

CITY OF UNALASKA
UNALASKA, ALASKA

RESOLUTION 2023-18
Amending Resolution 2023-16 Adopted April 25, 2023

A RESOLUTION OF THE UNALASKA CITY COUNCIL AMENDING RESOLUTION 2023-16 ADOPTING THE FY24-FY33 CAPITAL AND MAJOR MAINTENANCE PLAN

WHEREAS, the purpose of the Capital Major and Maintenance Plan (CMMP) is to formalize the process of identifying and completing capital projects and major maintenance projects; and

WHEREAS, on April 25, 2023 the Unalaska City Council approved Resolution 2023-16 adopting the ten-year CMMP for FY24-FY33, as presented by the City Manager pursuant to Unalaska Code of Ordinances § 6.12.040; and

WHEREAS, after Council adopted Resolution 2023-16 there was discussion about producing a more balanced FY24 Operating and Capital budget and utilizing the 1% Special Revenue Fund, which is intended to fund Capital Projects, to help fund the Captains Bay Road Safety & Paving Project; and

WHEREAS, appropriating \$3,161,147 million to the Captains Bay Road Project from the 1% Special Revenue Fund, rather than the General Fund, helps attain the City Council's goal of limiting the FY24 Budget to a 5% increase overall.

NOW THEREFORE BE IT RESOLVED that the Unalaska City Council amends Resolution 2023-16, the ten-year CMMP for FY24-FY33, by appropriating \$3,161,147 million to the Captains Bay Road Project from the 1% Special Revenue Fund, rather than the General Fund.

PASSED AND ADOPTED by a duly constituted quorum of the Unalaska City Council on May 9, 2023.

Vincent M. Tutiakoff, Sr.
Mayor

ATTEST:

Marjie Veeder, CMC
City Clerk

MEMORANDUM TO COUNCIL

To: Mayor and City Council Members
From: William Homka, Acting City Manager
Date: May 9, 2023
Re: Resolution 2023-18: Amending Resolution 2023-16 Adopting the FY24-FY33 Capital and Major Maintenance Plan

SUMMARY: City Council adopted Resolution 2023-16 approving the FY24 CMMP on April 25, 2023. Later in the meeting a question was asked if the Captains Bay Road Safety & Paving project should be funded from the 1% Special Revenue Fund, intended for Capital Projects, rather than the General Fund. The proposed FY24 budget proposed this evening includes this change. Staff proposes to amend the CMMP and better align General Fund expenditures with Council budget goals.

DISCUSSION: This resolution amends Resolution 2023-16, specifically switching the funding source for the CBR Safety and Paving from General Fund to the 1% Special Revenue Fund:

Table 1: FY24 CMMP PROJECTS BY FUND

General Fund	
CBR Safety & Paving	\$ 3,161,147*
Equipment Storage Bldg.	\$ 1,350,830
Facility Maintenance Plan	\$ 152,500
<u>Rolling Stock Plan</u>	<u>\$ 1,280,000</u>
Subtotal	\$ 2,783,300
Electric Proprietary Fund	
Distribution Equipment	\$ 100,000
Gen Set Rebuild	\$ 1,000,000
<u>Large Transformer Maint.</u>	<u>\$ 195,000</u>
Subtotal	\$ 1,295,000
Ports Proprietary Fund	
<u>Restroom – UMC</u>	<u>\$ 480,160</u>
Subtotal	\$ 480,160
Solid Waste Proprietary Fund	
	\$ -
Subtotal	\$ 0
Wastewater Proprietary Fund	
	\$ -
<u>CBR Wastewater Line Install</u>	<u>\$ 50,000</u>
Subtotal	\$ 50,000
Water Proprietary Fund	
Icy Lake Hydro Survey	\$ 72,800
<u>WH1/2 On-site Chlorine</u>	<u>\$ 448,500</u>
Subtotal	\$ 521,300

1% Special Revenue Fund	
CBR Safety & Paving	\$ 3,161,147*
Subtotal	\$ 3,161,147
Various Proprietary Funds	
Facilities Maintenance Plan	\$ 52,000
Subtotal	\$ 52,000
External Funds (Grants)	
CBR Safety & Paving	\$ 9,993,854
CBR Electric Line Install	\$ 2,300,000
CBR Waterline Installation	\$ 3,600,000
Makushin Geothermal	\$ 1,850,000
Subtotal	\$17,743,854
TOTAL	\$26,086,791

ALTERNATIVES: Council may choose to amend Resolution 2023-16 by adopting Resolution 2023-18, or may choose to leave the CMMP as is (as adopted on April 25, 2023).

