

UNALASKA CITY COUNCIL

Unalaska, Alaska

Regular Meeting
Tuesday, June 26, 2018
6:00 p.m.

AGENDA

Unalaska City Hall
Council Chambers
43 Raven Way

1. Call to order
2. Roll call
3. Pledge of Allegiance
4. Recognition of visitors
5. Adoption of agenda
6. Awards / Presentations:
 - a. Peter Galaktionoff: 12 years of service with the City of Unalaska (February 6, 2006 – February 6, 2018)
 - b. Gilbert Chavarria: 20 years of service with the City of Unalaska (June 11, 1998 – June 11, 2018)
 - c. Brian Rankin: 20 years of service with the City of Unalaska (July 20, 1998 – July 20, 2018)
 - d. John Warden: 10 years of service with the City of Unalaska (May 9, 2008 – May 9, 2018)
 - e. Marilou Bautista: 10 years of service with the City of Unalaska (June 9, 2008 – June 9, 2018)
7. Minutes of previous meeting: June 12, 2018
8. Reports
 - a. City Manager
 - b. Financial
 - c. Board / Commission Minutes: Planning Commission and Platting Board; Historic Preservation Commission May 17, 2018
9. Community Input / Announcements
10. Public testimony on agenda items
11. Legislative: Police Officer oath of office
12. **Public Hearing:** An appeal of Planning Commission Resolution 2018-07, denying the request from Joel Collins for approval of a rear yard setback variance to three (3) feet and a side yard setback variance to three (3) feet, for a temporary hot tub gazebo structure located on lot 2A of 1995 and 1996 Broadway Right-of-way Acquisitions, Plat 97-7 at 226 West Broadway Avenue
13. Legislative: Deliberation by Council as quasi-judicial board
14. Public hearings:
 - a. Ordinance 2018-07 (Second Reading): An Ordinance of the Unalaska City Council creating Budget Amendment #6 to the Fiscal Year 2018 Budget, recognize Grant Revenue of \$42,360 in the Ports & Harbors Capital Projects Fund and increase Capital Project Expenditures in the Ports & Harbors UMC Fencing Project
15. Work session
 - a. Presentation: Keri Boyd and Cheri Johansen from APIA to promote the new APIA & EATs Intensive Outpatient Substance Abuse Treatment Program
 - b. Resolution 2018-43: A Resolution of the Unalaska City Council denying a request for a waiver for failure to file a timely application for the Senior Citizen Sales Tax Refund for Theresa A. Warren
16. Consent agenda
17. Regular agenda
 - a. Unfinished Business
 - i. Resolution 2018-43: A Resolution of the Unalaska City Council denying a request for a waiver for failure to file a timely application for the Senior Citizen Sales Tax Refund for Theresa A. Warren
 - ii. Ordinance 2018-07 (Second Reading): An Ordinance of the Unalaska City Council creating Budget Amendment #6 to the Fiscal Year 2018 Budget, recognize Grant Revenue of \$42,360 in the Ports & Harbors Capital Projects Fund and increase Capital Project Expenditures in the Ports & Harbors UMC Fencing Project
 - b. New Business
18. Executive Session: To Discuss Litigation
19. Council Directives to City Manager
20. Community Input / Announcements
21. Adjournment

UNALASKA CITY COUNCIL

Unalaska, Alaska

Regular Meeting
Tuesday, June 12, 2018
6:00 p.m.

MINUTES

Unalaska City Hall
Council Chambers
43 Raven Way

1. Call to order
The regular meeting of the Unalaska City Council came to order at 6:00pm, on June 12, 2018, in the Unalaska City council chambers.
2. Roll call
Present:
Frank Kelty, Mayor (Telephonic)
Dennis Robinson, Vice Mayor
Roger Rowland (Telephonic)
James Fitch (Telephonic)
Alejandro Tungul
David Gregory (Telephonic)
Shari Coleman

Absent:
None.
3. Pledge of Allegiance
Vice Mayor Robinson led the Pledge of Allegiance.
4. Recognition of visitors: None.
5. Adoption of agenda
Thomas Thomas, City Manager, made a request to remove Executive Session from the agenda.
Vice Mayor Robinson explained a lack of quorum for Executive Session.
Tungul made a motion to amend agenda by removing Executive Session from agenda; Coleman seconded.
Motion passed by consensus.
Agenda adopted as amended.
6. Awards / Presentations: None.
7. Minutes of previous meeting:
Coleman made a motion to adopt May 22, 2018 Board of Equalization meeting minutes and May 22, 2018 Regular Meeting minutes; Tungul seconded.
Motion passed by consensus.
8. Reports:
 - a. City Manager – In the packet
 - b. Financials – None
 - c. Board / Commission Minutes - None
9. Community Input / Announcements:
 - PCR Activities Update
 - Community BBQ
 - Camera Photo Club
 - Sewing Class
 - Rock Painting
 - UDPS
 - Jennifer Shockley, Acting Public Safety Director – will attend Governor Walker's signing of HB 216 and 312
 - NPFMC Meeting Update by Mayor Kelty and Council Member Fitch
 - Public Notices
 - U.S. army Corps of Engineers Regulatory Open House
 - DEC Proposed issuance of an Alaska Pollutant Discharge Elimination System
 - SWAMC to offer low-cost energy audits for small businesses in Southwest Alaska
10. Public testimony on agenda items: None.
11. Legislative: None.
12. Public hearing: None.

13. Work session
 Tungul made a motion to move into Work Session; Coleman seconded.
 Motion passed by consensus.
- a. Ordinance 2018-07 (First Reading): An Ordinance of the Unalaska City Council creating Budget Amendment #6 to the Fiscal Year 2018 Budget, recognize Grant Revenue of \$42,360 in the Ports & Harbors Capital Projects Fund and increase Capital Project Expenditures in the Ports & Harbors UMC Fencing Project
 Coleman made a motion to adjourn from Work Session; Tungul seconded.
 Motion passed by consensus.
14. Consent agenda: None.
15. Regular agenda
- a. Unfinished Business
 - b. New Business
 - i. Resolution 2018-42: A Resolution of the Unalaska City Council authorizing a waiver for failure to file a timely application for the Senior Citizen Property Tax Exemption for Theresa A. Warren
 Coleman made a motion to adopt Resolution 2018-42; Tungul seconded.
 Roll Call Vote: Fitch – yes; Coleman – yes; Rowland – yes; Robinson – yes; Tungul – yes; Gregory – yes.
 Motion passed 6-0.
 - ii. Resolution 2018-43: A Resolution of the Unalaska City Council denying a request for a waiver for failure to file a timely application for the Senior Citizen Sales Tax Refund for Theresa A. Warren
 Coleman made a motion to adopt Resolution 2018-43; Tungul seconded.

 Coleman made a motion to amend main motion to strike “denying” and insert “allowing” in the resolution title; strike “denies” and insert “allows” in the resolution body; Tungul seconded.
 Roll Call Vote on amended motion: Coleman – yes; Rowland – yes; Robinson – yes; Tungul – yes; Gregory – yes; Fitch – yes.
 Amended motion passed 6-0.

 Gregory made a motion to postpone the vote to the next regularly scheduled meeting, June 26, 2018; Tungul seconded.
 Motion passed by consensus.
 - iii. Ordinance 2018-07 (First Reading): An Ordinance of the Unalaska City Council creating Budget Amendment #6 to the Fiscal Year 2018 Budget, recognize Grant Revenue of \$42,360 in the Ports & Harbors Capital Projects Fund and increase Capital Project Expenditures in the Ports & Harbors UMC Fencing Project

 Tungul made a motion to move Ordinance 2018-07 to Second Reading/Public Hearing on June 26, 2018; Coleman seconded.
 Roll Call Vote: Rowland – yes; Robinson – yes; Tungul – yes; Gregory – yes; Fitch – yes; Coleman – yes.
 Motion passed by 6-0.
16. Executive Session – Agenda amended to remove Executive Session.
- a. To discuss litigation
17. Community Input / Announcements: None.
18. Adjournment:
 Tungul made a motion to adjourn regular meeting; Coleman seconded.
 Motion passed by consensus.
 Meeting adjourned at 6:35 pm.

Roxanna Winters
 Deputy City Clerk

rfw

TO: Mayor and Council

FROM: Thomas Thomas, City Manager

SUBJECT: City Manager's Report

DATE: June 26, 2018

Supreme Court Case South Dakota v. Wayfair: The Supreme Court ruled Thursday, June 21st that states may require online retailers to collect sales tax. Previously states were restricted from requiring companies who sold goods over the internet to collect sales tax unless those retailers had a physical presence in those states. Going forward states could require collection by retailers with a single sale in a state. It is unlikely taxing authorities could force companies to comply retroactively because most sales tax laws (like Unalaska's) have defined sales subject to tax to match the Supreme Court case that was overturned last week.

Currently Alaska has no state sales tax but Unalaska has a local sales tax of 3% in which we collected \$7M last calendar year. Recently I discovered that Unalaska generated \$3.2M in online sales last calendar year. We are getting no sales tax from these purchases.

I have conferred with our City Attorney and we both agree that this could be one of the most significant cases to impact Alaska cities in years. We are working on recommendations to bring to City Council regarding how to legislatively address this issue locally and at the state level, if needed.

Legal Issues: Reviewed legal options with City Attorney regarding Senior Citizen Sales Tax Refund. I received a written legal recommendation. This item will be discussed at City Council meeting tonight.

Public Works: Attended Spring Surplus Sale on Saturday, June 16th from 11:00 AM – 1:00 PM. An estimated 50+ people attended the event. We received \$26,190 in sales.

Captain's Bay Road and Utilities: Interviewed qualified candidates with Public Works/Public Utilities staff. Scored candidates based on qualifications, experience and references. Selected preferred candidate and in the process of negotiating price.

CITY OF UNALASKA
INTERIM FINANCIAL REPORTS
FOR THE ELEVEN MONTHS ENDED MAY 31, 2018

TABLE OF CONTENTS

Memorandum to Council	1
Graphical results	2
General Government Revenue – Annual Budget vs. YTD Collected	
Percentage of General Government Revenue Collected	
General Government Expenditures – Annual Budget vs. YTD Actual	
Cash and Investments – Last twelve months	
Enterprise Funds – Budgeted vs. Actual Net Change without transfers	
Enterprise Funds – Budgeted vs. Actual Net Change with transfers	
General Fund	
Monthly Operating Summary	3
Comparative Balance Sheet	4
1% Sales Tax Fund – Comparative Balance Sheet	5
Bed Tax Fund - Comparative Balance Sheet	6
Enterprise Funds	
Monthly Operating Summaries	7-8
Utility Revenue Recap Report	9
Revenue Detail Reports	
Electric Fund	10
Water Fund	11
Wastewater Fund	12
Solid Waste Fund	13
Ports & Harbors Fund	14
Airport Fund	15
Housing Fund	16
Comparative Balance Sheets	
Electric Funds	17
Water Funds	18
Wastewater Funds	19
Solid Waste Funds	20
Ports & Harbors Funds	21
Airport Funds	22
Housing Funds	23
Open Capital Projects Detail Report	24
General Fund Summary Financial Information – Projected to FYE	25
Enterprise Funds Summary Financial Information – Projected to FYE	27

MEMORANDUM TO COUNCIL

TO: MAYOR AND CITY COUNCIL MEMBERS
FROM: CLAY DARNELL, FINANCE DIRECTOR
THRU: THOMAS THOMAS, CITY MANAGER
DATE: JUNE 21, 2018
RE: INTERIM FINANCIAL REPORTS FOR THE
ELEVEN MONTHS ENDED MAY 31, 2018

In an effort to keep the Council informed about the financial activity of the City of Unalaska, the Finance Department has prepared interim financial reports for the eleven months ended May 31, 2018.

Fund/Departmental Highlights

General Fund:

- Accrual based investment earnings indicate year to date revenue of \$608,194 or 47% of the \$1,300,000 annual budgeted amount. Actual investment income received is \$1,593,969, or 123% of the annual budget. (Ref page 1)

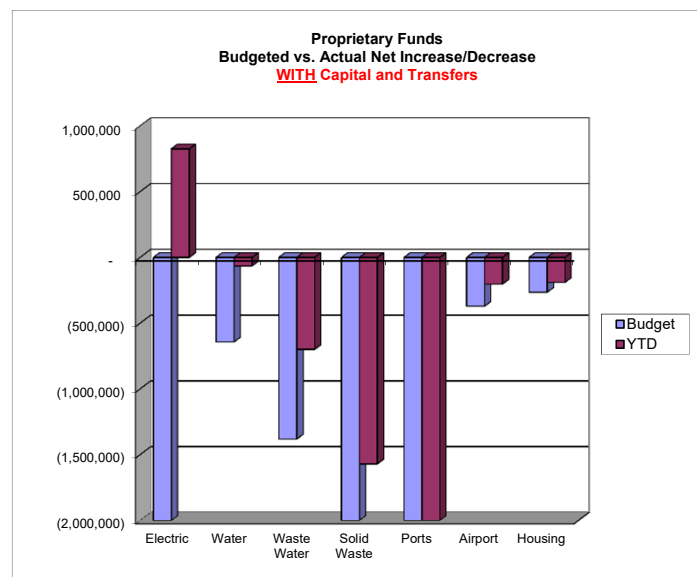
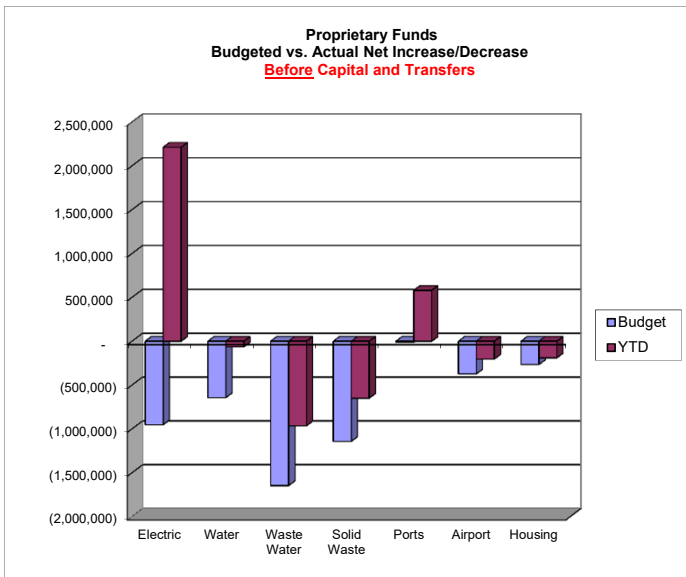
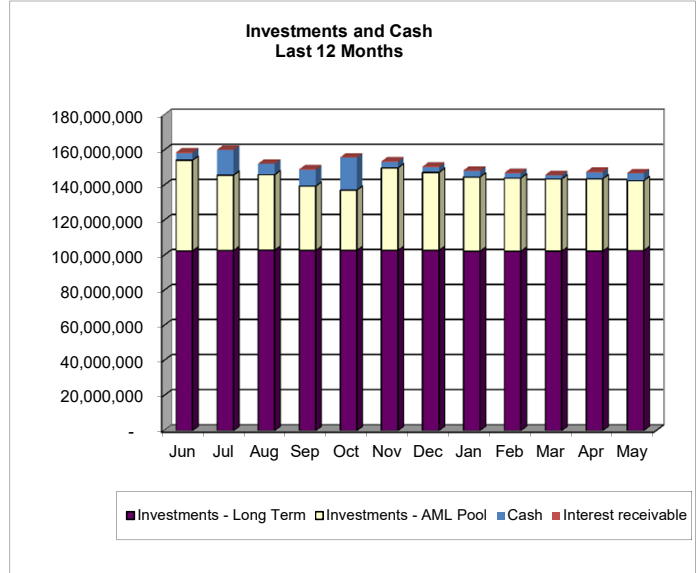
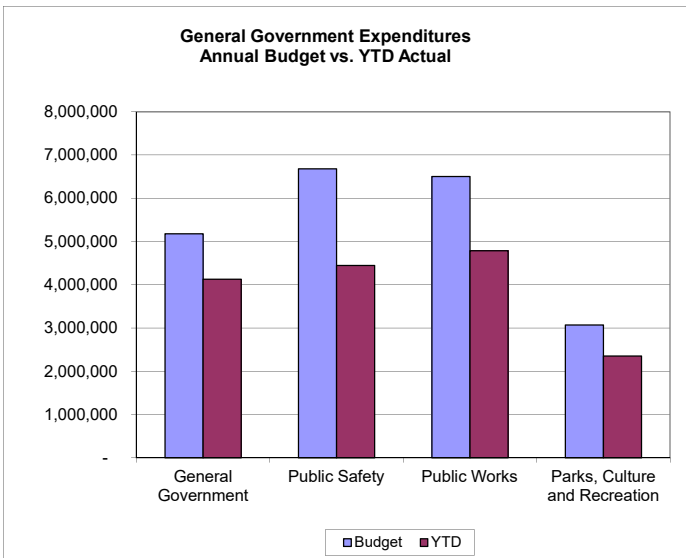
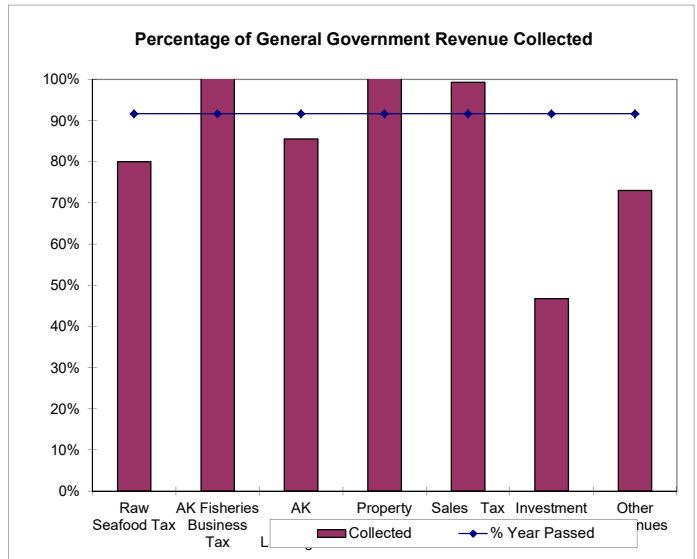
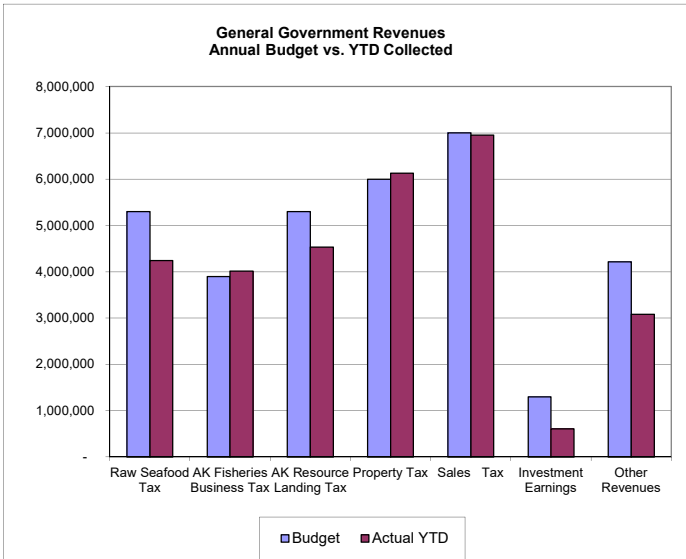
Electric Enterprise Fund:

- Charges for Services are up \$1,309,056 year to date over the prior year. (Ref page 7)

Ports & Harbors Enterprise Fund:

- Charges for Services are up \$630,729 year to date over the prior year. (Ref page 8)

