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## MEMORANDUM TO COUNCIL

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To: Mayor and City Council Members  
From: William Homka, Assistant City Manager  
Through: Chris Hladick, City Manager  
Date: March 28, 2023  
Re: FY24 CMMP

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**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:** Staff presented City Council the first draft FY24 CMMP on January 24, 2023. Staff made changes based on the feedback received from the Council. Changes include: reduced FY24 request by 18% (\$5,903,782) from \$32,837,400 to \$26,933,618. The General Fund request decreased \$2,373,108 from \$8,983,412 to \$6,610,304. Some changes are due to project movement, such as deferring the Pyramid Creek Water Tank project to 2025. Other differences from January are due to funding source changes. For example, the total General Fund request decreased by 26% but the External Funds total nearly doubled (200%) from \$8,947,270 to \$17,893,854.

Existing projects that received funding in prior years will continue to move forward. Fifteen (15) projects are proposed for the FY24 CMMP for a total of \$26,933,618 (FY23 values). Included in the CMMP are both the Rolling Stock Replacement Plan and the Facilities Maintenance Plan, and details of those are attached.

**Table 1: FY24 CMMP PROJECTS BY FUND**


*Note: CBR = Captains Bay Road*

General Fund	
CBR Safety & Paving	\$3,161,147
Equipment Storage Bldg.	\$1,350,830
HVAC Controls Upgrades	\$433,827
Facility Maintenance Plan	\$184,500
Rolling Stock Plan	\$1,480,000
<b>Subtotal</b>	<b>\$6,610,304</b>
Electric Proprietary Fund	
Distribution Equipment	\$100,000
Gen Set Rebuild	\$1,000,000
Large Transformer Maint.	\$195,000
<b>Subtotal</b>	<b>\$1,295,000</b>
Ports Proprietary Fund	
Restroom – UMC	\$480,160
<b>Subtotal</b>	<b>\$480,160</b>

Solid Waste Proprietary Fund	\$0
<b>Subtotal</b>	<b>\$0</b>
Wastewater Proprietary Fund	\$0
<u>CBR Wastewater Line Install</u>	<u>\$50,000</u>
<b>Subtotal</b>	<b>\$50,000</b>
Water Proprietary Fund	
Icy Lake Hydro Survey	\$72,800
<u>WH1/2 On-site Chlorine</u>	<u>\$448,500</u>
<b>Subtotal</b>	<b>\$521,300</b>
Various Proprietary Funds	
<u>Facilities Maintenance Plan</u>	<u>\$143,000</u>
<b>Subtotal</b>	<b>\$143,000</b>
External Funds (Grants)	
CBR Safety & Paving	\$9,993,854
CBR Electric Line Install	\$2,300,000
CBR Waterline Installation	\$3,600,000
<u>Makushin Geothermal</u>	<u>\$2,000,000</u>
<b>Subtotal</b>	<b>\$17,893,854</b>
<b>TOTAL</b>	<b>\$26,993,618</b>

The CMMP calendar is condensed this year. Table 2 identifies important dates for the FY24 budget and CMMP.

**Table 2: FY24 CMMP and BUDGET CALENDAR**

<b>Date</b>	<b>Description</b>
1-24-2023	Regular Council Meeting – CMMP Work Session
 3-28-2023	<b>Regular Council Meeting – Present CMMP, Rolling Stock Plan and Facilities Maintenance Plan</b>
4-10-2023	Special Council Meeting – Community Support Grant Presentations; Presentation of Departmental Operating Budgets
4-11-2023	Regular Council Meeting – Follow up CMMP questions; Presentation of UCSD Budget
4-25-2023	Regular Council Meeting – Resolutions establishing funding for Community Support Grants and the School; and adopting the CMMP
5-9-2023	Regular Council Meeting – FY24 Budget Ordinance 1st reading, adopting operating and capital budget
5-23-2023	Regular Council Meeting – FY24 Budget Ordinance public hearing and 2 <sup>nd</sup> reading, adopting operating and capital budget

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

**FINANCIAL IMPLICATIONS:** There are critical issues happening in the commercial fishing industry that will ultimately impact revenue streams for the City of Unalaska. There are also projects for which funding help is necessary.

