

## CITY MANAGER'S REPORT

TO: Mayor Tutiakoff  
City Council Members

FROM: William Homka, Acting City Manager

DATE: April 11, 2023

---

- **OC/OCCP:** OCCP and a delegation including the Alaska Energy Authority (AEA) and Alaska Industrial Development and Export Authority (AIDEA) were in Unalaska. Bil attended several meetings and social events along with Directors Steve Tompkins (Utilities) and Scott Brown (Public Works). We also met with representatives from UniSea, Westward Seafoods and Trident Seafoods. Discussions focused on the status of the Makushin Geothermal Project and City infrastructure including electric resources.
- **Captains Bay Road:** A simple, two page brochure was created at the request of Chris Hladick, who wanted a concise and abbreviated version of the CBR Corridor Project to provide to elected officials at the state and federal level. [It is attached for your information.](#)
- **Channel Dredging Update:** US Army Corps of Engineers informed Unalaska the draft PPA is being submitted for the division's 30 day review. The Corps estimates the project to be \$32,326,000 with the Government's share of such costs projected to be \$24,244,500 and the Non-Federal Sponsor's share (the City's share) of such costs projected to be \$8,081,500.
- **Storrs Harbor Tideland Conveyance:** Final Finding and decision for the Iliuliuk Harbor tideland conveyance received. The City is approved for transferring additional tideland area from the State of Alaska to Unalaska.
- **Aerial Salmon Surveys:** We have a proposal from Aleutian Aerial to once again provide data collection services to support aerial lakeshore sockeye salmon escapement index calculations on three Unalaska roadside drainages (Morris Cove, Summer Bay, and Unalaska) and an optional add-on survey at Volcano Bay. Approval for this funding will be included on the April 25 council agenda.
- **Library Project:** Grand Re-Opening Ceremony is scheduled for Sunday, April 30, 2023 1:00pm.
- **Property Tax Assessment:** The City Clerk mailed property tax assessment notices on March 24. The deadline to appeal assessed values is April 24.
- **IFHS Property Request:** The IFHS Clinic sent the Mayor and Council a letter on April 3, 2023 requesting control of city owned land currently used for the skate park and unmarked parking. IFHS needs site control of the parcel for expansion purposes. IFHS is adding a CT Scan facility to the front of the building. That creates need to rearrange traffic circulation onsite for patients and EMS vehicles using the emergency bay. Also, future expansion plans and funding sources require site control. The IFHS request is scheduled for a council work session on May 9, 2023.
- **City Manager Candidate:** City Manager Candidate Jim Hunt will be here next week. The schedule of events was emailed to Mayor and Council. The community is invited to a meet and greet on Wednesday, April 12 from 5:30 to 7pm, in the lobby at City Hall.

- **Consulting Contract:** A contract to engage Chris Hladick, CHC consulting, has been drafted to retain his assistance. The contract is for 100 hours at \$150 per hour, not to exceed \$15,000. The contract has been sent to Mr. Hladick for review and signature.
- **IBU Negotiation Schedule:** Proposed to begin the week of April 24.
- **Ports Office – Rock Situation:** R&M Consulting recommends the rock be removed behind the Latitude 54 building. Ports is contacting potential contractors to get a scope of work and estimates to scale back the rock.
- **Staffing Update:** HR continues processing applications and filling positions. Administration met with Wilson Albers, an HR consulting firm, about out-sourcing some of the present HR project work. The company has also been added to the list of potential bidders for the Compensation Study for non-represented employees. The following table illustrates the present status of vacant positions in each department.

<b>Department</b>	<b>Openings</b>
Utilities	3 (not including line crew)
Public Works	2
Administration	1
Fire	2
Finance	2
Planning	2
CMO	1
Clerks	0
Ports	0
PCR	0
Police	3
<b>TOTAL</b>	<b>16</b>

# Captains Bay Road Improvement Corridor

## UNALASKA, ALASKA

### CAPTAINS BAY ROAD

Captains Bay Road (CBR) is a 3.6-mile long corridor and a key intermodal connection to the International Port of Dutch Harbor, the nation’s busiest commercial fishing port. More than 1 billion pounds of processed seafood leave the port for domestic and international markets, of which 500 million pounds are transported annually on CBR. Captains Bay Road is a gravel road built by the military during WWII, and not designed for today’s truck traffic estimated at 1,000 vehicle trips per day. CBR runs between the waters of Captains Bay and steep rock bluffs. The road has sharp, blind turns and periodic rock falls add significant safety and maintenance issues. In March 2023 several large boulders, weighing 36 tons, fell into the roadway. CBR is frequently in poor condition from heavy truck traffic and the significant precipitation events common in the Aleutian Islands.

### NEW INVESTMENT

Trident Seafoods is investing \$400 million to build a new seafood processing plant at the end of CBR. It will open in 2025 and requires extension of water, sewer and electric utilities, most of which terminate 2.6 miles from the new plant. The new plant will add about 200 vehicle trips per day to the already heavily used road.

### THE PROJECT

The CBR Project has three phases: (1) Utilities, (2) Safety Improvements and (3) Paving. Phase 1 design work has already commenced for water, sewer and electric extensions. Phase 2 Safety Improvements will scale back adjacent rock faces and straighten the roadway. Phase 3 paves the 3.6-mile road.



Figure 1: Three boulders totaling 36 tons fell on CBR in March 2023

### COSTS

The total project cost is estimated to be \$68.5 million, and Phase 1 is \$27 million. The Denali Commission awarded the City of Unalaska \$390,000 to assist with Phase 1. Unalaska requested funding from the Alaska State Legislature and Senator Murkowski via Congressionally Directed Funding. The City is looking for additional funding sources to complete Phase 1, and applied for STIP (CTP) and USDOT’s RAISE grant programs to help fund Phase 3. The City is collaborating with Trident Seafoods for project financial assistance. Table 1 illustrates project costs by phase, infrastructure type and year.

Table 1: Project Costs by Phase, Infrastructure Type and Fiscal Year

Phase	Water	Sewer	Electric	Safety Improvements	Paving	TOTAL	Year
(millions of dollars)							
1	\$8.3	\$10.2	\$8.5			\$27.0	2023
2				\$4.5		\$4.5	2024
3					\$37.0	\$37.0	2025
<b>TOTAL</b>	<b>\$8.3</b>	<b>\$10.2</b>	<b>\$8.5</b>	<b>\$4.5</b>	<b>\$37.0</b>	<b>\$68.5</b>	



# CAPTAINS BAY ROAD DEVELOPMENT PLAN