City of Unalaska May 2018



General Fund Operating Monthly Summary - Month Ending May 2018

	FY2018 Budget	May	FY2018 YTD	% OF BUD	FY2017 YTD	INC/(DEC) Last Year
REVENUES						
Raw Seafood Tax	5,300,000	237,541	4,241,865	80%	4,551,881	(310,016)
AK Fisheries Business	3,900,000	0	4,014,323	103%	4,276,287	(261,964)
AK Fisheries Resource Landing	5,300,000	0	4,532,106	86%	8,272,661	(3,740,555)
Property Taxes	6,000,000	56	6,131,778	102%	6,008,690	123,089
Sales Tax	7,000,000	605,913	6,951,969	99%	7,107,368	(155,398)
Investment Earnings	1,300,000	406,501	608,194	47%	509,751	98,444
Other Revenues	4,217,227	593,866	3,079,581	73%	3,295,594	(216,013)
Appropriated Fund Balance	0	0	0	0%	0	0
Total General Fund Revenues	33,017,227	1,843,878	29,559,817	90%	34,022,230	(4,462,413)
EXPENDITURES						
Mayor & Council	558,810	56,494	468,396	84%	396,181	72,215
City Administration						
City Manager's Office	437,189	18,527	355,659	81%	339,128	16,531
Administration	1,124,823	61,364	883,576	79%	769,580	113,996
Total City Administration	1,562,012	79,891	1,239,235	79%	1,108,708	130,527
City Clerk	516,165	45,962	406,559	79%	440,098	(33,538)
Finance						
Finance	1,049,291	47,821	799,383	76%	807,270	(7,887)
Information Systems	782,762	36,907	694,996	89%	559,673	135,323
Total Finance	1,832,054	84,729	1,494,380	82%	1,366,943	127,436
Planning	707,491	59,910	521,792	74%	346,863	174,929
Public Safety						
Police and Admin	3,889,087	189,536	2,466,945	63%	2,555,408	(88,463)
Corrections	924,391	65,644	727,041	79%	727,659	(618)
Fire, EMS, and Communications	1,864,471	123,576	1,255,444	67%	1,106,141	149,303
Total Public Safety	6,677,949	378,756	4,449,430	67%	4,389,208	60,222
Public Works						
DPW Admin & Engineering	753,685	55,523	590,237	78%	592,426	(2,190)
Streets and Roads	3,027,448	175,856	2,056,332	68%	2,131,140	(74,809)
Receiving and Supply	272,777	26,891	214,025	78%	236,437	(22,412)
Veh & Equip Maintenance	1,112,762	72,216	840,527	76%	1,000,086	(159,560)
Facilities Maintenance	1,339,631	69,676	1,092,978	82%	970,235	122,743
Total Public Works	6,506,303	400,162	4,794,097	74%	4,930,325	(136,227)
Parks, Culture & Recreation						
PCR Administration	218,192	18,202	193,377	89%	194,176	(799)
Recreation Programs	701,407	58,198	532,612	76%	609,450	(76,839)
Community Center Operations	942,263	64,180	684,690	73%	607,913	76,777
Library	784,526	62,640	630,038	80%	622,543	7,495
Aquatics Center	386,758	28,993	282,320	73%	229,245	53,075
Parks	37,350	1,781	29,616	79%	29,053	563
Total Parks, Culture & Recreation	3,070,495	233,994	2,352,652	77%	2,292,381	60,271
Other Expenses	6,410,052	409,246	5,502,748	86%	5,422,640	80,108
Total Operating Expenditures	27,841,330	1,749,143	21,229,290	76%	20,693,347	535,943
Transfers To General Fund	0	0	0	0%	0	0
Transfers To Special Revenue	0	0	0	0%	0	0
Transfers To Capital Projects	793,000	0	574,698	72%	(260,870)	835,568
Transfers To Enterprise Funds	0	0	0	0%	0	0
Transfers To Enterprise Capital	1,173,994	0	1,173,994	100%	2,832,234	(1,658,240)
	1,966,994	0	1,748,692	89%	2,571,364	(822,671)
	29,808,324	1,749,143	22,977,982	77%	23,264,710	(286,728)
Surplus/(Deficit)	3,208,903	94,734	6,581,835	84%	10,757,520	(4,175,685)

CITY OF UNALASKA, ALASKA
GENERAL FUND
COMPARATIVE BALANCE SHEET
May 31, 2018 and May 31, 2017

	Totals	
	2018	2017
ASSETS		
Cash and Cash Equivalents	1,450	1,500
Receivables		
Accounts	38,753	99,978
Intergovernmental	-	-
Taxes	1,957,158	1,900,175
Equity in Central Treasury	74,276,401	67,457,208
Inventory	807,044	770,072
Prepaid Items	48,299	37,687
Advances To Other Funds	976,480	1,184,720
TOTAL ASSETS	78,105,585	71,451,340
LIABILITIES		
Accounts Payable	-	-
Accrued Payroll & Related Liabilities	742,842	747,406
Intergovernmental	1,455	3,341
Retainage Payable	-	15,877
Deferred Revenue	477,770	389,421
Other Current Liabilities	2,995	193
Customer Deposits	6,904	2,965
TOTAL LIABILITIES	1,231,967	1,159,203
FUND BALANCE		
Fund Balance - Non Spendable	2,155,806	2,155,806
Fund Balance - Committed	14,000,000	14,000,000
Fund Balance - Assigned for Encumbrances	1,537,614	1,018,267
Undesignated (deficit)	59,180,199	53,118,065
TOTAL FUND BALANCE	76,873,618	70,292,137
TOTAL LIABILITIES & FUND BALANCE	78,105,585	71,451,340

CITY OF UNALASKA, ALASKA
1% SALES TAX
COMPARATIVE BALANCE SHEET
May 31, 2018 and May 31, 2017

	Totals	
	2018	2017
ASSETS		
Receivables		
Sales Tax Full Accrual	2,500	2,500
Taxes	586,730	551,989
Equity in Central Treasury	12,059,647	10,923,011
TOTAL ASSETS	12,648,877	11,477,499
LIABILITIES		
Accounts Payable	-	-
Deferred Revenue	2,500	2,500
TOTAL LIABILITIES	2,500	2,500
FUND BALANCE		
Undesignated (deficit)	12,646,377	11,474,999
TOTAL FUND BALANCE	12,646,377	11,474,999
TOTAL LIABILITIES & FUND BALANCE	12,648,877	11,477,499

CITY OF UNALASKA, ALASKA
 BED TAX
 COMPARATIVE BALANCE SHEET
 May 31, 2018 and May 31, 2017

	Totals	
	2018	2017
ASSETS		
Receivables		
Accounts	-	-
Taxes	11,217	16,803
Equity in Central Treasury	261,214	244,534
TOTAL ASSETS	272,431	261,337
LIABILITIES		
Accounts Payable	-	-
TOTAL LIABILITIES	-	-
FUND BALANCE		
Fund Balance - Assigned for Encumbrances	14,583	14,583
Undesignated (deficit)	257,848	246,753
TOTAL FUND BALANCE	272,431	261,337
TOTAL LIABILITIES & FUND BALANCE	272,431	261,337

	FY2018 Budget	May	FY2018 YTD	% OF BUD	FY2017 YTD	INC/(DEC) Last Year
Electric Proprietary Fund						
REVENUES	17,255,299	1,493,349	17,248,414	100%	15,939,357	1,309,056
Electric Line Repair & Maint	1,226,531	64,968	744,213	61%	689,266	54,947
Electric Production	11,071,114	863,639	9,410,402	85%	8,143,621	1,266,781
Facilities Maintenance	464,187	41,914	135,861	29%	62,012	73,850
Utility Administration	5,385,600	326,863	4,867,716	90%	4,770,159	97,557
Veh & Equip Maintenance	59,247	1,870	36,240	61%	42,507	(6,267)
Transfers Out	1,386,668	0	1,386,668	100%	206,060	1,180,608
EXPENSES	19,593,347	1,299,254	16,581,099	85%	13,913,625	2,667,475
NET EARNINGS/(LOSS)	(2,338,048)	194,094	667,315		2,025,733	(1,358,418)

Water Proprietary Fund						
REVENUES	2,586,020	73,007	2,404,642	93%	2,551,069	(146,427)
Transfers Out	21,600	0	(137,725)	-638%	(248,643)	110,918
Facilities Maintenance	83,917	5,832	47,795	57%	25,271	22,524
Utility Administration	1,723,346	132,949	1,526,232	89%	1,453,686	72,546
Veh & Equip Maintenance	34,366	1,897	11,056	32%	15,370	(4,314)
Water Operations	1,364,784	115,869	1,027,087	75%	966,972	60,115
EXPENSES	3,228,012	256,547	2,474,445	77%	2,212,657	261,788
NET EARNINGS/(LOSS)	(641,992)	(183,540)	(69,804)		338,411	(408,215)

Wastewater Proprietary Fund						
REVENUES	2,531,305	154,847	2,121,122	84%	2,174,024	(52,902)
Transfers Out	807,400	0	807,400	100%	(306,023)	1,113,423
Facilities Maintenance	65,054	4,337	39,082	60%	34,155	4,927
Utility Administration	1,944,515	145,498	1,664,634	86%	1,638,473	26,161
Veh & Equip Maintenance	27,824	2,034	15,882	57%	12,211	3,671
Wastewater Operations	2,139,634	148,476	1,366,093	64%	1,350,475	15,617
EXPENSES	4,984,427	300,345	3,893,092	78%	2,729,292	1,163,800
NET EARNINGS/(LOSS)	(2,453,122)	(145,498)	(1,771,970)		(555,268)	(1,216,701)
Transfers In	1,072,156	0	1,072,156	100%	0	1,072,156

Solid Waste Proprietary Fund						
REVENUES	2,566,034	145,057	2,113,478	82%	2,103,790	9,688
Facilities Maintenance	77,798	6,502	58,723	75%	60,667	(1,944)
Solid Waste Operations	1,899,953	86,946	1,486,792	78%	1,012,403	474,389
Utility Administration	1,594,546	73,660	1,169,638	73%	1,403,507	(233,869)
Veh & Equip Maintenance	134,290	2,097	50,793	38%	60,557	(9,764)
Transfers Out	1,451,000	0	1,104,950	76%	(85,162)	1,190,112
EXPENSES	5,157,586	169,205	3,870,897	75%	2,451,972	1,418,925
NET EARNINGS/(LOSS)	(2,591,552)	(24,148)	(1,757,419)		(348,183)	(1,409,236)
Transfers In	184,704	0	184,704	100%	143,721	40,983

	FY2018 Budget	May	FY2018 YTD	% OF BUD	FY2017 YTD	INC/(DEC) Last Year
Ports & Harbors Proprietary Fund						
REVENUES	7,499,238	406,449	6,867,077	92%	6,236,349	630,729
Bobby Storrs Small Boat Harbor	168,888	7,807	120,902	72%	130,536	(9,633)
CEM Small Boat Harbor	686,904	61,627	611,766	89%	549,227	62,538
Facilities Maintenance	77,833	989	16,772	22%	29,699	(12,927)
Harbor Office	4,856,701	357,959	4,168,014	86%	4,327,241	(159,227)
Ports Security	79,918	717	12,732	16%	9,484	3,248
Spit & Light Cargo Docks	524,253	39,016	451,638	86%	419,199	32,439
Unalaska Marine Center	1,060,534	87,344	870,863	82%	854,802	16,061
Veh & Equip Maintenance	58,517	3,443	35,396	60%	48,986	(13,590)
Transfers Out	10,000,000	0	8,713,828	87%	32,971,910	(24,258,082)
EXPENSES	17,513,548	558,901	15,001,911	86%	39,341,084	(24,339,173)
NET EARNINGS/(LOSS)	(10,014,310)	(152,452)	(8,134,833)		(33,104,735)	24,969,902
Airport Proprietary Fund						
REVENUES	552,420	40,034	446,547	81%	477,859	(31,312)
Airport Admin/Operations	710,302	52,276	560,530	79%	587,684	(27,154)
Facilities Maintenance	213,110	10,311	89,209	42%	169,714	(80,505)
EXPENSES	923,412	62,587	649,739	70%	757,398	(107,658)
NET EARNINGS/(LOSS)	(370,992)	(22,553)	(203,192)		(279,538)	76,346
Housing Proprietary Fund						
REVENUES	275,242	19,643	222,659	81%	214,593	8,066
Facilities Maintenance	179,634	14,066	110,417	61%	70,934	39,483
Housing Admin & Operating	360,701	28,193	302,382	84%	291,779	10,603
EXPENSES	540,335	42,259	412,799	76%	362,713	50,086
NET EARNINGS/(LOSS)	(265,092)	(22,616)	(190,140)		(148,120)	(42,020)

City of Unalaska
Utility Revenue Report
Summary

FY18 Budget Month	Electric	Water	Waste Water	Solid Waste	Monthly Revenue	FY18 Revenue	FY17YTD Revenue	YTD Inc/(Dec)
Jul-17	1,840,293	368,107	201,658	209,898	2,619,956	2,619,956	2,135,511	484,445
Aug-17	1,938,294	396,818	358,352	236,139	2,929,603	5,549,559	4,433,764	1,115,794
Sep-17	1,327,507	105,776	13,502	209,124	1,655,910	7,205,469	6,750,620	454,849
Oct-17	1,284,656	115,907	196,827	199,323	1,796,713	9,002,181	8,512,726	489,456
Nov-17	1,186,456	97,898	171,544	147,838	1,603,736	10,605,917	10,210,214	395,703
Dec-17	1,341,991	63,925	147,647	134,636	1,688,199	12,294,116	11,590,601	703,515
Jan-18	1,737,294	201,937	214,968	216,994	2,371,193	14,665,308	13,017,150	1,648,158
Feb-18	1,664,151	385,013	230,969	224,092	2,504,225	17,169,533	15,083,600	2,085,934
Mar-18	1,757,293	395,875	231,969	214,546	2,599,683	19,769,216	17,269,914	2,499,302
Apr-18	1,677,194	200,380	198,595	171,759	2,247,929	22,017,145	18,727,753	3,289,391
May-18	1,493,349	73,007	154,847	145,057	1,866,260	23,883,405	20,066,872	3,816,532
Jun-18	0	0	0	0	0	0	21,512,492	0
YTD Totals	17,248,478	2,404,642	2,120,877	2,109,408	23,883,405			
FY18 Budget	17,109,506	2,560,559	2,507,646	2,541,442	24,719,153			
% to budget	100.8	93.9	84.6	83.0	96.6			

05/31/18

WML 6-18-18

City of Unalaska
Electric Revenue Report
Electric Fund

FY18 Budget Month	Residential	Small General	Large General	Industrial	P.C.E. Assist	Other Revenues	Monthly Revenue	FY18YTD Revenue	FY17 YTD Revenue	YTD Incl(Dec)
Jul-17	86,889	79,546	134,070	1,496,035	41,122	2,632	1,840,293	1,840,293	1,094,351	745,942
Aug-17	96,479	84,006	160,722	1,537,544	55,347	4,197	1,938,294	3,778,587	3,021,833	756,754
Sep-17	95,288	89,293	143,417	906,216	51,235	42,058	1,327,507	5,106,094	4,489,276	616,818
Oct-17	117,853	102,808	163,220	837,491	58,169	5,115	1,284,656	6,390,750	5,721,951	668,800
Nov-17	113,961	103,051	148,584	757,169	58,944	4,747	1,186,456	7,577,207	6,922,880	654,327
Dec-17	121,035	105,664	150,798	909,280	51,678	3,536	1,341,991	8,919,197	8,167,038	752,160
Jan-18	129,959	115,497	169,042	1,245,126	72,299	5,371	1,737,294	10,656,492	9,450,826	1,205,665
Feb-18	115,439	99,573	152,260	1,234,820	56,642	5,416	1,664,151	12,320,642	11,283,887	1,036,756
Mar-18	106,545	95,695	144,427	1,309,522	42,538	58,566	1,757,293	14,077,935	13,277,258	800,677
Apr-18	119,164	97,649	155,605	1,242,687	58,099	3,990	1,677,194	15,755,129	14,596,019	1,159,111
May-18	138,561	93,447	144,282	1,061,388	52,481	3,189	1,493,349	17,248,478	15,939,357	1,309,120
Jun-18							0	0	17,266,272	0
YTD Totals	1,241,172	1,066,229	1,666,427	12,537,278	598,554	138,818	17,248,478			
FY18 Budget	1,127,831	1,266,314	2,538,359	11,488,785	627,396	60,821	17,109,506			
% of Budget	110.0	84.2	65.6	109.1	95.4	228.2	100.8			

05/31/18

Kwh Sold

FY18 Month	Residential	SM, Gen (Includes Street lights)	Large General	Industrial	Total FY18 Kwh Sold	Total FY17 Kwh Sold	Increase (Decrease)
July	270,472	263,649	448,556	5,264,875	6,247,552	3,601,248	2,646,304
August	300,170	279,978	510,275	5,382,768	6,473,191	6,153,555	319,636
September	288,134	282,835	458,198	2,917,251	3,946,418	4,771,757	(825,339)
October	332,932	308,701	487,179	2,583,826	3,712,638	4,127,043	(414,405)
November	325,725	311,963	452,885	2,335,045	3,425,618	3,970,911	(545,293)
December	341,665	316,836	443,946	2,749,930	3,852,377	3,996,929	(144,552)
January	372,912	352,826	510,898	3,810,485	5,047,121	4,006,182	1,040,939
February	338,932	311,268	470,925	3,882,235	5,003,360	5,717,736	(714,376)
March	316,536	299,022	450,272	4,198,220	5,264,050	6,520,480	(1,256,430)
April	341,527	292,405	465,384	3,774,980	4,874,296	4,252,391	621,905
May	304,632	263,108	407,075	3,069,835	4,044,650	4,402,573	(357,923)
June					0	4,315,458	0
Total	3,533,637	3,282,591	5,105,593	39,969,450	51,891,271	55,836,263	370,466
Percent Sold	6.8%	6.3%	9.8%	77.0%	100.0%		

Generator Fuel	
FY18 Average Price Fuel	FY17 Average Price Fuel
1.9425	2.0050
2.0957	1.7797
2.3435	1.9143
2.4353	1.9047
2.4618	2.0043
2.2824	1.9799
2.3841	2.1193
2.4119	2.0840
2.3677	2.0177
2.6439	2.0589
2.7465	2.0609
2.3741	1.9945

% Change from Prior Year
19.04%

FY18 Cumulative kwh Sold	FY17 Cumulative kwh Sold
6,247,552	3,601,248
12,720,743	9,754,803
16,667,161	14,526,560
20,379,799	18,653,603
23,805,417	22,624,514
27,657,794	26,621,443
32,704,915	30,627,625
37,708,275	36,345,361
42,972,325	42,865,841
47,846,621	47,118,232
51,891,271	51,520,805
51,891,271	55,836,263

City of Unalaska
Water Revenue Report
Water Fund

05/31/18

FY18 Month	Unmetered Sales	Metered Sales	Other Revenues	Monthly Revenue	FY18 YTD Revenue	FY17 YTD Revenue	YTD Inc/(Dec)
Jul-17	12,848	354,689	570	368,107	368,107	347,751	20,356
Aug-17	12,855	384,019	(57)	396,818	764,925	705,591	59,333
Sep-17	12,790	91,860	1,126	105,776	870,701	933,574	(62,873)
Oct-17	12,884	102,523	501	115,907	986,608	1,049,789	(63,181)
Nov-17	12,888	84,794	215	97,898	1,084,505	1,143,042	(58,536)
Dec-17	12,873	51,075	(23)	63,925	1,148,430	1,231,114	(82,684)
Jan-18	12,820	189,097	20	201,937	1,350,367	1,428,640	(78,273)
Feb-18	12,381	372,421	211	385,013	1,735,380	1,871,993	(136,613)
Mar-18	12,818	382,379	677	395,875	2,131,255	2,318,097	(186,842)
Apr-18	12,707	187,559	114	200,380	2,331,635	2,482,622	(150,988)
May-18	12,694	60,260	53	73,007	2,404,642	2,551,069	(146,427)
Jun-18				0	0	2,812,592	0
YTD Totals	140,557	2,260,678	3,407	2,404,642			
FY18 Budget	158,393	2,373,486	28,680	2,560,559			
% of Budget	88.7	95.2	11.9	93.9			

Million Gallons Produced

FY18 Month	FY18 Water Produced	FY17 Water Produced	Increase (Decrease)	FY18 Water Cumulative	FY17 Water Cumulative
July	161,160	149,478	11,682	161,160	149,478
August	163,498	156,704	6,794	324,658	306,182
September	64,047	103,629	(39,582)	388,705	409,811
October	59,855	58,010	1,845	448,560	467,821
November	49,181	52,400	(3,219)	497,741	520,221
December	35,082	46,102	(11,020)	532,823	566,323
January	92,600	102,784	(10,184)	625,423	669,107
February	161,542	185,237	(23,695)	786,965	854,344
March	166,470	188,804	(22,334)	953,435	1043,148
April	84,395	78,869	5,526	1037,830	1122,017
May	34,044	43,885	(9,841)	1071,874	1165,902
June		118,245	0,000	0,000	1284,147
Total	1071,874	1284,147	(94,028)		

