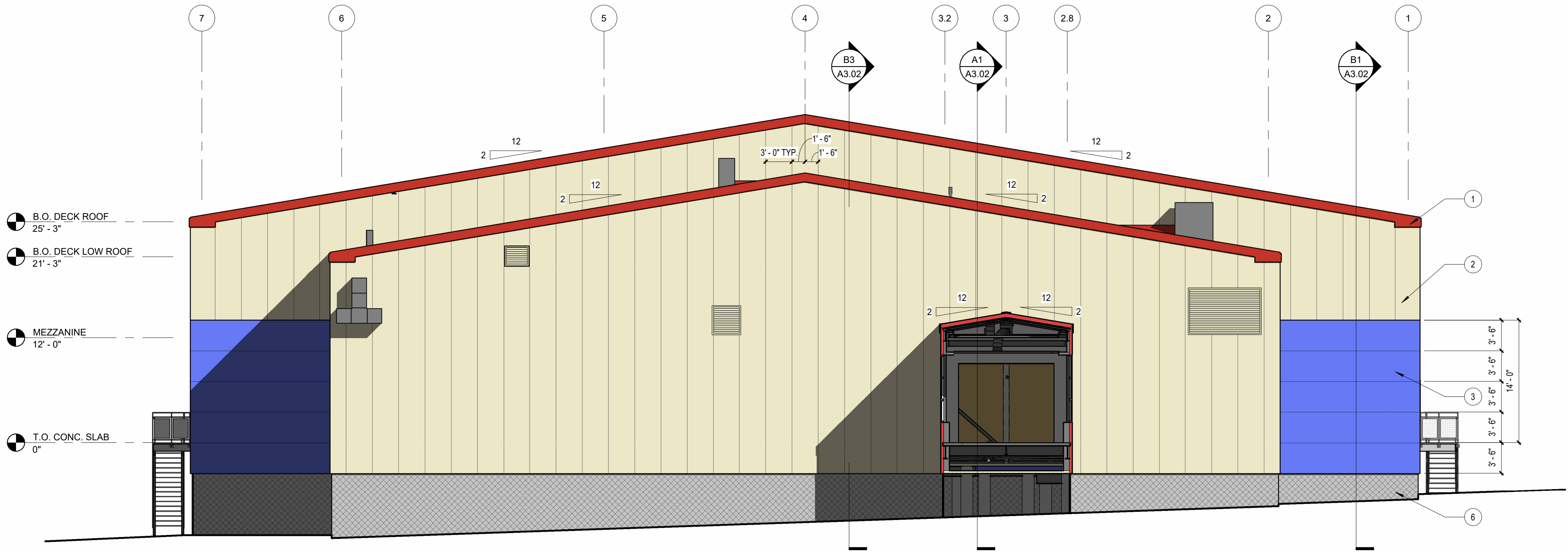
A1.01

Autodesk Docs://24048.01 Dowl Bethel YK Fitness Center Gym Expansion/Bethel YK Fitness Center Gym Expansion R23.rvt