**LEGAL:** No legal review required.

**STAFF RECOMMENDATION:** Not applicable.

**CITY MANAGER COMMENTS:** City revenues are not increasing and are pretty steady at \$30 million per year, yet expenses are increasing exponentially. Staff is cognizant of the need to limit spending and therefore we are only proposing projects for funding that are critical in nature.

**ATTACHMENTS:**

- [Draft FY24 CMMP Spreadsheet](#)
- [FY24 Rolling Stock Replacement Plan](#)
- [FY24 Facilities Maintenance Plan](#)

FY24 DRAFT CMMP - City of Unalaska		PAST APPROPRIATION	2024 General	2024 Proprietary	2024 External	2024 TOTAL	FY24-33 REQUEST TOTAL	
<b>Electric Proprietary Fund</b>								
<b>Electric</b>								
1	Captains Bay Electric Line Installation	8,350,836			2,300,000	2,300,000	2,300,000	1
3	Electrical Distribution Equipment Replacement	215,000		100,000		100,000	900,000	3
5	Generator Sets Rebuild	1,250,000		1,000,000		1,000,000	1,500,000	5
6	Large Transformer Maintenance and Service			195,000		195,000	195,000	6
<b>Electric Total</b>		<b>9,815,836</b>		<b>1,295,000</b>	<b>2,300,000</b>	<b>3,595,000</b>	<b>5,779,000</b>	
<b>Electric Proprietary Fund Total</b>		<b>9,815,836</b>		<b>1,295,000</b>	<b>2,300,000</b>	<b>3,595,000</b>	<b>5,779,000</b>	
<b>General Fund</b>								
<b>Electric</b>								
7	Makushin Geothermal Project	5,870,000			2,000,000	2,000,000	4,850,000	7
<b>Electric Total</b>		<b>5,870,000</b>			<b>2,000,000</b>	<b>2,000,000</b>	<b>4,850,000</b>	
<b>Public Works</b>								
29	Captains Bay Road Safety & Paving		3,161,147		9,993,854	13,155,001	41,755,001	29
31	Equipment Storage Building	195,000	1,350,830			1,350,830	1,350,830	31
32	Facilities Maintenance Plan	1,296,636	184,500	143,000		327,500	1,566,030	32
33	HVAC Controls Upgrades - 11 City Buildings		433,827			433,827	433,827	33
35	Rolling Stock Replacement Plan	404,000	1,480,000			1,480,000	13,310,000	35
<b>Public Works Total</b>		<b>858,000</b>	<b>6,610,304</b>	<b>143,000</b>	<b>9,993,854</b>	<b>16,747,158</b>	<b>60,075,188</b>	
<b>General Fund Total</b>		<b>6,740,000</b>	<b>6,610,304</b>	<b>143,000</b>	<b>11,993,854</b>	<b>18,747,158</b>	<b>116,986,584</b>	
<b>Ports Proprietary Fund</b>								
<b>Ports</b>								
37	Restroom Unalaska Marine Center	50,000		480,160		480,160	480,160	37
<b>Ports Total</b>		<b>50,000</b>		<b>480,160</b>		<b>480,160</b>	<b>480,160</b>	
<b>Ports Proprietary Fund Total</b>				<b>480,160</b>		<b>480,160</b>	<b>480,160</b>	
<b>Wastewater Proprietary Fund</b>								
<b>Wastewater</b>								
39	Captains Bay Road Wastewater Line Installation			50,000		50,000	11,237,600	39
<b>Wastewater Total</b>				<b>50,000</b>		<b>50,000</b>	<b>11,849,100</b>	
<b>Wastewater Proprietary Fund Total</b>				<b>50,000</b>		<b>50,000</b>	<b>11,849,100</b>	
<b>Water Proprietary Fund</b>								
<b>Water</b>								
44	Captains Bay Road Water Line Installation	1,200,000			3,600,000	3,600,000	8,300,000	44
46	Icy Lake Hydrographic Survey			72,800		72,800	72,800	46
50	WH1 and WH2 On-site Generation of Chlorine			448,500		448,500	448,500	50
<b>Water Total</b>		<b>625,000</b>		<b>521,300</b>	<b>3,600,000</b>	<b>4,121,300</b>	<b>21,023,993</b>	
<b>Water Proprietary Fund Total</b>		<b>625,000</b>		<b>521,300</b>	<b>3,600,000</b>	<b>4,121,300</b>	<b>21,023,993</b>	
<b>Request Total</b>		<b>17,480,836</b>	<b>6,610,304</b>	<b>2,489,460</b>	<b>17,893,854</b>	<b>26,993,618</b>	<b>163,738,837</b>	