City of Unalaska
Wastewater Revenue Report
Wastewater Fund

05/31/18

FY18 Month	Unmetered Sales	Metered Commercial	Metered Industrial	Other Revenues	Monthly Revenue	FY18 YTD Revenue	FY17 YTD Revenue	YTD Inc/(Dec)
Jul-17	37,733	156,751	3,638	3,536	201,658	201,658	202,091	(434)
Aug-17	37,754	311,278	3,012	6,308	358,352	560,010	432,923	127,087
Sep-17	37,561	(34,322)	1,805	8,458	13,502	573,512	646,453	(72,941)
Oct-17	37,839	138,557	6,925	13,505	196,827	770,339	847,978	(77,639)
Nov-17	37,958	125,270	4,359	3,957	171,544	941,883	1,028,280	(86,397)
Dec-17	38,018	98,689	1,220	9,720	147,647	1,089,530	1,169,143	(79,613)
Jan-18	37,860	162,141	6,433	8,534	214,968	1,304,497	1,377,536	(73,039)
Feb-18	36,568	171,851	11,843	10,706	230,969	1,535,466	1,605,812	(70,346)
Mar-18	37,856	182,226	9,905	1,982	231,969	1,767,435	1,825,352	(57,917)
Apr-18	37,421	150,563	5,579	5,033	198,595	1,966,030	2,020,719	(54,689)
May-18	37,382	113,036	1,415	3,013	154,847	2,120,877	2,174,024	(53,148)
Jun-18					0	0	2,361,223	0
YTD Totals	413,949	1,576,040	56,135	74,753	2,120,877	0	2,361,223	0
FY18 Budget	464,010	1,942,985	44,255	56,396	2,507,646			
% of Budget	89.2	81.1	126.8	132.5	84.6			

FY18 Month	FY18 Effluent (Gal)	FY17 Effluent (Gal)	Increase (Decrease)
July	10,650,000	11,309,000	(659,000)
August	11,466,000	11,829,000	(363,000)
September	9,824,000	12,047,000	(2,223,000)
October	12,304,000	14,938,000	(2,634,000)
November	10,671,000	12,195,000	(1,524,000)
December	11,461,000	12,015,000	(554,000)
January	15,360,000	14,737,000	623,000
February	16,496,000	13,914,000	2,582,000
March	13,894,000	13,451,000	443,000
April	12,296,000	11,385,000	911,000
May	10,461,000	10,067,000	394,000
June		10,961,000	0
Total	134,883,000	148,848,000	(3,004,000)

	FY18		FY17	
	Cumulative	Cumulative	Cumulative	Cumulative
July	10,650,000	11,309,000	10,650,000	11,309,000
August	22,116,000	23,138,000	22,116,000	23,138,000
September	31,940,000	35,185,000	31,940,000	35,185,000
October	44,244,000	50,123,000	44,244,000	50,123,000
November	54,915,000	62,318,000	54,915,000	62,318,000
December	66,376,000	74,333,000	66,376,000	74,333,000
January	81,736,000	89,070,000	81,736,000	89,070,000
February	98,232,000	102,984,000	98,232,000	102,984,000
March	112,126,000	116,435,000	112,126,000	116,435,000
April	124,422,000	127,820,000	124,422,000	127,820,000
May	134,883,000	137,887,000	134,883,000	137,887,000
June	0	148,848,000	0	148,848,000

City of Unalaska
Solid Waste Revenue Report
Solid Waste Fund

05/31/18

FY18 Month	Residential Fees	Tipping Fees	Other Revenue	Monthly Revenue	FY18 YTD Revenue	FY17YTD Revenue	YTD Inc/(Dec)
Jul-17	26,328	165,767	17,803	209,898	209,898	207,477	2,421
Aug-17	26,360	174,030	35,749	236,139	446,037	438,109	7,928
Sep-17	26,360	157,056	25,708	209,124	655,161	640,101	15,060
Oct-17	26,407	123,223	49,693	199,323	854,485	845,016	9,469
Nov-17	26,461	97,722	23,655	147,838	1,002,322	983,865	18,457
Dec-17	26,542	83,429	24,665	134,636	1,136,959	1,111,239	25,719
Jan-18	26,544	153,311	37,139	216,994	1,353,952	1,288,626	65,326
Feb-18	25,667	170,487	27,939	224,092	1,578,045	1,525,726	52,319
Mar-18	26,600	159,415	28,531	214,546	1,792,591	1,771,790	20,801
Apr-18	26,614	125,535	19,611	171,759	1,964,351	1,955,660	8,691
May-18	26,617	94,532	23,908	145,057	2,109,408	2,103,790	5,618
Jun-18				0	0	2,269,245	0
YTD Totals	290,500	1,504,507	314,401	2,109,408			
FY18 Budget	261,982	1,966,240	313,220	2,541,442			
% of Budget	110.9	76.5	100.4	83.0			

FY18 Month	FY18 Tons of Waste	FY17 Tons of Waste	Increase (Decrease)
July	676.63	687.27	(10.64)
August	722.85	774.78	(51.93)
September	621.56	705.97	(84.41)
October	562.92	672.35	(109.43)
November	414.12	426.54	(12.42)
December	392.14	433.12	(40.98)
January	663.00	577.07	85.93
February	786.07	756.52	29.55
March	764.11	801.04	(36.93)
April	572.44	575.39	(2.95)
May	460.53	453.49	7.04
June		551.95	0.00
Total	6636.37	7415.49	(227.17)

Cumulative	
FY18 Tons of Waste	FY17 Tons of Waste
676.63	687.27
1399.48	1462.05
2021.04	2168.02
2583.96	2840.37
2998.08	3266.91
3390.22	3700.03
4053.22	4277.10
4839.29	5033.62
5603.40	5834.66
6175.84	6410.05
6636.37	6863.54
0.00	7415.49

**CITY OF UNALASKA
FY18 PORTS REVENUE**

Month	Year	UMC Dock				Spit Dock		Small Boat Harbor		Cargo Dock		CEM		Other Rev&Fees	Monthly Revenue	FY18 YTD Revenue	% of Budget	FY17 YTD Revenue	YTD Inc(Dec)
		Docking/Moorage	Wharfage Fees	Rental Fees	Utility Fees	Docking / Moorage	Utility Fees	Docking / Moorage	Utility Fees	Dockage / Moorage	Wharfage Rental/Util	Docking/Moorage	Utility Fees						
Jul	2017	104,097	267,311	39,394	20,302	31,506	7,218	6,861	867	5,528	8,941	9,510	9,572	7,688	518,793	518,793	7.3%	517,401	1,392
Aug	2017	146,406	408,839	42,693	32,424	32,599	9,570	3,750	508	18,755	8,842	7,904	5,106	17,692	735,089	1,253,883	17.7%	1,147,427	106,456
Sept	2017	132,445	476,362	44,370	35,119	77,516	8,923	5,244	749	7,755	13,914	20,082	11,395	4,388	838,263	2,092,146	29.5%	1,824,001	268,145
Oct	2017	112,292	294,890	44,636	25,434	47,066	9,770	10,709	623	9,383	16,218	83,898	24,460	2,061	681,441	2,773,587	39.1%	2,487,841	285,745
Nov	2017	89,583	105,772	2,213	22,444	21,120	12,098	4,054	567	7,403	9,102	62,745	35,841	5,691	378,634	3,152,220	44.5%	2,946,454	205,766
Dec	2017	29,945	33,417	83,128	12,224	34,922	13,755	16,624	2,116	1,798	2,671	245,596	47,469	1,573	525,240	3,677,460	51.9%	3,236,011	441,450
Jan	2018	119,366	229,738	42,349	67,588	30,502	11,450	(1,422)	2,342	19,818	17,027	26,111	58,302	1,036	624,206	4,301,666	60.7%	3,767,952	533,714
Feb	2018	150,544	327,553	42,703	34,052	50,547	4,763	5,185	1,010	4,803	14,903	28,892	15,980	1,207	682,142	4,983,808	70.3%	4,358,293	625,515
Mar	2018	168,922	341,538	43,227	31,703	67,033	10,682	2,526	842	13,404	30,750	29,110	19,801	1,179	760,716	5,744,524	81.1%	5,126,116	618,408
Apr	2018	172,810	231,344	42,598	54,360	37,316	10,162	6,702	1,481	5,351	18,206	21,700	39,289	1,404	642,723	6,387,247	90.1%	5,868,505	518,743
May	2018	105,203	81,237	42,845	18,353	25,130	15,379	7,004	366	5,240	2,426	53,150	45,085	5,032	406,449	6,793,697	95.9%	6,236,350	557,346
Jun	2018														0	0	0.0%	7,064,922	0
Totals		1,331,613	2,798,001	470,156	354,003	455,258	113,771	67,236	11,471	99,238	143,001	588,698	312,299	48,951	6,793,697				
Loc total			4,953,774			569,028		78,707		242,239		900,997							
Loc percent			72.9%			8.4%		1.2%		3.6%		13.3%							
FY18 Budget		1,340,000	3,095,000	600,000	360,000	418,000	100,000	85,000	13,090	120,000	81,700	540,000	260,000	73,000	7,085,790				
% to Budget		99.4%	90.4%	78.4%	98.3%	108.9%	113.8%	79.1%	87.6%	82.7%	175.0%	109.0%	120.1%	67.1%	95.9%				

PORTS RECEIVABLES

Month	Year	Current	Over 30 Days	Over 60 Days	Over 90 Days	Total Due	% Past Due 90 Days +	Cash Received
Jul	2017	510,987	144,274	19,556	2,806	677,623	0.4%	360,703
Aug	2017	718,931	239,062	29,216	22,393	1,009,603	2.2%	432,591
Sept	2017	950,095	28,805	13,655	9,950	1,002,505	1.0%	871,041
Oct	2017	491,994	177,444	106,768	18,150	794,356	2.3%	889,589
Nov	2017	405,589	74,945	13,063	124,299	617,896	20.1%	469,848
Dec	2017	519,130	143,088	48,468	131,714	842,399	15.6%	300,737
Jan	2018	602,743	173,238	58,234	49,927	884,141	5.6%	582,465
Feb	2018	877,823	61,621	16,538	32,942	988,923	3.3%	630,248
Mar	2018	649,675	418,763	6,392	25,603	1,100,433	2.3%	598,853
Apr	2018	608,257	248,153	87,350	19,527	963,287	2.0%	826,575
May	2018	453,866	247,426	10,942	20,403	732,638	2.8%	640,189
Jun	2018					0	0.0%	
YTD Cash Received								6,602,837

**CITY OF UNALASKA
FY18 AIRPORT REVENUE**

MONTH	YEAR	MONTHLY LEASES	MISC INCOME	LATE FEES	MONTHLY REVENUE	FY18 YTD REVENUE	% OF BUDGET	FY17 YTD REVENUE	YTD INC/(DEC)
JUL	2017	39,050	24	658	39,733	39,733	7.3%	41,806	(2,073)
AUG	2017	39,050	200	797	40,048	79,781	14.6%	86,793	(7,012)
SEP	2017	39,050	35	900	39,985	119,765	21.9%	131,096	(11,331)
OCT	2017	39,038	28	827	39,893	159,658	29.2%	173,963	(14,305)
NOV	2017	38,922	26	828	39,776	199,434	36.4%	216,738	(17,304)
DEC	2017	38,980	2,832	881	42,694	242,128	44.2%	256,362	(14,234)
JAN	2018	38,980	2,816	842	42,639	284,767	52.0%	301,516	(16,749)
FEB	2018	38,980	2,828	848	42,656	327,422	59.8%	308,973	18,449
MAR	2018	38,980	1,420	809	41,209	368,631	67.3%	355,500	13,131
APR	2018	38,980	28	(1,126)	37,882	406,513	74.2%	438,344	(31,831)
MAY	2018	38,980	37	1,017	40,034	446,547	81.5%	477,859	(31,311)
JUN	2018				0	0	0.0%	517,529	0
TOTAL		428,990	10,274	7,283	446,547		0.0%		
FY17 BUDGET		544,000	200	3,500	547,700				
% TO BUDGET		78.9%	5137.1%	208.1%	81.5%				

RECEIVABLE BALANCES

MONTH	YEAR	CURRENT	OVER 30 DAYS	OVER 60 DAYS	OVER 90 DAYS	TOTAL DUE	% PAST DUE 90 DAYS +	CASH RECEIVED
JUL	2017	40,442	32,044	21,268	57,043	150,798	37.8%	37,118
AUG	2017	38,091	28,825	21,124	73,578	161,618	45.5%	29,004
SEP	2017	38,614	19,296	28,364	79,851	166,125	48.1%	40,820
OCT	2017	40,853	21,939	21,450	81,164	165,406	49.1%	45,692
NOV	2017	40,982	30,513	21,455	75,994	168,944	45.0%	37,763
DEC	2017	40,381	21,671	21,503	82,551	166,107	49.7%	46,900
JAN	2018	41,371	22,287	21,453	78,067	163,178	47.8%	48,960
FEB	2018	42,523	21,143	21,328	78,461	163,456	48.0%	45,211
MAR	2018	37,758	21,772	21,328	79,269	160,127	49.5%	41,449
APR	2018	41,337	21,581	5,700	109,364	177,981	61.4%	29,286
MAY	2018	40,676	22,629	5,700	115,882	184,887	62.7%	34,787
JUN	2018					0	0.0%	
						YTD TOTAL		436,989

FY 18 HOUSING RENTAL REVENUE

MONTH	YEAR	HOUSING RENTALS	MISC. REVENUE	MONTHLY REVENUE	FY18 YTD REVENUE	% OF BUDGET	FY17 YTD REVENUE	YTD INC/(DEC)
JUL	2017	20,000		20,000	20,000	7.4%	29,400	(9,400)
AUG	2017	22,168		22,168	42,168	15.6%	52,182	(10,015)
SEP	2017	21,600		21,600	63,768	23.6%	74,192	(10,425)
OCT	2017	22,185		22,185	85,953	31.8%	85,442	510
NOV	2017	19,825		19,825	105,778	39.1%	109,209	(3,431)
DEC	2017	27,500		27,500	133,278	49.3%	118,851	14,427
JAN	2018	11,913		11,913	145,191	53.7%	144,779	412
FEB	2018	25,900		25,900	171,091	63.2%	157,329	13,762
MAR	2018	18,700		18,700	189,791	70.1%	178,293	11,498
APR	2018	13,225		13,225	203,016	75.0%	192,843	10,173
MAY	2018	19,643		19,643	222,659	82.3%	214,593	8,066
JUN	2018			0	0	0.0%	236,193	0
TOTAL		222,659	0	222,659				
FY18 Budget		270,564	0	270,564				
% TO BUDGET		82.3%		82.3%				

CITY OF UNALASKA, ALASKA
ELECTRIC ENTERPRISE FUND
COMPARATIVE BALANCE SHEET
May 31, 2018 and May 31, 2017

	2018	Totals
	<u>2018</u>	<u>2017</u>
ASSETS and DEFERRED OUTFLOWS		
Current Assets		
Receivables		
Accounts	1,350,868	1,180,060
Intergovernmental	110,580	109,808
Equity in Central Treasury	9,818,634	8,595,792
Inventory	1,085,298	995,588
Restricted Assets	4,243,004	4,236,081
TOTAL Current Assets	<u>16,608,385</u>	<u>15,117,328</u>
Property, Plant & Equipment		
Land	212,598	212,598
Buildings, Net	28,689,504	29,599,934
Other Improvements, Net	6,650,052	6,426,590
Equipment, Net	20,212,659	21,768,621
Construction in Progress	3,080,742	1,199,147
TOTAL Property, Plant & Equipment	<u>58,845,555</u>	<u>59,206,889</u>
Deferred Outflows		
Pension Related	854,140	396,665
Deferred Charge on Refunding	2,320,631	2,470,349
TOTAL Deferred Outflows	<u>3,174,771</u>	<u>2,867,014</u>
TOTAL ASSETS and DEFERRED OUTFLOWS	<u>78,628,711</u>	<u>77,191,232</u>
LIABILITIES and DEFERRED INFLOWS		
Current Liabilities		
Accounts Payable	192,030	173,310
Accrued Payroll & Related Liabilities	223,994	254,884
Retainage Withheld	-	1,434
Accrued Interest Payable	282,035	297,107
Unamortized Premium (Rev Bonds)	117,181	117,181
Customer Deposits	112,274	105,522
Current Portion of Long Term Debt	208,240	208,240
TOTAL Current Liabilities	<u>1,135,753</u>	<u>1,157,678</u>
Non-Current Liabilities		
Pension Obligations - LT	3,422,704	2,303,652
TOTAL Non-Current Liabilities	<u>3,422,704</u>	<u>2,303,652</u>
Deferred Inflows		
Pension Related	36,717	37,807
TOTAL Deferred Inflows	<u>36,717</u>	<u>37,807</u>
Long Term Debt		
Revenue Bonds - Long Term	25,120,000	26,155,000
Unamortized Premium - Long Term	1,795,897	1,913,078
Bonds and Loans Payable	768,240	976,480
TOTAL Long Term Debt	<u>27,684,137</u>	<u>29,044,558</u>
TOTAL LIABILITIES and DEFERRED INFLOWS	<u>32,279,311</u>	<u>32,543,695</u>
NET POSITION		
TOTAL NET POSITION	<u>46,349,400</u>	<u>44,647,537</u>

CITY OF UNALASKA, ALASKA
WATER ENTERPRISE FUND
COMPARATIVE BALANCE SHEET
May 31, 2018 and May 31, 2017

	2018	Totals
	<u>2018</u>	<u>2017</u>
ASSETS and DEFERRED OUTFLOWS		
Current Assets		
Receivables		
Accounts	63,019	52,854
Special assessments	712	712
Equity in Central Treasury	9,567,706	8,925,175
Inventory	335,980	331,005
TOTAL Current Assets	<u>9,967,416</u>	<u>9,309,745</u>
Property, Plant & Equipment		
Land	125,074	125,074
Buildings, Net	13,329,123	13,490,002
Other Improvements, Net	7,200,157	7,709,773
Equipment, Net	175,700	155,245
Construction in Progress	585,056	861,294
TOTAL Property, Plant & Equipment	<u>21,415,109</u>	<u>22,341,389</u>
Deferred Outflows		
Pension Related	326,983	145,700
TOTAL Deferred Outflows	<u>326,983</u>	<u>145,700</u>
TOTAL ASSETS and DEFERRED OUTFLOWS	<u>31,709,508</u>	<u>31,796,833</u>
LIABILITIES and DEFERRED INFLOWS		
Current Liabilities		
Accrued Payroll & Related Liabilities	99,798	105,232
Retainage Withheld	-	2,711
Accrued Interest Payable	28,433	-
Notes Payable	181,963	-
Customer Deposits	49,051	54,744
TOTAL Current Liabilities	<u>359,244</u>	<u>162,687</u>
Non-Current Liabilities		
Pension Obligations - LT	1,328,664	885,220
TOTAL Non-Current Liabilities	<u>1,328,664</u>	<u>885,220</u>
Deferred Inflows		
Pension Related	8,064	8,496
TOTAL Deferred Inflows	<u>8,064</u>	<u>8,496</u>
Long Term Debt		
Bonds and Loans Payable	3,275,332	3,564,390
TOTAL Long Term Debt	<u>3,275,332</u>	<u>3,564,390</u>
TOTAL LIABILITIES and DEFERRED INFLOWS	<u>4,971,303</u>	<u>4,620,793</u>
NET POSITION		
TOTAL NET POSITION	<u>26,738,204</u>	<u>27,176,040</u>

CITY OF UNALASKA, ALASKA
WASTEWATER ENTERPRISE FUND
COMPARATIVE BALANCE SHEET
May 31, 2018 and May 31, 2017

	2018	Totals
	<u>2018</u>	<u>2017</u>
ASSETS and DEFERRED OUTFLOWS		
Current Assets		
Receivables		
Accounts	146,209	142,759
Special assessments	20,506	23,275
Equity in Central Treasury	5,579,402	6,054,455
Inventory	32,860	33,424
TOTAL Current Assets	<u>5,778,977</u>	<u>6,253,913</u>
Property, Plant & Equipment		
Land	12,883	12,883
Buildings, Net	27,681,228	28,478,330
Other Improvements, Net	5,741,314	6,216,516
Equipment, Net	102,069	146,101
Construction in Progress	1,041,707	461,086
TOTAL Property, Plant & Equipment	<u>34,579,201</u>	<u>35,314,917</u>
Deferred Outflows		
Pension Related	336,907	123,814
TOTAL Deferred Outflows	<u>336,907</u>	<u>123,814</u>
TOTAL ASSETS and DEFERRED OUTFLOWS	<u>40,695,086</u>	<u>41,692,644</u>
LIABILITIES and DEFERRED INFLOWS		
Current Liabilities		
Accrued Payroll & Related Liabilities	131,711	125,462
Retainage Withheld	-	601,054
Notes Payable	471,791	471,791
Customer Deposits	23,830	23,986
TOTAL Current Liabilities	<u>627,332</u>	<u>1,222,292</u>
Non-Current Liabilities		
Pension Obligations - LT	1,300,598	779,341
TOTAL Non-Current Liabilities	<u>1,300,598</u>	<u>779,341</u>
Deferred Inflows		
Pension Related	2,974	3,482
TOTAL Deferred Inflows	<u>2,974</u>	<u>3,482</u>
Long Term Debt		
Bonds and Loans Payable	7,242,658	7,714,454
TOTAL Long Term Debt	<u>7,242,658</u>	<u>7,714,454</u>
TOTAL LIABILITIES and DEFERRED INFLOWS	<u>9,173,562</u>	<u>9,719,569</u>
NET POSITION		
TOTAL NET POSITION	<u>31,521,524</u>	<u>31,973,074</u>