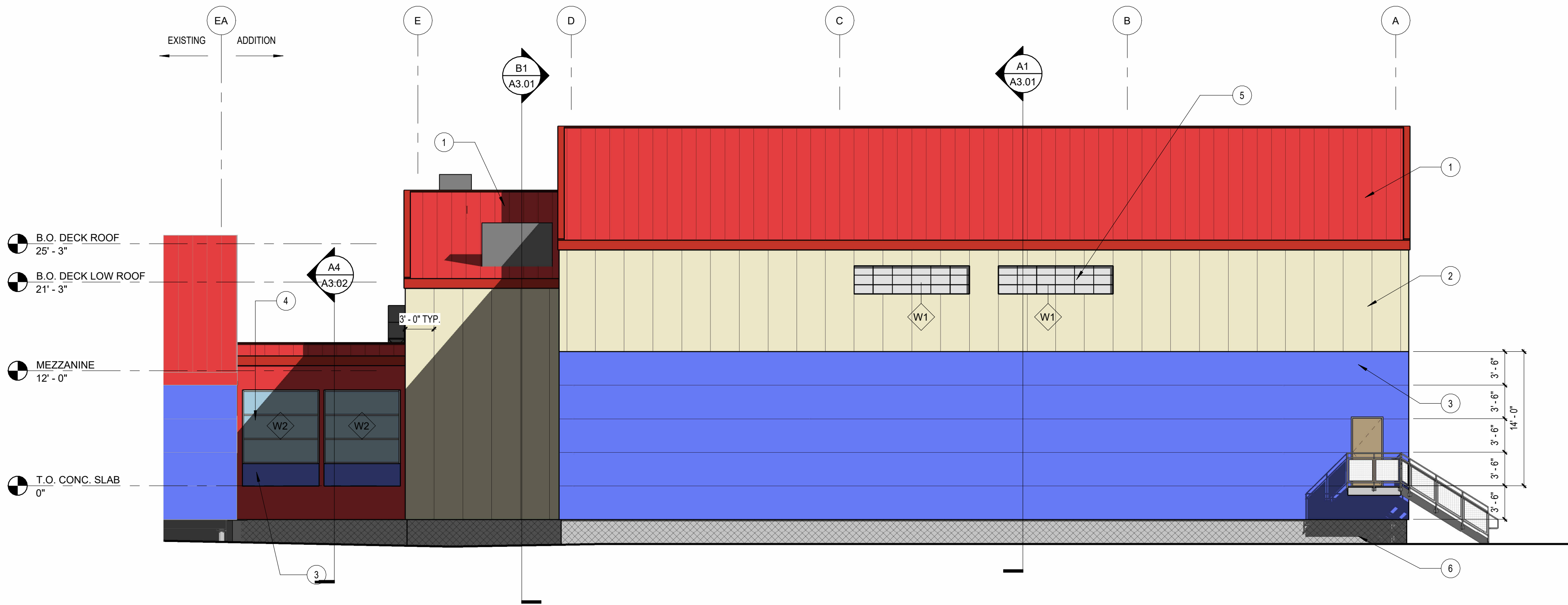
B

A

Plot Date Time: 1/22/2025 2:52:55 PM



B1 EAST ELEVATION
A2.01 1/8" = 1'-0"



A1 NORTH ELEVATION
A2.01 1/8" = 1'-0"

SHEET KEYNOTES

- 1 INSULATED METAL ROOF PANELS, COLOR AND PROFILE TO MATCH EXISTING BUILDING
- 2 VERTICAL INSULATED METAL PANELS, COLOR AND PROFILE TO MATCH EXISTING BUILDING
- 3 HORIZONTAL INSULATED METAL PANELS, COLOR AND PROFILE TO MATCH EXISTING BUILDING
- 4 GLAZING TO MATCH EXISTING COVERED WALKWAY
- 5 TRANSLUCENT PANEL
- 6 CHAIN LINK FENCING

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CITY OF BETHEL Yukon Kuskokwim Community Center Expansion BETHEL, ALASKA

Revisions

No.	Description	Date

Drawn by TB / DWL	Date 01-22-2025
Checked DM	Job No. 24048.01

Sheet Contents
EXTERIOR ELEVATIONS

Sheet No.

A2.01

Autodesk Docs://24048.01 Dowl Bethel Yk Fitness Center Gym Expansion/Bethel Yk Fitness Center Gym Expansion R23.rvt