FY24-33 CMMP

# Rolling Stock Replacement Plan

## FY24

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## Rolling Stock Replacement Policy Statement

### Rolling Stock Replacement Policy

The City of Unalaska has a formal, 7 page, written Rolling Stock Replacement Policy. The policy, effective January 1, 2008, establishes the Vehicle Maintenance Chief as the main person responsible for making recommendations to replace and remove vehicles and equipment from our rolling stock fleet.

### Rolling Stock Includes

Vehicles, equipment, trailers, mixers, pumps, generators, etc that move under their own power or are created to be pulled behind a motor-powered vehicle or piece of equipment. It also includes stationary equipment such as generators, air compressors, Landfill baler, welders, tire baler, and pumps. The City presently has 196 pieces in our rolling stock and equipment inventory and includes units scheduled for inclusion in the next Surplus Sale.

### Rolling Stock Replacement Recommendations

Each fiscal year, the replacement list is initiated by our Vehicle Maintenance Chief based on the results of annual inspections and evaluations and in light of any extraordinary circumstances associated with the specific piece of rolling stock. In addition, when a vehicle reaches the recommended review date, the following criteria are used to determine whether the vehicle warrants replacement.

1. Level of reliability required
2. Historical maintenance and repair costs
3. Current physical conditions
4. Other factors such as safety and regulatory requirements

## FY24 Rolling Stock Replacement Plan Summary

By Department

As of 01-26-23

Vehicle #	Dept	Primary Driver	Description	Year	Life Cycle	Replace Date	Replace With	Miles	Description of New Vehicle	Transfer Old Vehicle To	FY24 \$\$\$	Est or Quote
UPD2891	DPS	Patrol	4x4 Expedition	2017	7	2024	New	67,228	4x4 Expedition	Clerks	\$ 70,000	Est
CH7954	City Hall	Clerks	4x4 Explorer	2005	15	2020	UPD2891	60,635		Surplus	\$ -	
UPD5153	DPS	Patrol	4x4 Expedition	2017	7	2024	New	84,275	4x4 Expedition	Asst CM	\$ 70,000	Est
CH4087	City Hall	ACM	4x4 Explorer	2005	15	2020	UPD5153	61,428		Surplus	\$ -	
UPD9114	DPS	Patrol	4x4 Expedition	2016	7	2023	New	70,415	4x4 Expedition	Engineering	\$ 70,000	Est
PW9623	DPW	Engineering	4x4 Explorer	2002	15	2017	UPD9114	120,416		Surplus	\$ -	
UPD5563	DPS	Patrol	4x4 Expedition	2014	7	2021	New	63,873	4x4 Expedition	Finance DIR	\$ 70,000	Est
CH7413	Finance	Finance-DIR	4x4 Explorer	2003	15	2018	UPD5563	90,451		CH Floater	\$ -	
RG2	DPW	Roads	Cat 14H Grader	2004	18	2022	New	20,796	Cat 14M Grader	Surplus	\$ 1,000,000	Est
PW1992	DPW	VM	F250 Flatbed 2WD	1995	15	2010	New	53,097	F550 Rollback Car Hauler	Surplus	\$ 200,000	Est

**TOTAL** \$ 1,480,000

By Fund

<b>GENERAL FUND</b>	\$ 1,480,000
<b>ELECTRIC FUND</b>	\$ -
<b>WATER FUND</b>	\$ -
<b>WASTEWATER FUND</b>	\$ -
<b>SOLID WASTE FUND</b>	\$ -
<b>PORTS / HARBOR FUND</b>	\$ -
<b>TOTAL</b>	<b>\$ 1,480,000</b>

## This Vehicle **Transferring to Clerks**

The vehicle pictured, driven by DPS as a Patrol Vehicle, will be replaced with a new 4x4 Ford Expedition Patrol Vehicle. After the new Expedition arrives, the one pictured will be transferred to Clerks.