CITY OF UNALASKA, ALASKA
SOLIDWASTE ENTERPRISE FUND
COMPARATIVE BALANCE SHEET
May 31, 2018 and May 31, 2017

	2018	Totals
	<u>2018</u>	<u>2017</u>
ASSETS and DEFERRED OUTFLOWS		
Current Assets		
Receivables		
Accounts	120,223	120,333
Equity in Central Treasury	8,627,164	8,947,788
Inventory	45,989	68,355
TOTAL Current Assets	<u>8,793,376</u>	<u>9,136,476</u>
Property, Plant & Equipment		
Land	651,474	651,474
Buildings, Net	1,085,060	1,192,476
Other Improvements, Net	16,278,815	16,917,539
Equipment, Net	276,192	335,447
Construction in Progress	52,339	317,709
TOTAL Property, Plant & Equipment	<u>18,343,880</u>	<u>19,414,645</u>
Deferred Outflows		
Pension Related	313,576	136,128
TOTAL Deferred Outflows	<u>313,576</u>	<u>136,128</u>
TOTAL ASSETS and DEFERRED OUTFLOWS	<u>27,450,832</u>	<u>28,687,249</u>
LIABILITIES and DEFERRED INFLOWS		
Current Liabilities		
Accrued Payroll & Related Liabilities	89,452	82,568
Retainage Withheld	-	4,664
Notes Payable	254,232	-
Customer Deposits	7,943	7,343
TOTAL Current Liabilities	<u>351,626</u>	<u>94,575</u>
Non-Current Liabilities		
Pension Obligations - LT	1,223,455	789,391
TOTAL Non-Current Liabilities	<u>1,223,455</u>	<u>789,391</u>
Deferred Inflows		
Pension Related	12,714	13,137
TOTAL Deferred Inflows	<u>12,714</u>	<u>13,137</u>
Long Term Debt		
Bonds and Loans Payable	4,321,936	4,830,399
Landfill Closure	5,094,423	5,443,605
TOTAL Long Term Debt	<u>9,416,359</u>	<u>10,274,004</u>
TOTAL LIABILITIES and DEFERRED INFLOWS	<u>11,004,154</u>	<u>11,171,107</u>
NET POSITION		
TOTAL NET POSITION	<u>16,446,678</u>	<u>17,516,142</u>

CITY OF UNALASKA, ALASKA
PORTS & HARBORS ENTERPRISE FUND
COMPARATIVE BALANCE SHEET
May 31, 2018 and May 31, 2017

	2018	Totals
	<u>2018</u>	<u>2017</u>
ASSETS and DEFERRED OUTFLOWS		
Current Assets		
Cash and Cash Equivalents	150	150
Receivables		
Accounts	722,638	400,578
Equity in Central Treasury	21,768,423	44,431,930
Restricted Assets	3,313,395	2,111,749
TOTAL Current Assets	<u>25,804,606</u>	<u>46,944,408</u>
Property, Plant & Equipment		
Land	2,037,870	2,037,870
Buildings, Net	1,140,365	1,182,651
Other Improvements, Net	74,159,162	74,916,633
Equipment, Net	65,217	18,008
Construction in Progress	29,272,911	6,685,210
TOTAL Property, Plant & Equipment	<u>106,675,524</u>	<u>84,840,372</u>
Deferred Outflows		
Pension Related	533,099	225,447
TOTAL Deferred Outflows	<u>533,099</u>	<u>225,447</u>
TOTAL ASSETS and DEFERRED OUTFLOWS	<u>133,013,229</u>	<u>132,010,227</u>
LIABILITIES and DEFERRED INFLOWS		
Current Liabilities		
Accrued Payroll & Related Liabilities	168,118	147,603
Intergovernmental AP	2,097,013	2,097,013
Retainage Withheld	-	4,845
Accrued Interest Payable	85,250	72,986
Unamortized Premium (Rev Bonds)	60,454	5,502
TOTAL Current Liabilities	<u>2,410,835</u>	<u>2,327,950</u>
Non-Current Liabilities		
Pension Obligations - LT	2,073,430	1,320,868
TOTAL Non-Current Liabilities	<u>2,073,430</u>	<u>1,320,868</u>
Deferred Inflows		
Pension Related	19,158	19,891
TOTAL Deferred Inflows	<u>19,158</u>	<u>19,891</u>
Long Term Debt		
Revenue Bonds - Long Term	33,090,000	33,310,000
Unamortized Premium - Long Term	1,485,612	1,555,225
TOTAL Long Term Debt	<u>34,575,612</u>	<u>34,865,225</u>
TOTAL LIABILITIES and DEFERRED INFLOWS	<u>39,079,036</u>	<u>38,533,934</u>
NET POSITION		
TOTAL NET POSITION	<u>93,934,194</u>	<u>93,476,293</u>

CITY OF UNALASKA, ALASKA
 AIRPORT ENTERPRISE FUND
 COMPARATIVE BALANCE SHEET
 May 31, 2018 and May 31, 2017

	2018	Totals
	<u>2018</u>	<u>2017</u>
ASSETS and DEFERRED OUTFLOWS		
Current Assets		
Receivables		
Accounts	180,887	138,594
Equity in Central Treasury	1,569,382	1,390,661
TOTAL Current Assets	<u>1,750,269</u>	<u>1,529,255</u>
Property, Plant & Equipment		
Buildings, Net	2,373,563	2,581,606
Other Improvements, Net	377,834	459,976
Construction in Progress	40	23,587
TOTAL Property, Plant & Equipment	<u>2,751,436</u>	<u>3,065,169</u>
Deferred Outflows		
Pension Related	54,731	25,080
TOTAL Deferred Outflows	<u>54,731</u>	<u>25,080</u>
TOTAL ASSETS and DEFERRED OUTFLOWS	<u>4,556,436</u>	<u>4,619,504</u>
LIABILITIES and DEFERRED INFLOWS		
Current Liabilities		
Accrued Payroll & Related Liabilities	4,983	5,636
Intergovernmental AP	3,752	3,752
Retainage Withheld	-	8,731
Customer Deposits	11,000	11,000
TOTAL Current Liabilities	<u>19,735</u>	<u>29,119</u>
Non-Current Liabilities		
Pension Obligations - LT	217,988	145,458
TOTAL Non-Current Liabilities	<u>217,988</u>	<u>145,458</u>
Deferred Inflows		
Pension Related	2,346	2,417
TOTAL Deferred Inflows	<u>2,346</u>	<u>2,417</u>
TOTAL LIABILITIES and DEFERRED INFLOWS	<u>240,069</u>	<u>176,994</u>
NET POSITION		
TOTAL NET POSITION	<u>4,316,367</u>	<u>4,442,510</u>

CITY OF UNALASKA, ALASKA
HOUSING ENTERPRISE FUND
COMPARATIVE BALANCE SHEET
May 31, 2018 and May 31, 2017

	2018	Totals
	<u>2018</u>	<u>2017</u>
ASSETS and DEFERRED OUTFLOWS		
Current Assets		
Receivables		
Accounts	3,650	3,650
Equity in Central Treasury	503,988	406,015
TOTAL Current Assets	<u>507,638</u>	<u>409,665</u>
Property, Plant & Equipment		
Land	269,577	269,577
Buildings, Net	3,875,238	4,054,631
Other Improvements, Net	69,782	57,615
TOTAL Property, Plant & Equipment	<u>4,214,598</u>	<u>4,381,824</u>
Deferred Outflows		
Pension Related	41,119	18,185
TOTAL Deferred Outflows	<u>41,119</u>	<u>18,185</u>
TOTAL ASSETS and DEFERRED OUTFLOWS	<u>4,763,355</u>	<u>4,809,673</u>
LIABILITIES and DEFERRED INFLOWS		
Current Liabilities		
Accrued Payroll & Related Liabilities	4,000	4,543
Retainage Withheld	-	639
Customer Deposits	16,215	16,110
TOTAL Current Liabilities	<u>20,215</u>	<u>21,293</u>
Non-Current Liabilities		
Pension Obligations - LT	150,922	94,821
TOTAL Non-Current Liabilities	<u>150,922</u>	<u>94,821</u>
Deferred Inflows		
Pension Related	3,167	3,222
TOTAL Deferred Inflows	<u>3,167</u>	<u>3,222</u>
TOTAL LIABILITIES and DEFERRED INFLOWS	<u>174,304</u>	<u>119,336</u>
NET POSITION		
TOTAL NET POSITION	<u>4,589,051</u>	<u>4,690,338</u>

OPEN CAPITAL PROJECTS AS OF 06/01/18

MUNIS ID	DESCRIPTION	FY2018 REVISED BUDGET	EXPENSED	ENCUMBERED	MUNIS AVAILABLE	PENDING ENCUMB	ACTUAL AVAILABLE	CLOSE-OUT FY	COMPLETED
GENERAL GOVERNMENT									
Public Safety									
PS602	NEW FIRE ENGINE	\$ 737,573	\$ 653,755.00	\$ 19,625	\$ 64,193		\$ 64,193	18	
PS18A	REPEATER SITE UPGRADE	\$ 110,000	\$ -	\$ -	\$ 110,000		\$ 110,000	19	
PS18B	DPS RECORDS MANAGEMENT SYSTEM	\$ 500,000	\$ 176,767.79	\$ 232,144	\$ 91,088		\$ 91,088	19	
PS18C	HAYSTACK SECURITY FENCING	\$ 139,000	\$ -	\$ -	\$ 139,000		\$ 139,000	19	
Public Works									
D0810	S-CURVE PATHWAYS	\$ 174,000	\$ 65,706	\$ -	\$ 108,294		\$ 108,294	19	
PW004	ILULAO LAKE DRAINAGE	\$ 1,078,312	\$ 202,194	\$ 756,945	\$ 119,173	\$ -	\$ 119,173	19	
PW203	CITYWIDE MULTIPLE LOCATION DRAINAGE	\$ 3,450,000	\$ 2,412,272	\$ 895,102	\$ 142,626	\$ -	\$ 142,626	19	
PW301	SHORE PROTECTION & EROSION CONTROL	\$ 265,000	\$ 219,181	\$ -	\$ 45,819	\$ 45,720	\$ 99	19	
Parks, Culture & Recreation									
PR601	PUBLIC LIBRARY IMPROVEMENTS	\$ 42,500	\$ 3,500	\$ -	\$ 39,000		\$ 39,000	22	
Education									
SS601	UCSD PLAYGROUND RENOVATION	\$ 300,000	\$ 9,692	\$ -	\$ 290,308	\$ -	\$ 290,308	19	
Other									
GG601	GIS ORTHOPHOTOGRAPHY	\$ 100,000	\$ -	\$ 46,350	\$ 53,650		\$ 53,650	19	
ELECTRIC									
Electric									
EL17B	OLD PH BATTERY SYSTEM REPLACEMENT	\$ 263,070	\$ 59,896	\$ 8,301	\$ 194,873		\$ 194,873	19	
EL17C	CAPTAINS BAY ELECTRICAL UPGRADE	\$ 2,650,836	\$ 1,855,400	\$ 66,964	\$ 728,472	\$ -	\$ 728,472	18	
EL302	POWERHOUSE ENGINE 4* 7,550,900.82	\$ 8,575,088	\$ 7,974,751	\$ 23,548	\$ 576,789		\$ 576,789	19	
EL18A	GENERATOR SETS REBUILD	\$ 1,267,306	\$ 710,375	\$ 99,788	\$ 457,144		\$ 457,144	18	
EL18B	AUTOMATIC METER READ SYSTEM	\$ 119,362	\$ 13	\$ -	\$ 119,349		\$ 119,349	19	
EL18C	WIND ENERGY/ELECTRIC PRODUCTION	\$ 200,000	\$ 31,208	\$ 19,972	\$ 148,819		\$ 148,819	20	
WATER									
Water									
WA17B	FIBER OPTIC INFRASTRUCTURE DEVELOP	\$ 59,127	\$ -	\$ -	\$ 59,127		\$ 59,127	20	
WA17C	PYRAMID WTP MICRO TURBINES	\$ 50,000	\$ -	\$ -	\$ 50,000		\$ 50,000	19	
WA304	WATER SUPPLY DEVELOP PHASE II	\$ 560,020	\$ 364,596	\$ 121,352	\$ 74,072		\$ 74,072	19	
WA402	WATER FLOW OPTIMIZATION	\$ 99,500	\$ 93,990	\$ -	\$ 5,510		\$ 5,510	18	
WA501	PYRAMID WATER STORAGE TANK	\$ 625,000	\$ 93,662	\$ -	\$ 531,338		\$ 531,338	21	
WA504	WATER UTILITY AUTO METER READ	\$ 106,052	\$ 33,384	\$ -	\$ 72,668		\$ 72,668	19	
WA18A	GENERAL HILL WATER BOOSTER PUMP	\$ 21,600	\$ 23	\$ -	\$ 21,577		\$ 21,577	20	
WASTEWATER									
Wastewater									
J0519	WASTE WATER TREATMENT PLANT	\$ 31,747,827	\$ 30,342,187	\$ 130,495	\$ 1,275,145		\$ 1,275,145	20	
WW17B	FIBER OPTIC INFRASTRUCTURE DEVELOP	\$ 59,127	\$ -	\$ -	\$ 59,127		\$ 59,127	20	
WW17C	LIFT STATIONS 2&5 DISCHARGE PIPE	\$ 122,250	\$ 5,007	\$ -	\$ 117,243		\$ 117,243	19	
WW18A	DELTA WAY EMERGENCY SEWER LINE	\$ 807,400	\$ 385,016	\$ 337,984	\$ 84,400	\$ -	\$ 84,400	18	
SOLID WASTE									
Solid Waste									
SW18A	COMPOSTING PROJECT	\$ 105,000	\$ 12	\$ -	\$ 104,988		\$ 104,988	19	
SW18B	CELLS 3&4 PARTIAL CLOSURE	\$ 1,346,000	\$ 52,327	\$ 1,138,953	\$ 154,720		\$ 154,720	19	
Ports & Harbors									
Ports									
PH17B	UMC SECURITY FENCING	\$ 435,360	\$ 85,458	\$ 282,400	\$ 67,502		\$ 67,502	19	
PH17C	CEM BREAKWATER REPAIR	\$ 150,000	\$ 110,000	\$ -	\$ 40,000		\$ 40,000	19	
PH17D	UMC EXPANSION CONSTRUCTION	\$ 38,889,640	\$ 25,121,411	\$ 11,238,771	\$ 2,529,457		\$ 2,529,457	19	
PH201	DREDGE ENTRANCE CHANNEL-COE RECON	\$ 1,500,000	\$ 866,278	\$ -	\$ 633,722		\$ 633,722	20	
PH301	UMC POSITIONS III & IV REPLACEMENT	\$ 3,167,358	\$ 3,078,464	\$ 10,617	\$ 78,278		\$ 78,278	18	
PH602	LIGHT CARGO DOCK & UMC DREDGING	\$ 109,650	\$ -	\$ -	\$ 109,650		\$ 109,650	20	
PH905	ROBERT STORRS SBH IMPROVE A&B	\$ 50,000	\$ -	\$ 22,360	\$ 27,640		\$ 27,640	21	
AIRPORT									
Airport									
AP18A	AIRPORT TERMINAL ROOF REPLACEMENT	\$ 140,000	\$ 40	\$ 32,803	\$ 107,157	\$ -	\$ 107,157	20	
HOUSING									
Housing									
EH18A	LEAR RD DUPLEX KITCHEN/BATHROOM RENOVATION	\$ 124,994	\$ 5,961	\$ 2,520	\$ 116,513		\$ 116,513	19	
TOTALS		100,247,952	75,012,527	15,486,995	9,748,431	45,720	9,702,711		

City of Unalaska
General Fund - Budget to Actual & Projected Expense Summary by Department and Revenue Summary
For the Eleven Months Ending May 31, 2018, Projected to June 30, 2018

	Budget	YTD	%	Projected		%	Estimate - Budget
				Remaining	Total		
Total revenues	\$ 33,017,227	\$ 30,525,591	92%	\$ 2,246,693	\$ 32,772,284	99%	\$ (244,943)
Mayor & Council	558,810	468,396	84%	42,581	510,978	91%	(47,832)
City Administration	1,562,012	1,239,235	79%	112,658	1,351,893	87%	(210,119)
City Clerk	516,165	406,559	79%	36,960	443,519	86%	(72,646)
Finance	1,832,054	1,494,380	82%	135,853	1,630,233	89%	(201,821)
Planning	707,491	521,792	74%	47,436	569,228	80%	(138,263)
Public Safety	6,677,949	4,449,430	67%	404,494	4,853,924	73%	(1,824,025)
Public Works	6,506,303	4,794,097	74%	435,827	5,229,924	80%	(1,276,379)
PCR	3,070,495	2,352,652	77%	213,877	2,566,529	84%	(503,966)
Other Expenses	6,410,052	5,502,748	86%	500,250	6,002,998	94%	(407,054)
Transfers	1,966,994	1,748,692	89%	-	1,748,692	89%	(218,302)
Totals expenditures	29,808,325	22,977,981	77%	1,929,935	24,907,917	84%	(4,900,408)
Change in fund balance	\$ 3,208,902	\$ 7,547,610		\$ 316,758	\$ 7,864,367		\$ 4,655,465

City of Unalaska
General Fund - Budget to Actual & Projected Revenue Detail by Source and Expense Summary
For the Eleven Months Ending May 31, 2018, Projected to June 30, 2018

	Actual		%	Projected		%	Estimate - Budget
	Budget	YTD		Remaining	Total		
Raw Seafood Tax	\$ 5,300,000	\$ 4,241,865	80%	\$ 94,954	\$ 4,336,819	82%	\$ (963,181)
AK Shared Fisheries Busines	3,900,000	4,014,323	103%	-	4,014,323	103%	114,323
AK Fisheries Resource Landing	5,300,000	4,532,106	86%	-	4,532,106	86%	(767,894)
Property Taxes	6,000,000	6,131,778	102%	-	6,131,778	102%	131,778
Sales Tax	7,000,000	6,951,969	99%	273,696	7,225,665	103%	225,665
Investment Earnings - Cash Basis	1,300,000	1,573,969	121%	163,089	1,737,058	134%	437,058
Other Revenues	4,217,227	3,079,581	73%	1,714,954	4,794,535	114%	577,308
Totals revenues	<u>33,017,227</u>	<u>30,525,591</u>	92%	<u>2,246,693</u>	<u>32,772,284</u>	99%	<u>(244,943)</u>
Total expenditures	<u>29,808,324</u>	<u>22,977,982</u>	77%	<u>1,929,935</u>	<u>24,907,917</u>	84%	<u>(4,900,407)</u>
Change in fund balance	<u>\$ 3,208,903</u>	<u>\$ 7,547,609</u>		<u>\$ 316,758</u>	<u>\$ 7,864,366</u>	245%	<u>\$ 4,655,463</u>

City of Unalaska
Enterprise Funds - Budget to Actual & Projected Revenues & Expenses
For the Eleven Months Ending May 31, 2018, Projected to June 30, 2018