B

A

Plot Date Time: 1/22/2025 2:53:02 PM

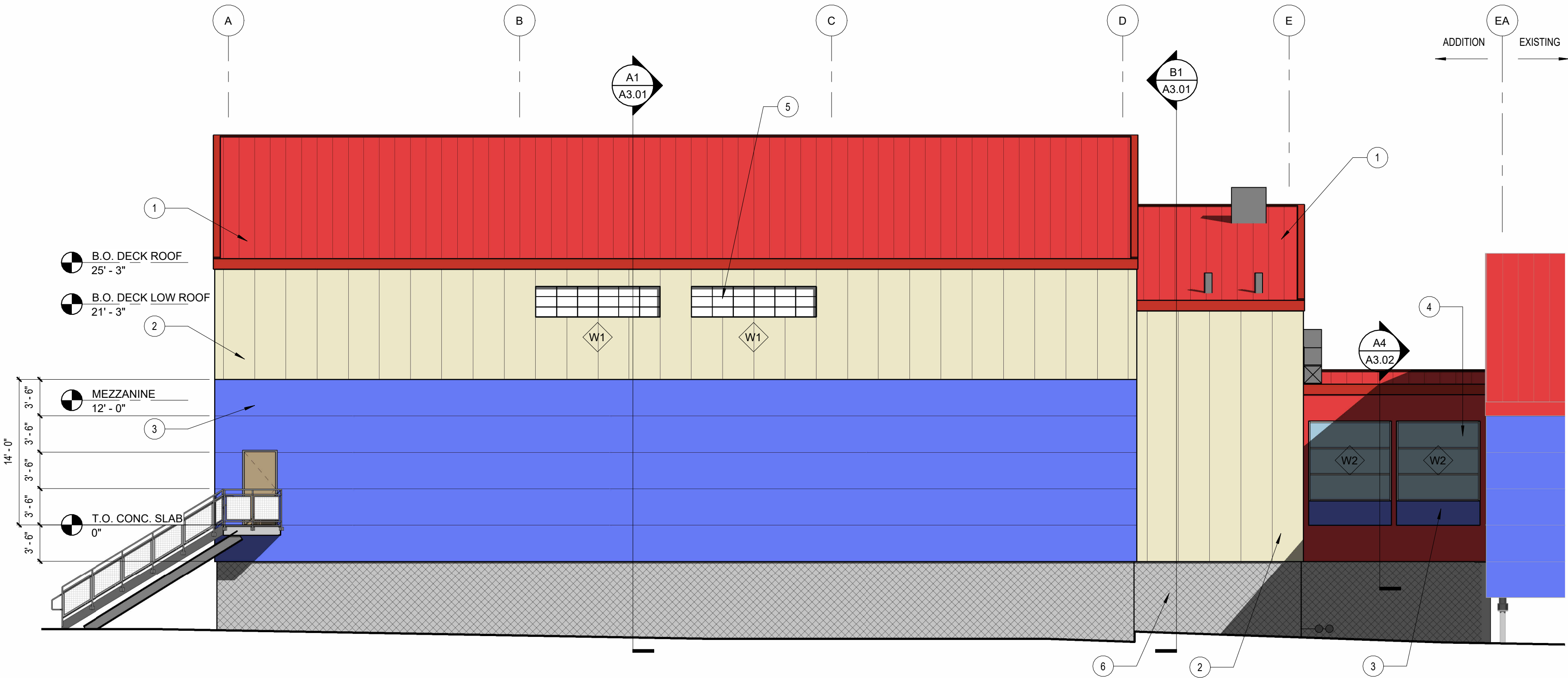
D

C

B1
A2.02

WEST ELEVATION

1/8" = 1'-0"



A1
A2.02

SOUTH ELEVATION

1/8" = 1'-0"

SHEET KEYNOTES

- 1 INSULATED METAL ROOF PANELS, COLOR AND PROFILE TO MATCH EXISTING BUILDING
- 2 VERTICAL INSULATED METAL PANELS, COLOR AND PROFILE TO MATCH EXISTING BUILDING
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- 6 CHAIN LINK FENCING

AECC561

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CITY OF BETHEL
**Yukon Kuskokwim Community
Center Expansion**
BETHEL, ALASKA

Revisions

No.	Description	Date

Drawn by TB / DWL	Date 01-22-2025
Checked DM	Job No. 24048.01

Sheet Contents
EXTERIOR ELAVATIONS

Sheet No.

A2.02

Attachment C

[Date]

Honorable Members of the Alaska Legislature
State Capital Building
Juneau, AK 99801

Honorable Member of the Alaska Legislature:

I am writing, on behalf of [Name of Organization] to express our support for the \$3 million State Capital funding request from the City of Bethel that will be used to cover a portion of the cost of constructing for the Bethel Community Center. The new Center which consists of a computer lab, and social and recreational spaces, including the only public gymnasium in the YK Delta. The Center will be equipped as a high-speed internet facility to support education, employment, health monitoring, and the gym space will double as an emergency shelter.

The Community Center will help people in the region in the following ways:

1. **Emergency Shelter Support:** Super-sized gymnasium, locker rooms, and bleachers will provide sufficient space for 200+ individuals to safely shelter for a week, if needed. High-speed internet and computers will facilitate the shelter experience. Bethel is often chosen as an evacuation site for nearby villages experiencing flooding or storms.
2. **Regional Collaboration:** Large facility for regional meetings, events, and community gatherings.
3. **Workforce Development:** The facility will accommodate job fairs, large-scale training sessions, and educational opportunities that are critical for fostering economic growth and workforce readiness in the YK Delta.
4. **Sports:** Increases Bethel's capability to hold regional basketball tournaments, wrestling tournaments, volleyball games, and other large scale sporting events.