# FY24-33 CMMP

## Rolling Stock Replacement Plan

Vehicle #	Dept	Primary Driver	Description	Year	Life Cycle	Replace Date	Replace With	Miles	Description of New Vehicle	Transfer Old Vehicle To	FY24 \$\$\$	Est or Quote
UPD2891	DPS	Patrol	4x4 Expedition	2017	7	2024	New	67,228	4x4 Expedition	Clerks	\$ 70,000	Est





## This Vehicle going on **Surplus Sale**

The vehicle pictured, driven by our City Clerk, will be replaced with UPD2891. The vehicle pictured will go on Surplus Sale.

# FY24-33 CMMP

## Rolling Stock Replacement Plan

Vehicle #	Dept	Primary Driver	Description	Year	Life Cycle	Replace Date	Replace With	Miles	Description of New Vehicle	Transfer Old Vehicle To	FY24 \$\$\$	Est or Quote
CH7954	City Hall	Clerks	4x4 Explorer	2005	15	2020	UPD2891	60,635		Surplus	\$ -	



# FY24-33 CMMP

## Rolling Stock Replacement Plan

### This Vehicle is **Transferring to Asst City Mgr**

The vehicle pictured, driven by DPS as a Patrol Vehicle, will be replaced with a new 4x4 Ford Expedition Patrol Vehicle. After the new Expedition arrives, the one pictured will be transferred to the Assistant City Manager.

Vehicle #	Dept	Primary Driver	Description	Year	Life Cycle	Replace Date	Replace With	Miles	Description of New Vehicle	Transfer Old Vehicle To	FY24 \$\$\$	Est or Quote
UPD5153	DPS	Patrol	4x4 Expedition	2017	7	2024	<b>New</b>	84,275	4x4 Expedition	Asst CM	\$ 70,000	Est



## This Vehicle is going on **Surplus Sale**

The vehicle pictured is driven by the Assistant City Manager. This vehicle will be placed on the next Surplus Sale.

# FY24-33 CMMP

## Rolling Stock Replacement Plan

Vehicle #	Dept	Primary Driver	Description	Year	Life Cycle	Replace Date	Replace With	Miles	Description of New Vehicle	Transfer Old Vehicle To	FY24 \$\$\$	Est or Quote
CH4087	City Hall	ACM	4x4 Explorer	2005	15	2020	UPD5153	61,428		Surplus	\$ -	



## This Vehicle **Transferring to Engineering**

The vehicle pictured, driven by DPS as a Patrol Vehicle, will be replaced with a new 4x4 Ford Expedition Patrol Vehicle. After the new Expedition arrives, the one pictured will be transferred to Engineering.

# FY24-33 CMMP

## Rolling Stock Replacement Plan

Vehicle #	Dept	Primary Driver	Description	Year	Life Cycle	Replace Date	Replace With	Miles	Description of New Vehicle	Transfer Old Vehicle To	FY24 \$\$\$	Est or Quote
UPD9114	DPS	Patrol	4x4 Expedition	2016	7	2023	<b>New</b>	70,415	4x4 Expedition	Engineering	\$ 70,000	Est



## This Vehicle Going on Surplus Sale

The vehicle pictured, driven by DPW Engineering personnel, will be replaced with DPS 9114. The vehicle pictured will be disposed of at the next Surplus Sale held at the DPW Warehouse.