	Budget	YTD	%	Projected		%	Actual - Budget	
				Remaining	FYTD			
Electric Proprietary Fund								
REVENUES	90%	\$ 17,255,299	\$ 17,248,414	100%	\$ 1,411,234	\$ 18,659,648	108%	\$ 1,404,349
Electric Line Repair & Maint	1,226,531	744,213	61%	67,656	811,869	66%		
Electric Production	11,071,114	9,410,402	85%	855,491	10,265,893	93%		
Facilities Maintenance	464,187	135,861	29%	12,351	148,212	32%		
Utility Administration	5,385,600	4,867,716	90%	442,520	5,310,236	99%		
Veh & Equip Maintenance	59,247	36,240	61%	3,295	39,535	67%		
Transfers Out	1,386,668	1,386,668	100%	-	1,386,668	100%		
EXPENSES	19,593,347	16,581,100	85%	1,381,313	17,962,413	92%	(1,630,934)	
Change in Net Position	(2,338,048)	667,314		29,921	697,235		3,035,283	
Water Proprietary Fund								
REVENUES	2,586,020	2,404,642	93%	196,743	2,601,385	101%	15,365	
Transfers In	0	159,325		-	159,325		159,325	
Transfers Out	21,600	21,600	100%	-	21,600	100%		
Facilities Maintenance	83,917	47,795	57%	4,345	52,140	62%		
Utility Administration	1,723,346	1,526,232	89%	138,748	1,664,980	97%		
Veh & Equip Maintenance	34,366	11,056	32%	1,005	12,061	35%		
Water Operations	1,364,784	1,027,087	75%	93,372	1,120,459	82%		
EXPENSES	3,228,013	2,633,770	82%	237,470	2,871,240	89%	(356,773)	
Change in Net Position	(641,993)	(69,803)		(40,727)	(110,530)		531,463	
Wastewater Proprietary Fund								
REVENUES	2,531,305	2,121,122	84%	173,546	2,294,668	91%	(236,637)	
Transfers In	1,072,156	1,072,156		-	1,072,156	100%	-	
Transfers Out	807,400	807,400	100%	-	807,400	100%		
Facilities Maintenance	65,054	38,726	60%	3,521	42,247	65%		
Utility Administration	1,944,515	1,664,586	86%	151,326	1,815,912	93%		
Veh & Equip Maintenance	27,824	15,882	57%	1,444	17,326	62%		
Wastewater Operations	2,139,634	1,365,807	64%	124,164	1,489,971	70%		
EXPENSES	4,984,427	3,892,401	78%	280,455	4,172,856	84%	(811,571)	
Change in Net Position	(1,380,966)	(699,123)		(106,909)	(806,032)		574,934	
Solid Waste Proprietary Fund								
REVENUES	2,566,034	2,113,478	82%	172,921	2,286,399	89%	(279,635)	
Transfers In	184,704	184,704		-	184,704	100%	-	
Facilities Maintenance	77,798	58,523	75%	5,320	63,843	82%		
Solid Waste Operations	1,899,953	1,486,792	78%	135,163	1,621,955	85%		
Utility Administration	1,594,546	1,169,638	73%	106,331	1,275,969	80%		
Veh & Equip Maintenance	134,290	50,793	38%	4,618	55,411	41%		
Transfers Out	1,451,000	1,451,000	100%	-	1,451,000	100%		
EXPENSES	5,157,587	4,216,746	82%	251,432	4,468,178	87%	(689,409)	
Change in Net Position	(2,406,849)	(1,918,564)		(78,511)	(1,997,075)		409,774	
Ports & Harbors Proprietary Fund								
REVENUES	7,499,238	6,867,077	92%	561,852	7,428,929	99%	(70,309)	
Transfers In	-	1,286,172		-	1,286,172	#DIV/0!	1,286,172	
Bobby Storrs Small Boat Harb	168,888	120,902	72%	10,991	131,893	78%		
CEM Small Boat Harbor	686,904	611,766	89%	55,615	667,381	97%		
Facilities Maintenance	77,833	16,772	22%	1,525	18,297	24%		
Harbor Office	4,856,701	4,168,014	86%	378,910	4,546,924	94%		
Ports Security	79,918	12,732	16%	1,157	13,889	17%		
Spit & Light Cargo Docks	524,253	451,638	86%	41,058	492,696	94%		
Unalaska Marine Center	1,060,534	870,863	82%	79,169	950,032	90%		
Veh & Equip Maintenance	58,517	35,396	60%	3,218	38,614	66%		
Transfers Out, net	10,000,000	10,000,000	100%	-	10,000,000	100%		
EXPENSES	17,513,548	16,288,083	93%	571,643	16,859,726	96%	(653,822)	
Change in Net Position	(10,014,310)	(8,134,834)		(9,791)	(8,144,625)		1,869,685	
Airport Proprietary Fund								
REVENUES	552,420	446,547	81%	36,536	483,083	87%	(69,337)	
Airport Admin/Operations	710,302	560,530	79%	50,957	611,487	86%		
Facilities Maintenance	213,110	89,209	42%	8,110	97,319	46%		
EXPENSES	923,412	649,739	70%	59,067	708,806	77%	(214,606)	
Change in Net Position	(370,992)	(203,192)		(22,531)	(225,723)		145,269	
Housing Proprietary Fund								
REVENUES	275,242	222,659	81%	18,218	240,877	88%	(34,365)	
Facilities Maintenance	179,634	110,417	61%	10,038	120,455	67%		
Housing Admin & Operating	360,701	302,382	84%	27,489	329,871	91%		
EXPENSES	540,335	412,799	76%	37,527	450,326	83%	(90,009)	
Change in Net Position	(265,093)	(190,140)		(19,309)	(209,449)		55,644	

**CITY OF UNALASKA, ALASKA
PLANNING COMMISSION & PLATTING BOARD
REGULAR MEETING
THURSDAY, MAY 17, 2018, 6:00 P.M.
UNALASKA CITY HALL COUNCIL CHAMBERS
MINUTES**

CALL TO ORDER: Acting Chair Travis Swangel called the meeting to order at 6:04 PM.

ROLL CALL

Commissioners Physically Present

Thomas Bell
Helen Brown
Vicki Williams
Travis Swangel

Commissioners Absent

Billie Jo Gehring - excused

Staff Present

Bil Homka, Planning Director
James Price, GIS Administrator
Judy Huling, Administrative Assistant

REVISIONS TO THE AGENDA: None

ANNOUNCEMENTS: None

MINUTES: Commissioner Bell made a motion to approve the minutes from March 15, 2018. Commissioner Brown seconded. Motion passed.

PUBLIC HEARING

Resolution 2018-06 – A RESOLUTION APPROVING A LOT FRONTAGE VARIANCE FROM 60 FEET TO 20.42 FEET FOR A NEW FLAG LOT LOCATED ON LOT 2, OF HESTER SUBDIVISION NO. 2, AND APPROVING SAID SUBDIVISION

Mr. Homka gave a staff report, supporting the application. Michelle Hester spoke to the commission about the request. There was some concern about whether the subdivision would allow for the current building and potential new building to comply with set-back requirements. It was determined that there was sufficient room on both lots.

There was question as to whether a COE permit would be required to fill wetland in the new lot. It was determined that the Planning department and the commission would not be required to determine that issue.

Resolution 2018-07 – A RESOLUTION APPROVING A REAR YARD SETBACK VARIANCE TO THREE FEET AND A SIDE YARD SETBACK VARIANCE TO THREE FEET FOR A TEMPORARY HOT TUB GAZEBO STRUCTURE LOCATED ON LOT 2A OF 1995 AND 1996 BROADWAY RIGHT-OF-WAY ACQUISITIONS, PLAT 97-7 AT 226 WEST BROADWAY AVENUE

Commissioner Williams excused herself from the commission to speak as a member of the public and not vote on this issue as she is an adjacent lot owner.

Mr. Homka stated that Mr. Collins was the applicant and was not present. We had spoken to him earlier today and reminded him that his request was on the agenda tonight. Mr. Homka gave the staff report.

Acting Commissioner Swangel opened the meeting up to public discussion. Susan Honan and Caroline (Vicki) Williams had signed up to speak on this resolution.

Vicki Williams said that there were two Native Allotments adjacent to the Collins property, and there was no room for any variances. She said it should not be okayed because the applicant had a dispute with a neighboring Native Allotment. She felt you should not do something on someone's property without their approval. She said if the hot tub had been moved closer to his house he wouldn't have any problem. She did not think anything should be granted until he had settled the dispute with the neighboring property owner. She asked the Commission to not grant any variance until he fixes all his disputes with the Galaktionoff family right next door to him. She said there was no room on her side of the property to give him any variances.

Susan Honan read a letter in favor of the applicant signed by her husband and herself. The letter stated they were happy to see improvements to Joel Collins's property. She read that Joel has been a good neighbor and friend, willing to help whenever he sees a way to. The Collins family was a wonderful addition to the neighborhood. The structure he wants to build will improve the quality of life for him and for his family. Joel does good work and they are sure the structure would be sound. Please allow him to build this structure.

Mr. Homka read letters from Peter Galaktionoff and Eugenie Lekanoff, both neighboring lot owners, in opposition to the variance request. Mr. Galaktionoff protested the variance proposed by Joel Collins as he had made no attempt to contact any of the owners of the adjacent property, lot 3, block 7, when he moved gravel onto the property. He felt Mr. Collins needed to research property lines before he continues any further development.

Ms. Lekanoff's letter stated that her family owns the adjacent lot to Mr. Collins property. She said Mr. Collins's gravel for his driveway was encroaching onto their land and he needed to be told this. She also thought Mr. Collins should research the property lines before he continues with further development.

Mr. Homka stated he'd talked to Peat, who wrote the first letter, explaining that his dispute was a civil issue. He would need to take the issue to court if they could not come to an amicable agreement. Mr. Homka felt that as a planning commission they should defer to neighboring lot owners having a dispute over the lot line with the applicant. The staff had initially been in favor of the variance, but that was before the issue came up of the property line dispute and other work going on out there. He did not think the commission could give a variance to a lot line when they weren't certain what the correct lot line was. He recommends they either vote no, or defer it and suggest he get a boundary survey that more accurately depicts where everything is.

Acting Chair Swangel said it was unfortunate that Joel was not there, he had several questions himself. He asked if any other commissioners had anything they would like to add to the discussion. Hearing none at this time, he asked if there was any more public hearing.

Ms. Williams stated that she was sure if he went to court it would be with the BIA.

OLD BUSINESS *None*

NEW BUSINESS

Mr. Homka recommended that since Commissioner Williams was already sitting in the audience, the commission deal with **Resolution 2018-07** before dealing with **Resolution 2018-06**.

Resolution 2018-07 – A RESOLUTION APPROVING A REAR YARD SETBACK VARIANCE TO THREE FEET AND A SIDE YARD SETBACK VARIANCE TO THREE FEET FOR A TEMPORARY HOT TUB GAZEBO STRUCTURE LOCATED ON LOT 2A OF 1995 AND 1996 BROADWAY RIGHT-OF-WAY ACQUISITIONS, PLAT 97-7 AT 226 WEST BROADWAY AVENUE

Commissioner Brown made a motion to approve **Resolution 2018-07**, Commissioner Bell seconded.

Commissioner Bell expressed his wish that Joel had been present to answer questions. His first question was why in that particular location. His stated he had waivered back and forth on this item, he thought a hot tub with a gazebo was an appropriate purpose for the property, but when the question of variance came up he felt the board should not be handing out variances like candy. There should be good reasons for why they are approving

variances for certain things. His initial inclination was in favor of approving it because it was a quality of life issue, but there were several things he had a problem with. The drawings were not very clear. Mr. Bell wanted to know exactly what he was doing, where he was doing it, and why he was doing it. Now there was a property line dispute. He did not feel the commission should proceed with the variance until the dispute was settled. Without testimony from the applicant Commissioner Bell felt the applicant might not be very concerned about whether he got the variance or not.

Acting Chair Swangel stated that he was not against anyone having a hot tub and gazebo. He thought that was great and would improve the quality of life. He felt that the request did not meet the required conditions for allowing a variance. One of the requirements was to give the minimal variance required to alleviate a hardship. He was not sure that condition had been met, without going out and seeing the site. He stated they had approved several variances recently, but those had to do with housing. Those would further the objectives of the comprehensive plan by promoting housing. The hot tub and gazebo would be a totally separate structure. This building was already noncompliant with setback requirements. He did not want to set a precedent by approving the variance at this time.

Acting Chair Swangel asked if there was any further discussion. None was given.

Mr. Homka stated there was a motion on the table to approve the variance.

A roll call vote was taken. The motion failed unanimously.

Commissioner Williams was invited to retake her seat on the commission.

Resolution 2018-06 - A RESOLUTION APPROVING A LOT FRONTAGE VARIANCE FROM 60 FEET TO 20.42 FEET FOR A NEW FLAG LOT LOCATED ON LOT 2, OF HESTER SUBDIVISION NO. 2, AND APPROVING SAID SUBDIVISION

Commissioner Williams made a motion to approve **Resolution 2018-06**, Commissioner Brown seconded.

Commissioner Bell questioned whether the plat shown was surveyed, or to scale. He questioned whether Lot 1 would still conform to code with the creation of Lot 2. It was determined that there would be sufficient set-backs remaining on Lot 1.

Commissioner Swangel expressed his concern for access to Lot 2 for public safety purposes. He felt that as long as nothing was parked within the driveway area there shouldn't be a problem with access to Lot 2. Roll call vote was taken. The motion passed unanimously.

WORKSESSION

Discuss Zoning Code review and update. Mr. Homka expressed the need for revision to the current zoning code for purposes of ease of use and basic outline revision. Mr. Homka would like to use this process to address zoning code for specific areas, such as the downtown area, which is non-conforming to the current code. Commissioner William agreed that the property size should be lowered for the downtown area lots. There was additional discussion that there was a need for looking at lot size and parking space availability in the downtown area as they considered revisions to the code.

ADJOURNMENT: Commissioner Brown called for adjournment. Commissioner Williams seconded. Meeting was adjourned at 7:06 pm.

PASSED AND APPROVED THIS 21st DAY OF JUNE, 2018 BY THE CITY OF UNALASKA PLANNING COMMISSION.



Billie Jo Gehring
Commission Chair

6/21/18

Date



Bil Homka, AICP
Secretary of the Commission

6-21-18

Date

Prepared by Judith Huling, Administrative Assistant

MEMORANDUM TO COUNCIL

To: Mayor and City Council Members
From: Bil Homka, Planning Director
Through: Thomas Thomas, City Manager
Date: June 26, 2018
Re: Appeal of Planning Commission Decision on Request for Variance requested by Joel Collins on Lot 2A, 1995 and 1996 Broadway

SUMMARY: Mr. Joel Collins, the property owner at the above referenced parcel and applicant for the variance, has appealed a Planning Commission decision to deny a Variance application per Section 8.12.210 (F) Appeals. The City Council must hold a public hearing to consider the Planning Commission's decision and objections thereto. The letter of appeal along with all materials, information and draft minutes from the Planning Commission meeting are attached for review. In the initial Staff Report the Planning Staff recommended approval of Resolution 2018-07. During the Public Hearing on the Resolution at the Planning Commission meeting on May 17th testimony indicated there was a boundary line dispute between subject property and an adjoining property. Due to the information provided, Staff reversed its recommendation to the Commission regarding approval of the Resolution. Planning Commission denied the Resolution. Staff recommends that City Council uphold the Planning Commission's decision to deny the resolution.

PREVIOUS COUNCIL ACTION: The City Council has taken no previous action on this item.

PLANNING COMMISSION MEETING: The applicant is the owner of a grandfathered housing structure on a parcel of land measuring 3,880 square feet. The applicant wishes to temporarily place a hot tub on the property until his other lot in the valley is developed, at which time he will move the hot tub to the new lot in the valley. The applicant is planning a $\frac{3}{4}$ enclosed gazebo to block wind and rain to protect the tub and its occupants. As a temporary need, the planning staff recommended approval subject to a condition that the variance and use of the structure would expire within two (2) years from the approval of the variance.

The Planning Commission considered the Variance request at its public meeting on May 17, 2018. Mr. Collins did not attend the meeting. Several members of the public did attend the meeting and others submitted letters regarding the Variance. Only one person spoke in favor of the project, while one spoke against it. There were three letters submitted; one was in favor of the project and two were opposed to the Variance including one from the abutting property owner.

BASIS FOR APPROVING VARIANCES: The purpose of a variance is to grant relief to an applicant when a requirement causes an undue or unnecessary hardship. In order to be granted, a variance request must meet the four tests of code identified in UCO Section 8.12.210(E) listed above. Staff finds that all four tests are met, as follows:

1. Special conditions that require the variance are not caused by the person seeking the variance and that exceptional or extraordinary circumstances apply to the property which do not apply generally to other properties in the same zoning district, and

result from lot size, shape, topography, or other circumstances over which the applicant has no control. An argument of “financial hardship” when defined as causing a developer to spend more than he is willing to in order to conform, is not an over-riding factor in the granting of a variance Staff finds that the granting of this variance relieves a hardship not caused by the applicant, as the shape and size of the lot is inappropriate for development of the lot.

2. That the variance is necessary for the preservation of a property right of the applicant substantially the same as is possessed by other landowners in the same zoning district Staff finds that the granting of this variance is necessary to preserve the right of the property owner to proceed with a reasonable development, appropriate to the size of the property. In addition to preserving the right of the owner based on the shape, size and setbacks of structures on surrounding lots.

3. That the granting of the variance will not materially affect the health or safety of persons residing or working in the neighborhood and will not be materially detrimental to the public welfare or injurious to property or improvements in the neighborhood. Staff finds that the granting of this variance will not negatively impact the health or welfare of the neighborhood or surrounding properties, as the structure is temporary.

4. That the variance will not be materially detrimental to the intent of this chapter, or to properties in the same zoning district in which the property is located, or otherwise conflict with the objectives of the Comprehensive Plan and the variance requested is the minimum variance which would alleviate the hardship

PLANNING COMMISSION ACTION: The Planning Commission deliberated facts and the staff report and directed questions to the staff and attendees. Planning Staff initially recommended approval of the variance. However, after the issue of the property line dispute was brought forth, Planning Staff recommended the Commission either deny the resolution or defer the decision until the property line dispute was settled. The Planning Commission members voted unanimously to deny the resolution to approve the variance. The resolution failed.

DISCUSSION: The lot is abutting native allotments on the rear and east side, and two rights-of-way on the front and west side of the property, as well as a city parking lot on the west side. The lot is on a steep embankment of the Iliuliuk River and has limited buildable space; the lot has just over 700 square feet of flat yard. Surrounding lots are native allotments and are not subject to zoning requirements, leaving this lot to have more restriction under zoning code.

After much discussion and questioning, the Planning Commission voted to deny Resolution 2018-07, a Variance to the side and rear yard setbacks that would allow construction of a temporary hot tub gazebo. Member Caroline (Vicki) Williams recused herself from the Planning Commission and participated as a member of the audience. The Resolution is included in your Attachment packet.

§8.12.210(F) allows for a person aggrieved by the decision of the Planning Commission to appeal the Commission’s decisions to the City Council within ten working days from the decision. Following the denial and before the ten working days passed, a letter appealing the action taken by the Planning Commission regarding Resolution 2018-07 was submitted to the City Clerk’s Office. This letter is included in your Attachment packet.

The City Council may at its hearing receive such further evidence as is relevant. At the public hearing, the City Council shall have the power to overrule, alter, or maintain the ruling of the Platting Board. The decision of the City Council is final and may be appealed to the Superior Court. Guidance for the public hearing is found in § 8.12.220 (C)(1)(c). The parties involved in the appeal may be represented by counsel. Rules of evidence will not be followed. Cross examination of persons speaking to the City Council will not be allowed. The City Council may consider all relevant evidence. The evidence will be heard in the following order:

1. Planning Department/Planning Commission.
2. Person appealing the Planning Commission decision.
3. Property owner (if different than person appealing the decision).
4. Members of the public other than those who have previously spoken.

ALTERNATIVES: In accordance with § 812.220(C)(2) at the public hearing, the city Council may uphold the action of the Planning Commission, reverse the action of the Planning Commission, modify the action of the Planning Commission.

FINANCIAL IMPLICATIONS: None at this time.

LEGAL: Memo from attorney will be available as soon as we receive it.

STAFF RECOMMENDATION: N/A

PROPOSED MOTION: “I move that the City Council maintain the ruling of the Planning Commission, denying Resolution 2018-07 and deny the Variance request, based on the findings of fact.”