I urge the State Legislature support equitable access to essential recreation and fitness services and internet access to underserved communities that a hub, like Bethel can provide. As the regional hub with major construction afoot at the hospital and school district, job opportunities will continue to grow, attracting more people to Bethel. Please use your leadership ability to support this capital allocation so that Bethel has the facilities it needs to handle future growth.

Sincerely,

[Name, title]

Memorandum of Understanding
Between the Orutsararmuit Native Council
and the City of Bethel

Pinky's Park Boardwalk Lighting Project

Article 1: Purpose

The purpose of the Pinky's Park Boardwalk Lighting Project is to provide light year-round to sections of boardwalk located in Pinky's Park in Bethel, Alaska. Pinky's Park is a City-owned 26-acre space in Bethel, Alaska dedicated to outdoor recreation in perpetuity.

Orutsararmuit Native Council (ONC) and the City of Bethel (COB) promise to work together and provide resources for the betterment of the community. ONC intends to contribute Tribal Transportation Program funds to accomplish this project. The City intends to allow for the lighting project to be installed on its land. The City of Bethel shall act as Project Manager to coordinate the work, oversee the work, and pay the contractors, before seeking reimbursement from ONC.

Article 2: Scope of Work

Both parties agree on the following scope of work elements:

The Orutsararmuit Native Council shall:

1. Instruct City on the format, paperwork, and details to be included in reimbursement requests.
2. Review and approve project-related reimbursement requests made by the City. Issue checks to the City of Bethel for reimbursement amounts. Reimbursements will be completed within ten (10) business days of ONC receiving invoices and supporting documentation.
3. Provide input, comments, suggestions, and intended outcomes to the Project Manager or City Manager in-person or through emails or telephone calls.
5. Ensure that Tribal Transportation Program funds to be reimbursed by ONC to the City will only be used for allowable activities under TIP regulations, 25 C.F.R., Part 170 and applicable federal laws and that the City is performing those allowable activities in the completion of this project.

The City of Bethel shall:

1. Set up a unique account in the City's accounting system and track all project expenditures related to the project. Electronically file all expenditure-related documents.
2. Oversee the Work: City Public Works Director will be the Project Manager for this project and oversee the work. The Project Manager will complete the purchase of the lights and related equipment, parts, and supplies.
3. Purchase and Install Lights: The type, shape, size, and configuration of light fixtures and related apparatuses to be installed was reviewed and approved by ONC and City. The City intends to purchase the equipment approved, but retains the authority and responsibility over all purchase and installation decisions.
4. Space lights a distance of 90-100 linear feet.
5. Arrange to have City contracted electrician, Vango Enterprises, LLC, perform most or all of the work.
6. Obtain site plan permits and post them as appropriate.
7. Prepare and submit to ONC project reimbursement requests that shall not exceed \$89,000 (eighty nine thousand dollars) in total.
8. Operate and maintain the boardwalk lights and related facets in City control over the equipment's useful life.

Article 3: Duration of MOU

This Agreement shall take effect on the latest signature date by both parties and remain in effect until the project is completed and funds are reimbursed in total. The ONC and COB expect the project to require one summer construction season to complete.

Revision of MOU

The terms of this MOU may be revised by mutual consent of all parties, issuance of a new written agreement or addendum hereto, signed and dated by the proper representative of each governmental entity.

Termination of MOU

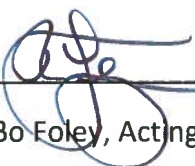
This MOU may be terminated by either party, with or without cause, with ten (10) working days written notice. Any expenses incurred prior to termination notice shall be reimbursed, per the terms of this MOU.

In the event of termination, both parties agree to continue to work together on this and other projects for the betterment of the community and its visiting friends, relatives, and business associates.

Article 4: Signatures

IN WITNESS WHEREOF, the City of Bethel and the Orutsararmuit Native Council, through their authorized representatives, execute this Agreement on dates set forth below.

CITY OF BETHEL



Bo Foley, Acting City Manager

9/9/19

Date

ORUTSARARMUIT NATIVE COUNCIL



Peter Evon, Executive Director

9/9/2019

Date