# FY24-33 CMMP

## Rolling Stock Replacement Plan

Vehicle #	Dept	Primary Driver	Description	Year	Life Cycle	Replace Date	Replace With	Miles	Description of New Vehicle	Transfer Old Vehicle To	FY24 \$\$\$	Est or Quote
PW9623	DPW	Engineering	4x4 Explorer	2002	15	2017	UPD9114	120,416		Surplus	\$ -	



## This Vehicle **Transferring to Finance Director**

The vehicle pictured, driven by DPS as a Patrol Vehicle, will be replaced with a new 4x4 Ford Expedition Patrol Vehicle. After the new Expedition arrives, the one pictured will be transferred to the Finance Director.

# FY24-33 CMMP

## Rolling Stock Replacement Plan

Vehicle #	Dept	Primary Driver	Description	Year	Life Cycle	Replace Date	Replace With	Miles	Description of New Vehicle	Transfer Old Vehicle To	FY24 \$\$\$	Est or Quote
UPD5563	DPS	Patrol	4x4 Expedition	2014	7	2021	New	63,873	4x4 Expedition	Finance DIR	\$ 70,000	Est



## This Vehicle **Transferring to City Hall Floater**

The vehicle pictured, driven by the Finance Director, will be replaced with DPS 5563. The vehicle pictured will be used as the City Hall Floater.

# FY24-33 CMMP

## Rolling Stock Replacement Plan

Vehicle #	Dept	Primary Driver	Description	Year	Life Cycle	Replace Date	Replace With	Miles	Description of New Vehicle	Transfer Old Vehicle To	FY24 \$\$\$	Est or Quote
CH7413	Finance	Finance-DIR	4x4 Explorer	2003	15	2018	<b>UPD5563</b>	90,451		CH Floater	\$ -	



## This Grader Going on **Surplus Sale**

The 19 year old grader pictured, driven by DPW Roads personnel, will be replaced with a new CAT 14M grader. The grader pictured will be disposed of at the next Surplus Sale held at the DPW Warehouse.

# FY24-33 CMMP

## Rolling Stock Replacement Plan

Vehicle #	Dept	Primary Driver	Description	Year	Life Cycle	Replace Date	Replace With	Miles	Description of New Vehicle	Transfer Old Vehicle To	FY24 \$\$\$	Est or Quote
RG2	DPW	Roads	Cat 14H Grader	2004	18	2022	New	20,796	Cat 14M Grader	Surplus	\$ 1,000,000	Est





## This Vehicle Going on **Surplus Sale**

The vehicle pictured, driven by DPW Roads Division personnel, will be replaced with a new 4x4 F550 Rollback Car Hauler. The vehicle pictured will be disposed of at our annual Surplus Sale held at the DPW Warehouse.

# FY24-33 CMMP

## Rolling Stock Replacement Plan

Vehicle #	Dept	Primary Driver	Description	Year	Life Cycle	Replace Date	Replace With	Miles	Description of New Vehicle	Transfer Old Vehicle To	FY24 \$\$\$	Est or Quote
PW1992	DPW	VM	F250 Flatbed 2WD	1995	15	2010	<b>New</b>	53,097	F550 Rollback Car Hauler	<b>Surplus</b>	\$ 200,000	Est



### **Facilities Major Maintenance FY24**

Building	Location	Fund	Description of Proposed Work	Cost Estimate
DPW Supply Warehouse	E-Broadway	General	Move the electrical panel from behind shelving in warehouse to next to the door, OSHA compliance.	\$ 152,500
Wastewater Treatment Plant	Airport Beach RD	Proprietary/Utility	Install Air Intake Hoods	\$ 52,000
			Subtotal	\$ 204,500
			<b>Painting</b>	
Henry Swanson House	W-Broadway	General	Building Prep, prime & paint	
Elementary School	E-Broadway	General	Prep, prime & paint playground equipment	
Substation Electric	Airport Beach RD	General	Prep, prime & paint including roof	
			Subtotal	\$ 32,000
8-Plex	Ptarmigan	Proprietary/Housing	Building Prep, prime & paint	
4-Plex	Loop Road	Proprietary/Housing	Building Prep, prime & paint	
			Subtotal	\$ 91,000
			Painting Total	\$ 123,000
			<b>FY24 FACILITIES MAINTENANCE TOTAL</b>	<b>\$ 327,500</b>