CITY MANAGER’S COMMENTS: N/A

ATTACHMENTS:

- Appeal Notification and Letter of Appeal from Mr. Joel Collins
- Planning Commission Packet for May 15, 2018 including Staff Report
- Draft Minutes of May 15, 2018 Planning Commission Meeting
- Planning Commission Resolution 2018-07
- New GIS Map of Mr. Collins’ property
- Letters submitted to Planning Department regarding Mr. Collins’ request

PID_M	BillTo_M	Address1_M	Address2_M
90307342	ALEX ERMELOFF ESTATE	P.O. Box 68	Unalaska, AK 99685
90307215	ALEXANDRIA HOUSE INC	PO Box 920071	DUTCH HARBOR, AK 99685
90307237	ANDREW MURPHY	P.O. Box 920785	Dutch Harbor, AK 99692
90307208	BAYVIEW ASSOCIATES	2442 NW Market Street # 50	Seattle, WA 98107
90307211	BENJAMIN GOLODOFF	P.O. Box 11	Unalaska, AK 99685
90307221	BERESKIN ESTATE	P.O. Box 114	Unalaska, AK 99685
90307239	CHIEF ALEXEI COURTHOUSE LLC	P.O. Box 920524	Dutch Harbor, AK 99692
90307318	DALE DORSEY	410 NE 10th Ct.	Newport, OR 97365
90307251	DORA KRUKOFF ET AL	24 S 2nd Street	Saint Paul, AK 99660
90307227	ESTATE OF TUTIAKOFF PAUL	P.O. Box 110841	Anchorage, AK 99501
90307243	GOLODOFF ET AL GALAKTIANOFF	UNKNOWN ADDRESS	Unalaska, AK 99685
90307320	HAL LEWIS	P.O. Box 920571	Dutch Harbor, AK 99692
90307201	HELEN LEKANOFF	PO Box 374	Unalaska, AK 99685
90307245	JOEL & CARRIE COLLINS	P.O. Box 171	UNALASKA, AK 99685
90307314	KAROLY GASPAR	PO Box 921275	Dutch Harbor, AK 99692
90307203	LARRY SHAISHNIKOFF	P.O. Box 45	Unalaska, AK 99685
90307341	LEON MERCULIEFF ESTATE	P.O. Box 68	Unalaska, AK 99685
90307340	NICHOLAI & LINDA LEKANOFF	P.O. Box 94	Unalaska, AK 99685
90307231	OUNALASHKA CORPORATION	P.O. Box 149	Unalaska, AK 99685
90307302	RANDALL WHITE; DENISE RANKIN	P.O. Box 135	Unalaska, AK 99685
90307213	RUFINA SHAISHNIKOFF	P.O. Box 23	Unalaska, AK 99685
90307334	SERGIE KRUKOFF	P.O. Box 35	Unalaska, AK 99685
90307247	SHAPSNIKOFF ET AL	P.O. Box 186	Unalaska, AK 99685
90307344	SHAWN BYFORD ET AL	P.O. Box 231	Wrangell, AK 99929
90307223	TED & DEBBIE SHEREBERNIKOFF	P.O. Box 41	Unalaska, AK 99685
90307316	TUYET SOUNG THI NGUYEN	PO Box 921042	Dutch Harbor, FL 99692
90307360	WALTER & BRENDA TELLMAN	P.O. Box 88	Unalaska, AK 99685
90307225	WALTER DYAKANOFF	P.O. Box 135	Unalaska, AK 99685
90307229	WILFRED & NINA BERESKIN	P.O. Box 39	Unalaska, AK 99685
90307336	WILLIAM E. BERIKOFF, JR. <i>Returned</i>	PO Box 240	Selawik, AK 99770

CITY OF UNALASKA
DEPARTMENT OF PLANNING
P.O. BOX 610
UNALASKA, ALASKA 99685-0610
(907) 581-3100 • FAX (907) 581-4181



June 15, 2018

Dear Sir or Madam,

Mr. Collins has appealed the Planning Commission's decision to deny his application for a rear yard setback variance to three feet and a side yard setback variance to three feet for a temporary hot tub gazebo structure located on Lot 2A of 1995 and 1996 Broadway Right-of-way Acquisitions, Plat 97-7 at 226 West Broadway Avenue.

This appeal was received on May 29, 2018 during the ten (10) working days appeal period required by UCO § 8.12.210(F).

This letter serves as your notice of the scheduled appeal proceeding.

You are receiving this letter because Unalaska Code of Ordinances requires that we notify all property owners within 300 feet of a property that an appeal will be heard by the City Council. This letter serves as your notice of the scheduled appeal proceeding. The appeal hearing has been scheduled for **Tuesday, June 26, at 6:00 pm**, during the City Council meeting. Feel free to contact our office at (907) 581-3100 if you have any questions.

Sincerely,

A handwritten signature in cursive script that reads "Judith A. Huling".

Judith A Huling
Administrative Assistant
Department of Planning

Encl: Public Notice



May 17, 2018

Mr. Bil Homka
Planning Director

Respected Members of the Planning Commission:

Thank you for your letter inviting us to express our view at this planning meeting concerning Joel Collin's request to build a temporary structure in his yard. We are happy to see the improvements to Joel Collins property. I think it is good for all of us in the neighborhood when homes are improved, and the changes are a sign of life in our neighborhood. Joel has been a good neighbor and friend, willing to help whenever he sees a way to. Joel and his family are a wonderful addition to the neighborhood and the temporary structure he wants to build will improve the quality of life for him, and for his family. Joel does good work. I'm sure the structure would be sound. Please allow him to build the structure.

Sincerely,

A handwritten signature in cursive script, appearing to read "John Honan".

John Honan
Director
Alexandria House, Inc.
PO Box 920071
Dutch Harbor, AK 99692

A handwritten signature in cursive script, appearing to read "Sue Honan".

Sue Honan
Charity Administrator
Alexandria House, Inc.

*The Alexandria House is a non-profit 501c3 organization.
For tax purposes, our Federal Tax ID Number is 27-0377382.
The Federal Government has designated Alexandria House AK as a Public Charity.*

Date: 5/16/2018

City of Unalaska,

I am Eugenie Lekanoff. My family own a Native allotment , down town Unalaska, Lot 3 Block 7. Joel Collins, who had recently purchased Lot 2A Block 7, has been putting gravel for his driveway and is incroaching onto our land and we think he needs to be told this. He needs to be told to research the property lines. before he continues with further development..


Eugenie Lekanoff

5/15/2018

City of Unalaska,

I contest the variance proposed by Joel Collins on lot 2A block 7

In Unalaska, He has made no attempt to contact any of the owners of the adjacent property, lot 3 block 7 when he moved gravel onto the property. He needs to research property lines before he continues any further development.

Peter J. Galaktionoff

A handwritten signature in cursive script that reads "Peter J. Galaktionoff". The signature is written in black ink and is positioned below the printed name.

From: Joel Collins
Sent: Tuesday, May 29, 2018 9:20 AM
To: Judy Huling
Subject: appeal

To city of Unalaska Council, Denial of Resolution 2018-07 your request for approval of a rear yard setback variance to three (3) feet and a side yard setback variance to three (3) feet for a temporary hot tub gazebo structure located on lot 2A of 1995 and 1996 Broadway Right-of-way Acquisitions, Plat 97-7 at 226 West Broadway Avenue.

I bought 226 west Broadway avenue a few months back I have spent 5 months now making indoor improvement, and cleaning up trash in the yard since then I have had lot markers verified thru Seggessor surveying. Because of accusation that they have been moved by myself or Mr. Hugley . the report has come back they are were installed in the 80s when it was built, as far as my rock being delivered and encroaching lot next door this is true driver messed up I am taking full responsibility and am currently moving it until it is complete by wheel barrel. I see no reason to deny my request as it's a temporary building and will be removed when I build on my other lot it's a gazebo not a permeant structure with the high winds here it is pertinent to enclose it

Joel E. Collins E.A.



PLANNING REQUEST APPLICATION FORM

CITY OF UNALASKA, ALASKA

Department of Planning
PO Box 610
Unalaska, Alaska 99685-0610
Phone: (907) 581 3100 FAX (907) 581 4181
Email: planning@ci.unalaska.ak.us
Website: www.ci.unalaska.ak.us

The undersigned hereby applies to the City of Unalaska for approval of the following as per Title 8: Planning and Land Use Development, UCO.

APPLICATION FOR: VARIANCE CONDITIONAL USE
 ZONE AMENDMENT PLAT

Brief Description of Request: (attach additional information to communicate request)

Current Zone Designation: Residential Proposed Zone Designation(s) (if applicable): N/A.

Current Land Use(s): Residential Proposed Land Use(s) (if changing): N/A.

Property Owner: Joel & Corrie Collins

Property Owner Address: 226 West Broadway, Box 171

Street Address of Property: Unalaska, AK 99685

Applicant's Name: Joel Collins

Mailing Address: P.O. Box 171

Email: Collins519@gmail.com Day Time Phone: 359-2835 Message Phone: 306-6422
907.

FOR OFFICE USE ONLY		DATE	
Preliminary Plat Copies		Attachment A	
Applicant Letter		Site Plan	
Application Fee		Title Search/Certificate-to-Plat	

Conditional Use (8.12.200)

Applicant is encouraged to submit supporting documentation and a site plan to demonstrate how the requested Conditional Use:

- Furthers the goals and objectives of the Comprehensive Development Plan;
- Will be compatible with existing and planned land uses in the surrounding neighborhood and with the intent of its use district; and
- Will not have a permanent negative impact substantially greater than anticipated from permitted development within the district.

Zoning Variance (8.12.210)

Applicant is encouraged to submit supporting documentation and a site plan to demonstrate how the requested Variance:

- Need is not caused by the person seeking the variance and that exceptional or extraordinary circumstances apply to the property which do not apply generally to other properties in the same zoning district, and result from lot size, shape, topography, or other circumstances over which the applicant has no control. An argument of "financial hardship" when defined as causing a developer to spend more than he is willing to in order to conform, is not an over-riding factor in the granting of a variance;
- Is necessary for the preservation of a property right of the applicant substantially the same as is possessed by other landowners in the same zoning district;
- Will not materially affect the health or safety of persons residing or working in the neighborhood and will not be materially detrimental to the public welfare or injurious to property or improvements in the neighborhood; and
- Will not be materially detrimental to the intent of this chapter, or to properties in the same zoning district in which the property is located, or otherwise conflict with the objectives of the Comprehensive Plan and the variance requested is the minimum variance, which would alleviate the hardship.

***SITE PLAN (TO SCALE):** Please show all existing and proposed structures, access, dimensions, utilities and parking as appropriate.

PLEASE NOTE : All applications must be received fifteen (15) days prior to the next regular meeting of the Planning Commission as per Section 8.12.200(A)(2), Section 8.12.210(B)(2) UCO, and Section 8.12.190 UCO. The Department of Planning will provide an examination of the City of Unalaska Real Property Tax Roll indicating that the signature of the landowner on the application form is in fact the latest owner of record. The Department of Planning will mail a notice of the public hearing to all landowners of record within 300 feet of the proposed request as shown in the City of Unalaska Real Property Tax Rolls.

CERTIFICATION:

I hereby certify that (I Am) (I have been authorized to act for*) the owner of the property described above and that I desire a planning action for this property in conformance with the Title 8, UCO and hereby dispose and say that all of the above statements are true. I am familiar with the code requirements and certify, to the best of my knowledge, belief, and professional ability, that this application meets them. I understand that payment of the review fee is non-refundable and is to cover costs associated with the processing of this application and that it does not assure approval of the request.

Signature

3-27-18

Date

***Please fill out and submit Authorization to Make Application by Agent form if acting as Owner's Agent**

PROPERTY LEGAL DESCRIPTION: (Fill in applicable blanks)

Tax Lot ID No.: _____ Lot : 2A Block: _____ Tract: _____

Subdivision: 1995 ? 1996 Broadway RAP USS: _____

Section(s): _____ Township: _____ Range: _____

PROPOSED FUTURE DESIGNATION OF PROPERTY: (For Plat Application Only)

Platting Procedures and Requirements are described in detail in Chapter 8.08: Platting and Subdivision. A certificate to plat as proof of ownership shall accompany the submittal of a plat.

SUBDIVISION _____

Block(s) _____ **Lot (s)** _____ **Tract (s)** _____ **USS** _____

Containing: _____ **Acres(s)** _____ **Lot(s)** _____ **Tract(s)** _____

SURVEYOR INFORMATION

Surveyor Name : _____

Firm Name : _____

Address : _____

Contact Details : Email _____ Phone Number _____

Registered in Alaska: Yes No

REQUIRED SUPPLEMENTAL INFORMATION (For Variance, Zone Amendment and Conditional Use Application Only).

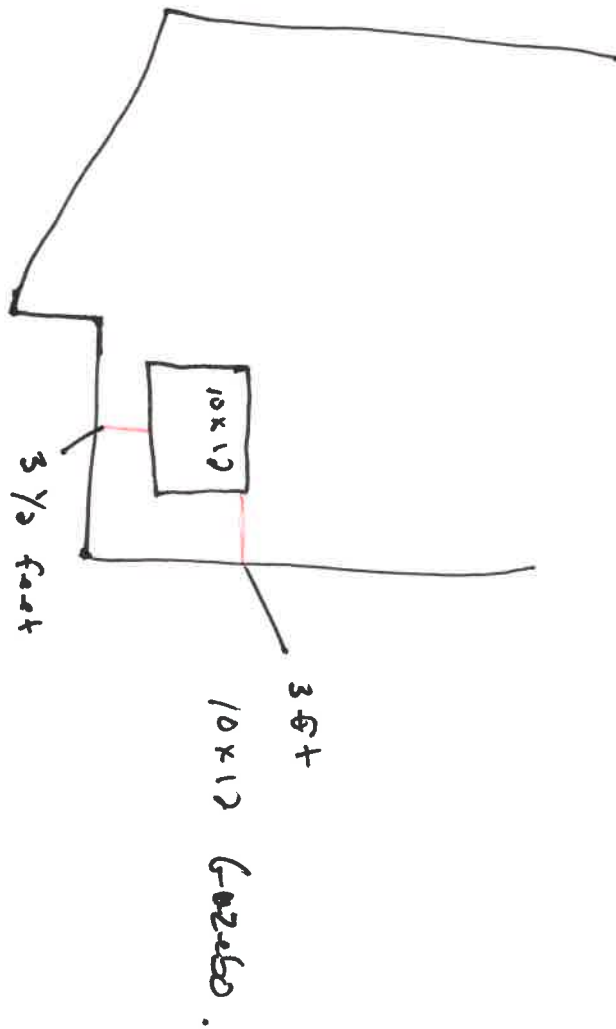
Subdivision Variance (8.08.110)

Applicant is encouraged to submit supporting documentation and a site plan to demonstrate how the requested Variance:

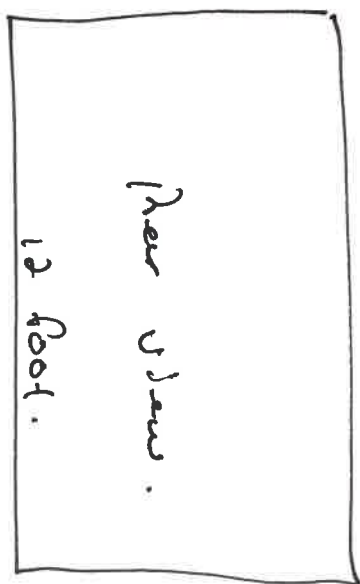
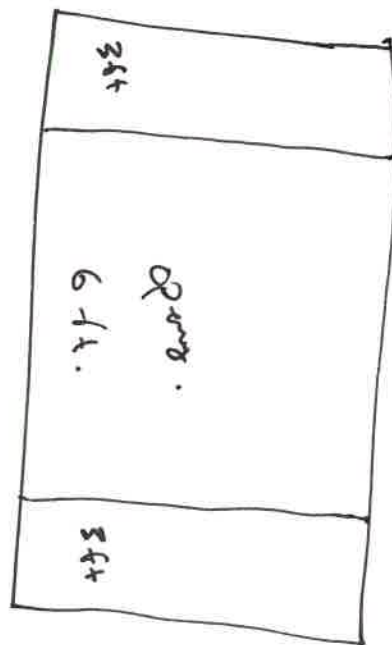
- Is needed due to special circumstances or conditions affecting the proposed subdivision such that strict application of the provisions of this chapter would clearly be impractical or undesirable to the general public or that strict application would be unreasonable or cause undue hardship to the applicant requesting the variance.
- Will not be detrimental to the public welfare or injurious to other property in the area in which the proposed subdivision is located;
- Will be in accord with the intent and purpose of this chapter and of the Comprehensive Plan of the city.

Zone Amendment (8.12.190)

Applicant is encouraged to submit supporting documentation to demonstrate how the requested Zone Amendment is reasonable, in the public interest, and in conformance with the goals and objectives of the Comprehensive Plan.



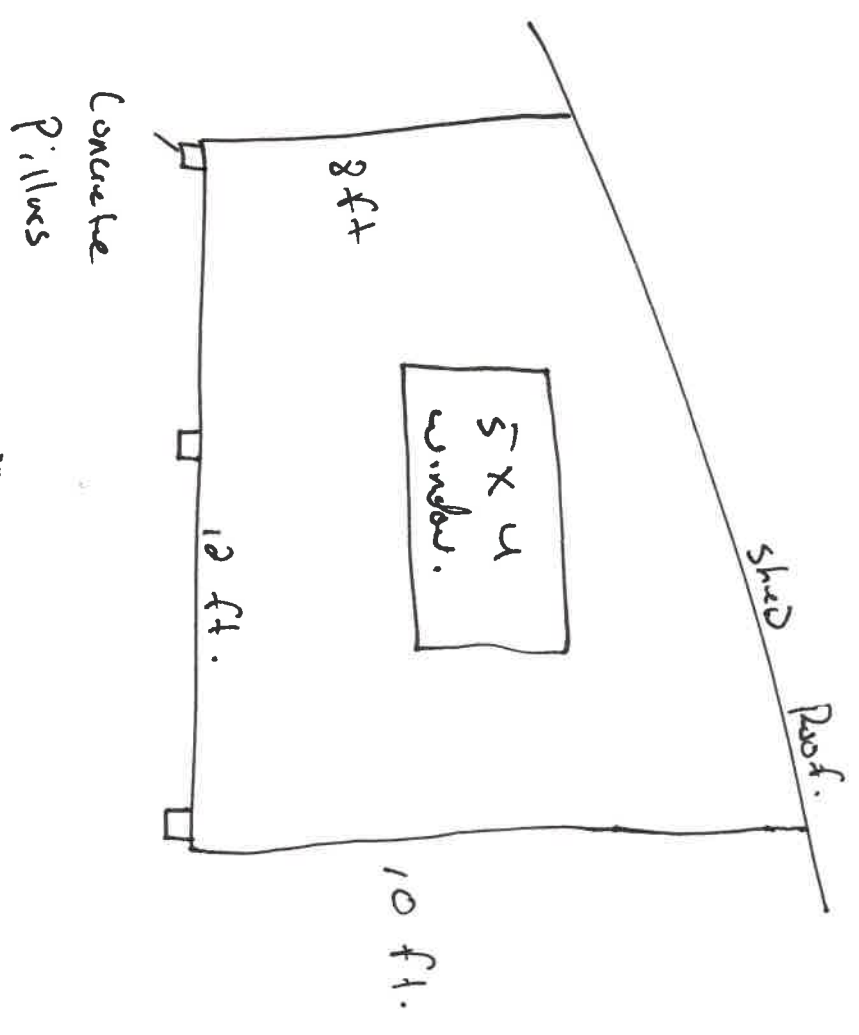
Front View .



8 ft .

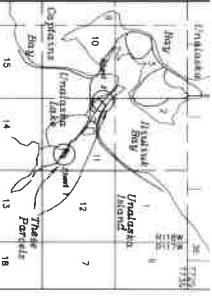
Fully enclosed.

Building is to be removed ~~and~~ future Date.



2x4 walls - 16 sq.
2x6 Roof. 16 sq.

