
MEMORANDUM TO COUNCIL

To: Mayor and City Council Members
From: William Homka, Assistant City Manager
Through: Chris Hladick, City Manager
Date: January 24, 2023
Re: FY24 CMMP

SUMMARY: This year Unalaska’s CMMP has been condensed due to constraints caused from project management capacity as well as staffing shortages. We also anticipate less revenue this year due to crab season cancellation and other economic variables. This year’s project nominations address critical issues to the City such as emergency repairs to buildings and infrastructure.

DISCUSSION: Existing projects that received funding in prior years will continue to move forward. Eighteen (18) projects are proposed for the FY24 CMMP for a total of \$32,837,400 (FY23 values).

Table 1: FY24 CMMP PROJECTS BY FUND

General Fund	
Captains Bay Road	\$ 6,052,582
Equipment Storage Bldg.	\$ 1,350,830
Facility Maintenance Plan	\$ 260,000
Rolling Stock Plan	\$ 1,320,000
Subtotal	\$ 8,983,412
Electric Proprietary Fund	
Distribution Equipment	\$ 100,000
Gen Set Rebuild	\$ 1,000,000
Large Transformer Maint.	\$ 195,000
Subtotal	\$ 1,295,000
Ports Proprietary Fund	
Restroom – UMC	\$ 480,160
Subtotal	\$ 480,160
Solid Waste Proprietary Fund	
Subtotal	\$ 0
Wastewater Proprietary Fund	
Subtotal	\$ 0
Water Proprietary Fund	
Icy Lake Hydro Survey	\$ 72,800
Pyramid Water Tank	\$ 7,906,193
WH1/2 On-site Chlorine	\$ 448,500
Subtotal	\$ 8,427,493

Various Proprietary Funds	
Captains Bay Road	\$ 4,334,065
Rolling Stock Plan	\$ 370,000
Subtotal	\$ 4,704,065
External Funds (Grants)	
Captains Bay Road	\$ 6,947,270
Makushin Geothermal	\$ 2,000,000
Subtotal	\$ 8,947,270
<hr/> TOTAL	<hr/> \$32,837,400

The CMMP calendar is condensed this year. Table 2 identifies important dates for the CMMP.

Table 2: CMMP FY24 CALENDAR

Date	Description
1-24-2023	Regular Council Meeting - CMMP Work Session
3-28-2023	Regular Council Meeting - CMMP & Rolling Stock Presentation
4-10-2023	Special Council Meeting – Follow up CMMP
4-11-2023	Regular Council Meeting - Presentation of UCSD Budget and Community Support Grants
4-25-2023	Regular Council Meeting – Resolutions for Community Support Grants, CMMP, Establish school support
5-9-2023	Regular Council Meeting – Ordinance 1st reading adopting operating and capital budget
5-23-2023	Regular Council Meeting – Ordinance 2nd reading adopting operating and capital budget 5/23/23

ALTERNATIVES: Council may choose to add or subtract projects or issues presented.

FINANCIAL IMPLICATIONS: There are critical issues happening to the commercial fishing industry that will ultimately impact revenue streams for the City of Unalaska. There are also projects that the city needs help with in funding.

LEGAL: No legal review required.

STAFF RECOMMENDATION: NA

CITY MANAGER COMMENTS: At this juncture we need to understand the budget revenues and expenditures to see how much money we have available for capital projects and decide which projects make sense to move forward with. Does the project provide us with a return on investment? If it is a utility project how will the rates be impacted? What maintenance projects must be addressed to save existing infrastructure?