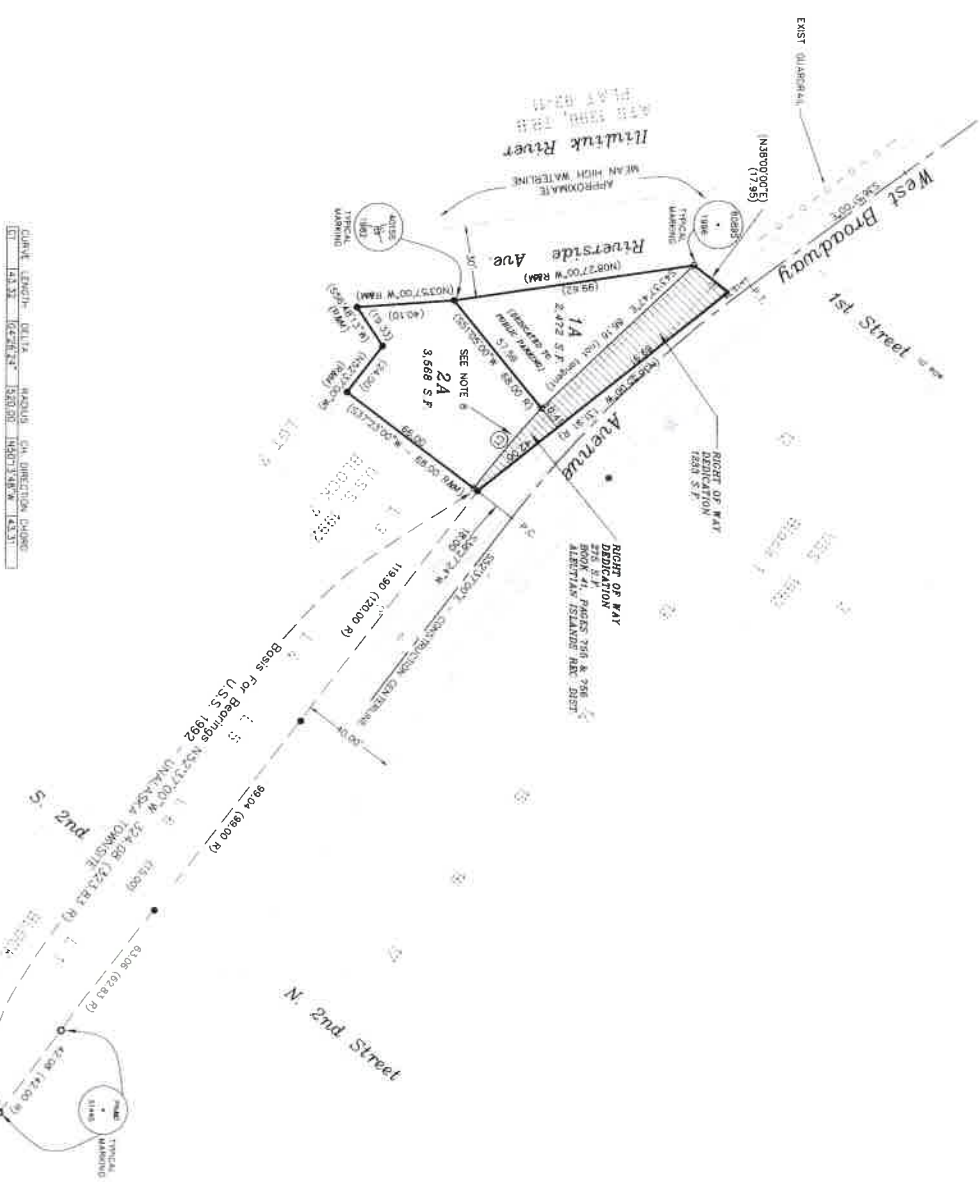
19	22	23	24	19
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VICINITY MAP 1" = 1 MILE



1" = 30'



DATE	LENGTH	BEARING	AREA	OR	DIRECTION	ADJUSTED
1-15-92	1027.91'	N 89° 00' 00" E	1027.91'	1027.91'	N 89° 00' 00" E	1027.91'
1-15-92	1027.91'	S 89° 00' 00" W	1027.91'	1027.91'	S 89° 00' 00" W	1027.91'

RECORDED - PLAT 251-04
DATE 7/19/97
BY BND

- NOTES:**
- 1) ALL LOTS ARE SERVED BY CITY OF UNALASKA WATER AND SEWER.
 - 2) RECORD INFORMATION FOR U.S.S. 1992 RECORDING DISTRICT.
 - 3) RECORD INFORMATION FOR U.S.S. 1992 RECORDING DISTRICT.
 - 4) WATER AND SEWER LOCATIONS ARE FROM AVAILABLE MAP DATA AND SHOULD BE FIELD VERIFIED PRIOR TO ANY EXCAVATION.
 - 5) AS OF THE DATE OF SURVEY, ALL PUBLIC UTILITIES ARE WITHIN THE RIGHTS-OF-WAY OR HAVE DEDICATED EASEMENTS PROVIDED AND THE RIGHTS-OF-WAY ENCLOSURES ARE SHOWN AS AUTHORIZED NON-CORPORATE STRUCTURES OF RECORD AND SUBJECT TO SETBACK REQUIREMENTS.
 - 6) DEVELOPERS MAY NOT ALTER EXISTING NATURAL DRAINAGE WITHOUT PROVIDING EROSION CONTROL MEASURES AS NECESSARY.
 - 7) NO ALTERATIONS TO EXISTING ENVIRONMENTAL CONSERVATION APPROVAL IS REQUIRED FOR THIS PLAT.
 - 8) STRUCTURES EXISTING AT THE TIME OF CERTIFICATION OF THIS PLAT ARE SHOWN AS AUTHORIZED NON-CORPORATE STRUCTURES OF RECORD AND SUBJECT TO SETBACK REQUIREMENTS.

LEGEND

- PROPERTY CORNER FOUND - 2" AL CAP, I.S. 4015, 1985
 - PROPERTY CORNER FOUND - 1-1/2" AL CAP PND
 - 5/8" REBAR FOUND
 - 5/8" x 30" REBAR W/ALUM CAP SET THIS SURVEY
- DR - UTILTY FEDESTALS**
- WATER LINE
 - UNDERGROUND ELECTRIC
 - UNDERGROUND TELEPHONE/TELEVISION
 - GAS/SEWER
 - CURBLINE/EDGE PAVEMENT
 - R.C.M. LINE

RECORDED - PLAT 251-04
DATE 7/19/97
BY BND

1986 and 1986 Acquisitions
Right-of-Way Acquisitions
A copy of Lot 3, Block 2, & Lots 1 and 5, Block 4 of the Maplet of U.S.S. 778 Tract B, Plat 78-1, U.S.S. 1992 (Unalaska Island Recording District) containing 1.727 acres, W/V, average 138' Block - 0.173

F.O. BOX 1241, KENAI, AK 99611

SURVEYOR'S CERTIFICATE
I, HERBERT GIBSON, III, A PROFESSIONAL SURVEYOR, REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA, HAVE THIS DAY REVISITED THE PLAT AND THE SHOW HEREON ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND SURVEYORS IN THE STATE OF ALASKA, HEREBY CERTIFY THAT ALL DIMENSIONS AND UTILITIES WITHIN THE PLATTED AREA ARE LOCATED WITHIN PUBLIC RIGHTS-OF-WAY OR WITHIN UTILITY EASEMENTS DESCRIBED BY THIS PLAT.

DATE: 5-15-92
BY: Herbert Gibson, III
6087-5

REGISTERED LAND SURVEYOR
HERBERT GIBSON, III



**City of Unalaska, Alaska
 Planning Commission/Platting Board
 Staff Report**

A RESOLUTION APPROVING A REAR YARD SETBACK VARIANCE TO THREE FEET AND A SIDE YARD SETBACK VARIANCE TO THREE FEET FOR A TEMPORARY HOT TUB GAZEBO STRUCTURE LOCATED ON LOT 2A OF 1995 AND 1996 BROADWAY RIGHT-OF-WAY ACQUISITIONS, PLAT 97-7 AT 226 WEST BROADWAY AVENUE

Project Information	
Land Owner	Joel Collins
Applicant	Joel Collins
Location	226 West Broadway Ave
Property Identification	Lot 2A of 1995 And 1996 Broadway Right-Of-Way Acquisitions, Plat 97-7
Application Type	Variance for Development
Project Description	Create a temporary gazebo for a hot tub
Zoning	Single Family/Duplex
Exhibits	Draft Resolution 2018-07, Variance Application and Supplemental Materials, Location Map
Staff Recommendation	Approval of Resolution 2018-07

PLAN GUIDANCE

- Local planning guides do not cover accessory buildings of this nature.

CODE REQUIREMENTS

- § 8.12.040 (H) Minimum yard requirements for nonconforming lots of record less than 6,000 square feet.
 - Front yard. 10 feet.
 - Side yard. 10 feet, except on a corner lot where the side yard faces a right-of- way, it shall be 15 feet.
 - Rear yard. 10 feet. UCO §8.12.210 outlines the variance request process including the following:
- The Planning Commission, after public hearings, may vary or modify requirements of this chapter where strict application would cause an undue or unnecessary hardship.
 - Variances will be dimensional in nature and may be limited to requirements governing yards, lot dimensions and coverage, heights, and parking areas.
 - In granting a variance, the Planning Commission may attach conditions which it finds necessary to protect the best interests of the surrounding property or vicinity, and to otherwise achieve the purpose of this chapter.
 - The Planning Commission approves an application for a variance by finding:
 - Special conditions that require the variance are not caused by the person seeking the variance and that exceptional or extraordinary circumstances apply to the property which do not apply generally to other properties in the same zoning district, and result from lot size, shape, topography, or other circumstances over which the applicant has no control. An argument of “financial hardship” when defined as causing a developer to spend more than he is willing to in order to conform, is not an over-riding factor in the granting of a variance;*
 - That the variance is necessary for the preservation of a property right of the applicant substantially the same as is possessed by other landowners in the same zoning district;*
 - That the granting of the variance will not materially affect the health or safety of persons residing or working in the neighborhood and will not be materially detrimental to the public welfare or injurious to property or improvements in the neighborhood; and*
 - That the variance will not be materially detrimental to the intent of this chapter, or to properties in the same zoning district in which the property is located, or otherwise conflict with the objectives of*

the Comprehensive Plan and the variance requested is the minimum variance which would alleviate the hardship.

BACKGROUND AND ANALYSIS

1. The applicant is the owner of a grandfathered housing structure on 3,880 square feet of land. The applicant wishes to temporarily place a hot tub on the property until his other lot in the valley is filled and developed, and then move the hot tub to the lot in the valley. The applicant is planning a ¾ enclosed gazebo to block wind and rain to protect the tub and its occupants. This variance will be limited by condition to the use of the structure not to exceed 2 years without further Planning Commission review.
2. The lot is abutting native allotments on the rear and east side, and two rights-of way on the front and west side of the property, as well as a city parking lot on the west side. The lot is on a steep embankment of the Iliuliuk River and has limited buildable space; the lot has just over 700 square feet of flat yard.
3. Surrounding lots are native allotments and are not subject to zoning requirements, leaving this lot to have more restriction under zoning code.
4. An approval signals that Planning Commission continues to recognize that there are issues with the current zoning code and the smaller lots that are inherent to the downtown area being generally unbuildable due to setback constraints.

FINDINGS

The purpose of a variance is to grant relief to an applicant when a requirement causes an undue or unnecessary hardship. In order to be granted, a variance request must meet the four tests of code identified in UCO Section 8.12.210(E) listed above. Staff finds that all four tests are met as follows.

1. *Special conditions that require the variance are not caused by the person seeking the variance and that exceptional or extraordinary circumstances apply to the property which do not apply generally to other properties in the same zoning district, and result from lot size, shape, topography, or other circumstances over which the applicant has no control. An argument of “financial hardship” when defined as causing a developer to spend more than he is willing to in order to conform, is not an over-riding factor in the granting of a variance*
Staff finds that the granting of this variance relieves a hardship not caused by the applicant, as the shape and size of the lot is inappropriate for development of the lot.
2. *That the variance is necessary for the preservation of a property right of the applicant substantially the same as is possessed by other landowners in the same zoning district*
Staff finds that the granting of this variance is necessary to preserve the right of the property owner to proceed with a reasonable development, appropriate to the size of the property. In addition to preserving the right of the owner based on the shape, size and setbacks of structures on surrounding lots.
3. *That the granting of the variance will not materially affect the health or safety of persons residing or working in the neighborhood and will not be materially detrimental to the public welfare or injurious to property or improvements in the neighborhood*
Staff finds that the granting of this variance will not negatively impact the health or welfare of the neighborhood or surrounding properties, as the structure is temporary.
4. *That the variance will not be materially detrimental to the intent of this chapter, or to properties in the same zoning district in which the property is located, or otherwise conflict with the objectives of the Comprehensive Plan and the variance requested is the minimum variance which would alleviate the hardship*
Staff finds that the granting of this variance does not conflict with the goals of the Comprehensive Plan and is not detrimental to the intent of the zoning code, as it supports the need for improved zoning in the old town site district.

RECOMMENDATION

In accordance with the standards outlined in Unalaska City Code of Ordinances Chapter 8.12 (Zoning), the City of Unalaska Department of Planning, in concert with the City’s Developmental Review Team, recommends approval of this variance request identified in Resolution 2018-07.

**CITY OF UNALASKA, ALASKA
PLANNING COMMISSION & PLATTING BOARD
REGULAR MEETING
THURSDAY, MAY 17, 2018, 6:00 P.M.
UNALASKA CITY HALL COUNCIL CHAMBERS
MINUTES**

CALL TO ORDER: Acting Chair Travis Swangel called the meeting to order at 6:04 PM.

ROLL CALL

Commissioners Physically Present

Thomas Bell
Helen Brown
Vicki Williams
Travis Swangel

Commissioners Absent

Billie Jo Gehring - excused

Staff Present

Bil Homka, Planning Director
James Price, GIS Administrator
Judy Huling, Administrative Assistant

REVISIONS TO THE AGENDA: None

ANNOUNCEMENTS: None

MINUTES: Commissioner Bell made a motion to approve the minutes from March 15, 2018. Commissioner Brown seconded. Motion passed.

PUBLIC HEARING

Resolution 2018-06 – A RESOLUTION APPROVING A LOT FRONTAGE VARIANCE FROM 60 FEET TO 20.42 FEET FOR A NEW FLAG LOT LOCATED ON LOT 2, OF HESTER SUBDIVISION NO. 2, AND APPROVING SAID SUBDIVISION

Mr. Homka gave a staff report, supporting the application. Michelle Hester spoke to the commission about the request. There was some concern about whether the subdivision would allow for the current building and potential new building to comply with set-back requirements. It was determined that there was sufficient room on both lots.

There was question as to whether a COE permit would be required to fill wetland in the new lot. It was determined that the Planning department and the commission would not be required to determine that issue.

Resolution 2018-07 – A RESOLUTION APPROVING A REAR YARD SETBACK VARIANCE TO THREE FEET AND A SIDE YARD SETBACK VARIANCE TO THREE FEET FOR A TEMPORARY HOT TUB GAZEBO STRUCTURE LOCATED ON LOT 2A OF 1995 AND 1996 BROADWAY RIGHT-OF-WAY ACQUISITIONS, PLAT 97-7 AT 226 WEST BROADWAY AVENUE

Commissioner Williams excused herself from the commission to speak as a member of the public and not vote on this issue as she is an adjacent lot owner.

Mr. Homka stated that Mr. Collins was the applicant and was not present. We had spoken to him earlier today and reminded him that his request was on the agenda tonight. Mr. Homka gave the staff report.

Acting Commissioner Swangel opened the meeting up to public discussion. Susan Honan and Caroline (Vicki) Williams had signed up to speak on this resolution.

Vicki Williams said that there were two Native Allotments adjacent to the Collins property, and there was no room for any variances. She said it should not be okayed because the applicant had a dispute with a neighboring Native

Allotment. She felt you should not do something on someone's property without their approval. She said if the hot tub had been moved closer to his house he wouldn't have any problem. She did not think anything should be granted until he had settled the dispute with the neighboring property owner. She asked the Commission to not grant any variance until he fixes all his disputes with the Galaktionoff family right next door to him. She said there was no room on her side of the property to give him any variances.

Susan Honan read a letter in favor of the applicant signed by her husband and herself. The letter stated they were happy to see improvements to Joel Collins's property. She read that Joel has been a good neighbor and friend, willing to help whenever he sees a way to. The Collins family was a wonderful addition to the neighborhood. The structure he wants to build will improve the quality of life for him and for his family. Joel does good work and they are sure the structure would be sound. Please allow him to build this structure.

Mr. Homka read letters from Peter Galaktionoff and Eugenie Lekanoff, both neighboring lot owners, in opposition to the variance request. Mr. Galaktionoff protested the variance proposed by Joel Collins as he had made no attempt to contact any of the owners of the adjacent property, lot 3, block 7, when he moved gravel onto the property. He felt Mr. Collins needed to research property lines before he continues any further development.

Ms. Lekanoff's letter stated that her family owns the adjacent lot to Mr. Collins property. She said Mr. Collins's gravel for his driveway was encroaching onto their land and he needed to be told this. She also thought Mr. Collins should research the property lines before he continues with further development.

Mr. Homka stated he'd talked to Peat, who wrote the first letter, explaining that his dispute was a civil issue. He would need to take the issue to court if they could not come to an amicable agreement. Mr. Homka felt that as a planning commission they should defer to neighboring lot owners having a dispute over the lot line with the applicant. The staff had initially been in favor of the variance, but that was before the issue came up of the property line dispute and other work going on out there. He did not think the commission could give a variance to a lot line when they weren't certain what the correct lot line was. He recommends they either vote no, or defer it and suggest he get a boundary survey that more accurately depicts where everything is.

Acting Chair Swangel said it was unfortunate that Joel was not there, he had several questions himself. He asked if any other commissioners had anything they would like to add to the discussion. Hearing none at this time, he asked if there was any more public hearing.

Ms. Williams stated that she was sure if he went to court it would be with the BIA.

OLD BUSINESS *None*

NEW BUSINESS

Mr. Homka recommended that since Commissioner Williams was already sitting in the audience, the commission deal with **Resolution 2018-07** before dealing with **Resolution 2018-06**.

Resolution 2018-07 – A RESOLUTION APPROVING A REAR YARD SETBACK VARIANCE TO THREE FEET AND A SIDE YARD SETBACK VARIANCE TO THREE FEET FOR A TEMPORARY HOT TUB GAZEBO STRUCTURE LOCATED ON LOT 2A OF 1995 AND 1996 BROADWAY RIGHT-OF-WAY ACQUISITIONS, PLAT 97-7 AT 226 WEST BROADWAY AVENUE
Commissioner Brown made a motion to approve **Resolution 2018-07**, Commissioner Bell seconded.

Commissioner Bell expressed his wish that Joel had been present to answer questions. His first question was why in that particular location. He stated he had waived back and forth on this item, he thought a hot tub with a gazebo was an appropriate purpose for the property, but when the question of variance came up he felt the board should not be handing out variances like candy. There should be good reasons for why they are approving variances for certain things. His initial inclination was in favor of approving it because it was a quality of life issue, but there were several things he had a problem with. The drawings were not very clear. Mr. Bell wanted to know exactly what he was doing, where he was doing it, and why he was doing it. Now there was a property line dispute.

He did not feel the commission should proceed with the variance until the dispute was settled. Without testimony from the applicant Commissioner Bell felt the applicant might not be very concerned about whether he got the variance or not.

Acting Chair Swangel stated that he was not against anyone having a hot tub and gazebo. He thought that was great and would improve the quality of life. He felt that the request did not meet the required conditions for allowing a variance. One of the requirements was to give the minimal variance required to alleviate a hardship. He was not sure that condition had been met, without going out and seeing the site. He stated they had approved several variances recently, but those had to do with housing. Those would further the objectives of the comprehensive plan by promoting housing. The hot tub and gazebo would be a totally separate structure. This building was already noncompliant with setback requirements. He did not want to set a precedent by approving the variance at this time.

Acting Chair Swangel asked if there was any further discussion. None was given.

Mr. Homka stated there was a motion on the table to approve the variance.

A roll call vote was taken. The motion failed unanimously.

Commissioner Williams was invited to retake her seat on the commission.

Resolution 2018-06 - A RESOLUTION APPROVING A LOT FRONTAGE VARIANCE FROM 60 FEET TO 20.42 FEET FOR A NEW FLAG LOT LOCATED ON LOT 2, OF HESTER SUBDIVISION NO. 2, AND APPROVING SAID SUBDIVISION
Commissioner Williams made a motion to approve **Resolution 2018-06**, Commissioner Brown seconded. Commissioner Bell questioned whether the plat shown was surveyed, or to scale. He questioned whether Lot 1 would still conform to code with the creation of Lot 2. It was determined that there would be sufficient set-backs remaining on Lot 1.
Commissioner Swangel expressed his concern for access to Lot 2 for public safety purposes. He felt that as long as nothing was parked within the driveway area there shouldn't be a problem with access to Lot 2.
Roll call vote was taken. The motion passed unanimously.

WORKSESSION

Discuss Zoning Code review and update. Mr. Homka expressed the need for revision to the current zoning code for purposes of ease of use and basic outline revision. Mr. Homka would like to use this process to address zoning code for specific areas, such as the downtown area, which is non-conforming to the current code. Commissioner William agreed that the property size should be lowered for the downtown area lots. There was additional discussion that there was a need for looking at lot size and parking space availability in the downtown area as they considered revisions to the code.

ADJOURNMENT: Commissioner Brown called for adjournment. Commissioner Williams seconded. Meeting was adjourned at 7:06 pm.

PASSED AND APPROVED THIS 21st DAY OF JUNE, 2018 BY THE CITY OF UNALASKA PLANNING COMMISSION.

Billie Jo Gehring
Commission Chair

Date

Bil Homka, AICP
Secretary of the Commission

Date

Prepared by Judith Huling, Administrative Assistant

**City of Unalaska, Alaska
Planning Commission/Platting Board
Resolution 2018-07**

DENIED

A RESOLUTION APPROVING A REAR YARD SETBACK VARIANCE TO THREE FEET AND A SIDE YARD SETBACK VARIANCE TO THREE FEET FOR A TEMPORARY HOT TUB GAZEBO STRUCTURE LOCATED ON LOT 2A OF 1995 AND 1996 BROADWAY RIGHT-OF-WAY ACQUISITIONS, PLAT 97-7 AT 226 WEST BROADWAY AVENUE

WHEREAS, this is a variance requested prior to construction; and

WHEREAS, UCO §8.12.210 sets forth the procedures and requirement for variances for development projects; and

WHEREAS, Joel Collins. is the owner of Lot 2A of 1995 And 1996 Broadway Right-Of-Way Acquisitions, Plat 97-7 (03-07-245); and

WHEREAS, the property is zoned Single Family/Duplex, which limits structures to a rear yard setback of 10 feet and a side yard setback of 10 feet; and

WHEREAS, the lot is a non-conforming lot in a section of town predating zoning code; and

WHEREAS, the Applicant is requesting a waiver to construct a temporary gazebo for a hot tub, for a term of 2 years; and

WHEREAS, the City of Unalaska Departments of Planning, Public Works, Public Utilities and Public Safety have reviewed the request; and

WHEREAS, the Planning Commission/Platting Board conducted a public hearing on May 17, 2018 in order to consider the testimony of the public; and

WHEREAS, notices of the public hearing were posted and mailed; and

WHEREAS, the Planning Commission finds the Variance to be in accordance with the following tests of code:

- Special conditions that require the variance are not caused by the person seeking the variance and that exceptional or extraordinary circumstances apply to the property which do not apply generally to other properties in the same zoning district, and result from lot size, shape, topography, or other circumstances over which the applicant has no control. An argument of “financial hardship” when defined as causing a developer to spend more than he is willing to in order to conform, is not an over-riding factor in the granting of a variance;
- That the variance is necessary for the preservation of a property right of the applicant substantially the same as is possessed by other landowners in the same zoning district;
- That the granting of the variance will not materially affect the health or safety of persons residing or working in the neighborhood and will not be materially detrimental to the public welfare or injurious to property or improvements in the neighborhood; and
- That the variance will not be materially detrimental to the intent of this chapter, or to properties in the same zoning district in which the property is located, or otherwise conflict with the objectives of the Comprehensive Plan and the variance requested is the minimum variance which would alleviate the hardship.

NOW THEREFORE BE IT RESOLVED, that in accordance with UCO §8.12.210, the Planning Commission grants a waiver for a rear yard setback variance to three feet and a side yard setback variance to three feet for a temporary hot tub gazebo located on Lot 2A of 1995 And 1996 Broadway Right-Of-Way Acquisitions, Plat 97-7, at 226 West Broadway Ave with the following conditions of approval:

1. Applicant must show proof of Fire Marshal approval/non-review.
2. The applicant will remove the structure within 2 years or submit for Planning Commission review within such time.

This resolution approves the variance only as it applies to the site plan submitted and shown in Attachment A, and becomes effective once the Planning Department issues the variance permit. Issuance of the variance permit is contingent upon 1) that there are no appeals within ten (10) working days from the decision date, as outlined in UCO §8.12.200(E); and 2) that all conditions listed above are satisfied by the applicant. Following its issuance, the applicant has the responsibility to maintain compliance with all conditions, and for any failure to abide by these conditions, the Planning Department may revoke the variance permit and enforce abatement proceedings on the property as a public nuisance, according to UCO §8.12.220(F), 8.12.220(H), and Chapter 11.12.

Denial

PASSED AND APPROVED THIS _____ DAY OF _____, 2018, BY THE PLANNING COMMISSION OF THE CITY OF UNALASKA, ALASKA.

Travis Swangel
Acting Planning Commission Chair

Bil Homka, AICP, Planning Director
Secretary of the Commission

Wilfred & Nina Bereskin

City of Unalaska

04-09-306-307

03-07-245-245

James Huguley

03-07-245-245

Golodoff ET AL Galaktianoff

04-04-250-250

Chief Alexei Courthouse LLC

03-07-239-239

Shapsnikoff ET AL

City of Unalaska

Collins Property 10 Foot Setback

West Broadway Ave

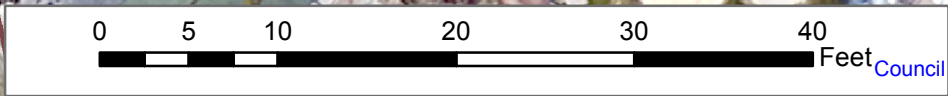
04-09-300-300

226 West Broadway Ave

03-07-245-245

03-07-245-245

03-07-247-247






Collins 300 Foot Radius



N



Legend

-  300 Foot Radius
-  Collins Property
-  Tax Parcels

0 0.01 0.02 0.04 Miles

CITY OF UNALASKA
UNALASKA, ALASKA

ORDINANCE NO. 2018-07

CREATING BUDGET AMENDMENT #6 TO THE FISCAL YEAR 2018 BUDGET, RECOGNIZE GRANT REVENUE OF \$42,360 IN THE PORTS & HARBORS CAPITAL PROJECTS FUND AND INCREASE CAPITAL PROJECT EXPENDITURES IN THE PORTS & HARBORS UMC FENCING PROJECT

BE IT ENACTED BY THE UNALASKA CITY COUNCIL

Section 1 Classification: This is a non-code ordinance.
Section 2 Effective Date: This ordinance becomes effective upon adoption.
Section 3 Content: The City of Unalaska FY18 Budget is amended as follows:

- A. That the following sums of money are hereby accepted and the following sums of money are hereby authorized for expenditure.
- B. The following are the changes by account line item:

Amendment No. 7 to Ordinance #2017-07

		<u>Current</u>	<u>Requested</u>	<u>Revised</u>
II. CAPITAL BUDGETS				
A. Ports & Harbors - Project Budget				
Sources				
	Grant Revenue UMC Fencing Project - 2015 SHSP Grant PH17B	325,000	42,360	367,360
	Transfers in - Ports & Harbors Operating	110,360	-	110,360
Uses				
	UMC Security Fencing Project PH17B	435,360	42,360	477,720

PASSED AND ADOPTED BY A DULY CONSTITUTED QUORUM OF THE UNALASKA CITY COUNCIL THIS 26TH DAY OF JUNE, 2018.

MAYOR

ATTEST:

CITY CLERK

MEMORANDUM TO COUNCIL

TO: Mayor and Council Members
FROM: Jennifer Shockley, Deputy Chief/Acting Director, DPS
THROUGH: Thomas Thomas, City Manager
DATE: 12 June, 2018
RE: **BUDGET AMENDMENT ORDINANCE 2018-07**

SUMMARY:

During the June 12, 2018 meeting we will discuss the following Department of Public Safety (DPS) budget items:

Accepting grant revenues received from the 2015 State Homeland Security Program (20SHSP-GY15), and reallocating those funds to a project account. The total amount awarded for this grant is \$42,360.00.

PREVIOUS COUNCIL ACTION:

There has been no previous council action on the \$42,360.00 from the 20SHSP-GY15 grant.

BACKGROUND:

Funding from this program is provided to support, build, and sustain the ability of states, territories, and urban areas to prevent, protect against, mitigate, respond to, and recover from terrorist attacks and other all-hazard events. The grant award of \$42,360.00 is a reallocation from the 20SHSP-GY15 grant and is intended for security fencing at the UMC site. The reallocation grant is 100% funded and has a three-month performance period ending July 31, 2018.

DISCUSSION:

DPS requests that \$42,360.00 20SHSP-GY15 grant funds be placed into a project account to purchase and install fencing at the UMC site. The fencing project improves physical security at the UMC dock by creating controlled access points, and increases the City of Unalaska's ability to meet Homeland Security facility requirements related to dock access. The grant reimburses all expenses to the City of Unalaska after purchase and submission of receipts. All funds are expected to be fully expended within the grant timelines. Local procurement rules must be followed.

ALTERNATIVES:

1. The following are alternatives for the 2015 20SHSP-GY15 grant:
 - a. Return the funds from 2015 20SHSP-GY15 grant before the closure of the grant period, and continue to expend City funds to complete the UMC fencing project.

FINANCIAL IMPLICATIONS:

This first part of this budget amendment recognizes the receipt of 2015 20SHSP-GY15 grant funds totaling \$42,360.00. The grant requires either the remaining balances be returned at the close of the grant period, or if the allocated funds are not expended by the end of the grant period, any expenses beyond that date may be borne entirely by the City.

LEGAL:

The 2015 20SHSP-GY15 grant requires that the funds are expended in accordance with the scope of the grant. Remaining balances must be refunded unless the grant specifications are categorized as reimbursable. In that case, if the funds are not expended by the expiration of the grant period, the granting agency will not fund or reimburse the City. The grant period ends July 31, 2018.

STAFF RECOMMENDATION:

Staff recommends the Council approve the item detailed in this budget amendment in order to remain in compliance with the scope and intent of grant guidelines.

PROPOSED MOTION:

I move to approve the first reading of Ordinance 2018-07 and to send it to the second reading and public hearing on June 26, 2018.

CITY MANAGER’S COMMENTS:

The City Manager recommends Council approved the item detailed in this budget amendment.



Awakuxtxin (Working Together 9 + You) Intensive Outpatient Program

Informational Meeting & Discussion

June 27, 2018

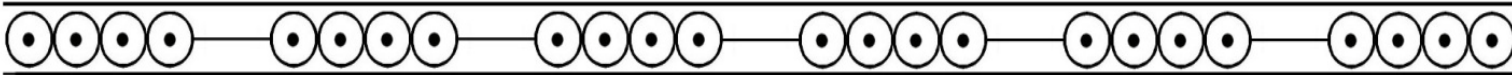
5:30PM-7:00PM

Alexandria House, Unalaska

Join us for a brief presentation of the new substance abuse program followed by a question and answer opportunity.

Snacks will be provided.

For more information, contact Cheri or Keri at APIA: 276-2700



CITY OF UNALASKA
UNALASKA, ALASKA

RESOLUTION 2018-43

A RESOLUTION OF THE UNALASKA CITY COUNCIL ALLOWING A REQUEST FOR A WAIVER FOR FAILURE TO FILE A TIMELY APPLICATION FOR THE SENIOR CITIZEN SALES TAX REFUND FOR THERESA A. WARREN

WHEREAS, Unalaska Code of Ordinances (UCO) 6.40.050 offers a \$200 sales tax refund to natural persons of at least sixty-five (65) years of age on or before March 31 of each year, provided a timely application is filed;

WHEREAS, Theresa A. Warren filed an application for the sales tax refund on May 21, 2018; and

WHEREAS, UCO states that claims for refund filed after March 31 of each year shall be denied.

NOW THEREFORE BE IT RESOLVED that the Unalaska City Council allows Theresa A. Warren's request for a waiver for failure to timely file an application for the senior citizen sales tax refund.

PASSED AND ADOPTED by a duly constituted quorum of the Unalaska City Council on June 12, 2018.

Frank Kelty
Mayor

ATTEST:

Roxanna Winters, Deputy Clerk
Acting City Clerk

MEMORANDUM TO COUNCIL

To: Mayor and City Council Members
From: Marjie Veeder, City Clerk
Through: Thomas E. Thomas, City Manager
Date: June 12, 2018
Re: Resolution 2018-43, a Resolution of the Unalaska City Council denyi9ng a request for a waiver for failure to file a timely application for the senior citizen sales tax refund for Theresa A. Warren

SUMMARY: The City of Unalaska offers a \$200 sales tax refund to senior citizens, with an application deadline of March 31 each year. Theresa A. Warren failed to make a timely application for the refund, and has written a letter of appeal asking that the deadline be waived and her late application be accepted as timely.

PREVIOUS COUNCIL ACTION: The Clerk was unable to find any previous action of the council addressing an appeal for failure to timely file an application for the senior citizen sales tax refund.

BACKGROUND: To be eligible for the refund, the consumer must be sixty-five (65) years of age or older by March 31 of each year, be a resident of the City for at least thirty (30) days prior to their application, and file a timely application for refund with the City.

DISCUSSION: Each year, in an effort to make senior citizens aware of the refund, the Clerk's office advertises the refund program by posting flyers, sending "blast-faxes", and posting information on the City website. On May 21, well after the application deadline, the Clerk's office received a letter from Theresa A. Warren requesting a waiver of the March 31 application deadline which, if granted, will allow the City Clerk to accept her application for the senior citizen sales tax refund as if timely filed. Mrs. Warren is a first time filer and indicates she was in Anchorage at the time of the deadline accompanying her husband who was receiving treatment following a stroke.

There is no language in code allowing a waiver of the application deadline for good cause shown. Code states claims for refund filed after March 31 of each year shall be denied.

ALTERNATIVES: Deny the waiver; or authorize the waiver and accept the late application as if timely filed.

FINANCIAL IMPLICATIONS: Pursuant to Code, the refund is \$200.

LEGAL: None sought.

STAFF RECOMMENDATION: Code indicates claims for refund filed after March 31 of each year shall be denied. For this reason, staff recommends the appeal be denied. If Council chooses to grant the appeal, an appropriate resolution will be prepared for consideration at a later date.

CITY MANAGER COMMENTS: None. This is a Council decision.

ATTACHMENTS: UCO 6.40.50(C); application; and Letter of Appeal received from Theresa A. Warren

§ 6.40.050 APPLICATION FOR TAX REFUND.

A. ...

B. ...

C. SENIOR CITIZEN REFUND. Natural persons of at least sixty- five (65) years of age on or before March 31 of each year shall be entitled to receive a yearly sales tax refund in the amount of two hundred dollars (\$200).

1. To be eligible for the refund, the consumer must be sixty-five (65) years of age or older by March 31 of each year, be a resident of the City for at least thirty (30) days prior to their application, and file a timely application for refund with the City. The application form may require the consumer-applicant to provide proof of age and of residency, along, with other information reasonably necessary to administer this refund. The claim for refund may be made only by filing a timely application with the City Clerk.

2. An application for a senior citizen refund must be filed with the City between January 1 and March 31 of each year. **Claims for refund filed after March 31 of each year shall be denied.**

3. Any eligible applicant who has a delinquent account of any kind with the City shall not be entitled to receive their refund directly. The City shall, instead, apply the refund to the delinquency. Only once the delinquency is paid may any surplus refund be directed to the eligible recipient.

4. “Resident of the City,” for the purposes of this subsection, means a person who is physically present in the City with the intent to remain indefinitely in the City and to make a home in the City. The individual must also have maintained a principal place of abode in the City for at least thirty (30) consecutive days immediately preceding the date of application for a refund. A person demonstrates the intent required under this section through establishing and maintaining customary ties indicative of residence in the City and through the absence of those ties elsewhere. Physical presence in the City is not, by itself, sufficient to establish residency.

D. ...

May 21, 2018

Greetings!

I write today regarding the Senior Citizen Sales Tax Refund, as well as the Property Tax Exemption.

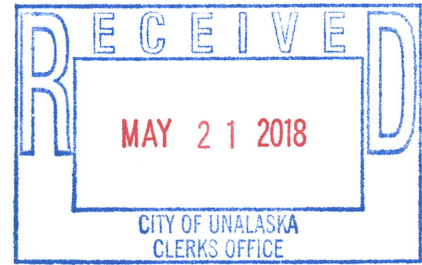
My 65th birthday was June 12, 2017. My first opportunity to apply was 1st quarter of this year. However, my husband & I were in Anchorage Feb 3 through April 1 of this year for more intense post-stroke therapies. Since our return was after the deadline, I ask for reconsideration of these applications' deadlines.

Thank You,

Theresa A. Warren



CITY OF UNALASKA
Office of the City Clerk
P. O. Box 610
Unalaska, AK 99685
(907) 581-1251



Application for Senior Citizen Sales Tax Refund

Pursuant to Unalaska City Code 6.40.050

1. Applicant Name: Theresa A. WARREN
2. Date of Birth: JUNE 12, 1952
3. Residence Address: 264 Eagle Dr. Unalaska 99685
4. Mailing Address: PO Box 920363 Dutch Harbor, AK 99692
5. Telephone number: 907-581-4093
6. Date you established residency in Unalaska: October 12, 1993
7. When do you plan to leave Unalaska? completion of house sale
8. Do you intend to remain in Unalaska indefinitely and make Unalaska your home? Yes No
9. Is your primary residence outside of Unalaska? Yes No

Note: City Clerk may request proof of age and residency

CERTIFICATION OF APPLICANT

I certify that the information provided in this document is the truth.

Signature Theresa A. Warren Date May 21, 2018

CLERK'S OFFICE USE ONLY

- Date application received: 5/21/2018 New Application Repeat Application
- Applicant personally known in Clerk's Dept.
- Residency Proof Provided / Type: _____
- Age Proof Provided / Type: _____
- Additional information requested: _____

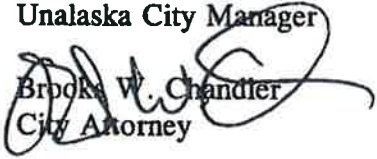
APPROVED _____ DISAPPROVED Reason for disapproval: Filed well after deadline
Approved / Disapproved by: mveeder

BOYD, CHANDLER & FALCONER, LLP
ATTORNEYS AT LAW
SUITE 302
911 WEST EIGHTH AVENUE
ANCHORAGE, ALASKA 99501
TELEPHONE: (907) 272-8401
FACSIMILE: (907) 274-3698
bcf@bcfaklaw.com

MEMORANDUM

CONFIDENTIAL
ATTORNEY-CLIENT COMMUNICATION

TO: Thomas Thomas
Unalaska City Manager

FROM: 
Brooks W. Chandler
City Attorney

RE: Request for Waiver of Deadline for Submission of Senior Refund Application

DATE: June 18, 2018

You asked whether the City Council was obligated to decide whether to waive the deadline for applying for a senior citizen refund of sales tax. Based on our review of applicable provisions of the city code the answer is NO for the following reasons:

1. Per UCO 6.40.050(C)(2) neither the city clerk nor the City Council has authority to extend the March 31 deadline for application for a senior citizen sales tax refund under any circumstances.
2. There is no right to appeal the city clerk's denial of a senior citizen tax refund to the City Council.
3. The request to waive the deadline established by ordinance should not have been placed on the agenda for a city council decision.

We recommend the postponed agenda item (Resolution 2018-43 declining to waive the deadline) be listed under Old Business at the next City Council meeting and that the City Council make a motion to indefinitely postpone consideration of the resolution. That action would be followed by a letter from the city clerk to the applicant indicating the Council does not have legal authority to change the deadline set by ordinance.

The reasons for these conclusions and recommendations are detailed below.

Facts

On May 21, 2018, a senior citizen applied for a sales tax refund. The city clerk denied the application as untimely. The same day, the citizen asked the city clerk to “reconsider” her application. The citizen recognized the application was filed after the March 31 deadline set by ordinance but explained that she had not been in Unalaska on that date for medical reasons. The clerk treated the written request to “reconsider” as an appeal which was placed on the agenda of the June 12 City Council meeting together with a proposed resolution denying the request for a waiver of the deadline. The City Council postponed consideration of the resolution in order to obtain a legal opinion as to whether the Council had authority to either hear the appeal or waive the deadline set by ordinance.

Law

UCO 6.40.050(C) establishes a senior citizen sales tax refund. UCO 6.40.050(C)(2) states “Claims for refund filed after March 31 of each year shall be denied”. There is no procedure for a citizen to request a late-filed application be accepted and no provision for an appeal of a denial of a refund application.

The City Council has adopted Robert’s Rules as its rules of procedure¹.

Analysis

Both the city clerk and the City Council are required to follow the code of ordinances as written. The word “shall” is mandatory. The city clerk had no discretion to approve a late-filed refund application. The Council does not have any general authority to ignore provisions of the city code or to enlarge deadlines set by the city code.

Any “appeal” to the City Council must be specifically authorized by the city code. Whenever the Council has intended to provide for a right of appeal this is reflected in specific code provisions.² In the absence of such a code provision, there is no right to appeal to the

¹ UCO 2.20.040.

² UCO 2.92.100 (providing for appeal to city council of city manager decision denying request for review of records); UCO 6.32.090 (providing for appeal to Board of Equalization of assessor property valuation); UCO 8.08.130 (providing for appeal to city council from

Thomas Thomas
June 18, 2018
Page 3

City Council and no authority for the City Council to take action either approving or denying a request to change the deadline set by UCO 6.40.050(C)(2).

Recommendation

The City Council should not take a yes or no vote on the resolution. The Council does not have authority to do so. Instead, after a motion is made to approve Resolution 2018-43, the Council should make a motion to “postpone indefinitely consideration of Resolution 2018-43”. Per Robert’s Rules, this “drops” the main motion without a vote and effectively ends consideration of the main motion³. Proceeding in this fashion will avoid setting a precedent that Council will consider appeals from denials of untimely sales tax refund applications.

If the Council wishes to allow for “hardship” extensions of the March 31 deadline or to allow for appeals from city clerk denials of refund applications, the Council needs to amend this section of the code by ordinance.

Let me know if you have any additional questions on this topic.

Platting Board decision); UCO 8.12.200(E) (providing for appeal to city council from Planning Commission decision); UCO 9.04.090 (providing for appeal to city council from city manager denial of business license); UCO 11.12.090 (providing for appeal to city council of nuisance abatement order).

³ Robert’s Rules Sec. 11.