ATTACHMENTS: Draft FY24 CMMP Spreadsheet

DRAFT FY24 REQUEST SUMMARY	FY23 Total	2024			2024 Total
		General	Proprietary	External	
Electric Proprietary Fund					
Electric					
Electrical Breakers Maintenance and Service					
Electrical Distribution Equipment Replacement	100,000		100,000		100,000
Electrical Intermediate Level Protection Installation					
Generator Sets Rebuild	750,000		1,000,000		1,000,000
Large Transformer Maintenance and Service			195,000		195,000
Electric Total	850,000	0	1,295,000	0	1,295,000
Electric Proprietary Fund Total	850,000	0	1,295,000	0	1,295,000
General Fund					
Electric					
Makushin Geothermal Project	2,860,000			2,000,000	2,000,000
Electric Total	2,860,000	0	0	2,000,000	2,000,000
Fire					
Fire Station Remodel					
Fire Training Center					
Fire Total	0	0	0	0	0
Other					
Communications Infrastructure (Citywide)	947,013				
Other Total	947,013	0	0	0	0
PCR					
Aquatics Center Mezzanine and Office Space Expansion					
Burma Road Chapel Kitchen Improvement					
Community Center Playground Replacement					
Community Center Technology Upgrades					
Community Park Replacement Playground					
Cybox Room Replacement					
Dog Park					
Gymnasium Floor					
Kelty Field SW Access					
Kiddie Pool/Splash Pad					
Multipurpose Facility					
Park Above the Westward Plant					
Parks and Recreation Study	150,000				
Pool Expansion					
Pump Track					
Rebar Restoration and Re-plastering					
Spa					
PCR Total	150,000	0	0	0	0
Planning					
Unalaska Public Transportation Study					
Planning Total	0	0	0	0	0
Ports					
Entrance Channel Dredging	17,978,000				
Ports Total	17,978,000	0	0	0	0
Public Safety					
Police Station					
Public Safety Total	0	0	0	0	0
Public Works					
Burma Road Chapel Upgrades					
Captains Bay Road & Utility Improvements	4,564,556	6,052,582	4,334,065	6,947,270	17,333,917
DPW Paint Booth / Body Shop					
Equipment Storage Building	195,000	1,350,830			1,350,830
Facilities Maintenance Plan	548,636	260,000			260,000
HVAC Controls Upgrades - 11 City Buildings					
Public Trails System					
Rolling Stock Replacement Plan	404,000	1,320,000	370,000		1,690,000
Underground Fuel Tank Removal / Replacement					
Public Works Total	5,712,192	8,983,412	4,704,065	6,947,270	20,634,747
General Fund Total	27,647,205	8,983,412	4,704,065	8,947,270	22,634,747
Ports Proprietary Fund					
Ports					
LCD & UMC Dredging	2,544,495				
Restroom Unalaska Marine Center	50,000		480,160		480,160
UMC Cruise Ship and Ferry Terminal					
Ports Total	2,594,495	0	480,160	0	480,160
Ports Proprietary Fund Total	2,594,495	0	480,160	0	480,160
Solid Waste Proprietary Fund					
Solid Waste					
Solid Waste Gasifier	400,000				
Solid Waste Total	400,000	0	0	0	0
Solid Waste Proprietary Fund Total	400,000	0	0	0	0
Wastewater Proprietary Fund					
Wastewater					
Scum Decant Tank Wet Well Improvements					
Wastewater Clarifier Baffling Improvements					
Wastewater Sludge Pump Check Valve Replacement					
Wastewater Total	0	0	0	0	0
Wastewater Proprietary Fund Total	0	0	0	0	0
Water Proprietary Fund					
Water					
Biorka Drive Cast Iron Waterline Replacement					
East Point Crossing Water Line Inspection	162,500				
Icy Lake Capacity Increase & Snow Basin Diversion					
Icy Lake Hydrographic Survey			72,800		72,800
Installation of Meter and Booster Pump at Agnes Beach PRV Station					
Pyramid Water Storage Tank	603,750		7,906,193		7,906,193
Sediment Traps Between Icy Lake and Icy Creek Reservoir					
WH1 and WH2 On-site Generation of Chlorine			448,500		448,500
Water Total	766,250	0	8,427,493	0	8,427,493
Water Proprietary Fund Total	766,250	0	8,427,493	0	8,427,493
Request Total	32,257,950	8,983,412	14,906,718	8,947,270	32,837,400