FINANCIAL IMPLICATIONS: Appropriating \$3,161,147 from the 1% Special Revenue Fund reduces the CMMP General Fund request by 10%. The proposed FY24 budget proposed this evening includes this change.

LEGAL: No legal review required.

PROPOSED MOTION: I move to adopt Resolution 2023-18.

STAFF RECOMMENDATION: Staff recommends adoption of this amendment.

CITY MANAGER COMMENTS: I support this amendment.

ATTACHMENT: [Resolution 2023-16 \(in part\)](#)

CITY OF UNALASKA
UNALASKA, ALASKA

RESOLUTION 2023-16

A RESOLUTION OF THE UNALASKA CITY COUNCIL ADOPTING THE FY24-FY33 CAPITAL AND MAJOR MAINTENANCE PLAN

WHEREAS, the purpose of the Capital Major and Maintenance Plan (CMMP) is to formalize the process of identifying and completing capital projects and major maintenance projects; and

WHEREAS, the CMMP serves as a tool to help the City effectively and efficiently meet the needs of the community; and

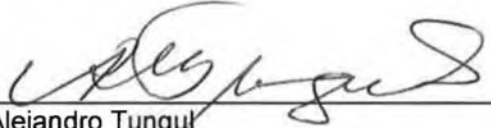
WHEREAS, City Departments were invited to submit project nominations; and

WHEREAS, this planning document outlines anticipated or recommended projects and expenditures for the upcoming ten years; and

WHEREAS, City staff and City Council have had the opportunity to review and comment on the nominations and the FY24-FY33 CMMP.

NOW THEREFORE BE IT RESOLVED that the Unalaska City Council approves and adopts the ten-year CMMP, for FY24-FY33, as presented by the City Manager pursuant to Unalaska Code of Ordinances § 6.12.040.

PASSED AND ADOPTED by a duly constituted quorum of the Unalaska City Council on April 25, 2023.


Alejandro Tungul
Mayor Pro Tem

ATTEST:


Estkarien P. Magdaong
Acting City Clerk



MEMORANDUM TO COUNCIL

To: Mayor and City Council Members
From: Thomas Roufos, Associate Planner
Through: William Homka, Assistant City Manager, Acting City Manager
Date: April 25, 2023
Re: RESOLUTION 2023-16: A RESOLUTION OF THE UNALASKA CITY COUNCIL
ADOPTING THE FY24-FY33 CAPITAL AND MAJOR MAINTENANCE PLAN

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 3rd draft CMMP FY24 on April 11, 2023. Staff made changes based on the feedback received from the Council and corrected a rounding error to match a contract. Changes include: The 11-Building HVAC Upgrade (\$433,827) was removed as it was completed as part of the FY23 Facilities Maintenance Plan; Makushin Geothermal was updated to match the PPA contract, removing \$150,000 from the Outside Funding stream; and the FY24 Facilities Maintenance Plan removed painting projects totaling \$123,000 to the Public Works operations budget based on guidance from the City Finance Department. These changes removed a total of \$706,827 from the FY24 budget.

At the April 11 meeting, the City Council was briefed by the Public Works Director regarding the flatbed truck. The removal of the flatbed truck (\$200,000) is reflected in this draft of the CMMP.

Finally, based on Council Comments, the Past Appropriations column has been updated to a green color to enhance readability.

Existing projects that received funding in prior years will continue to move forward. Fourteen (14) projects are proposed for the FY24 CMMP for a total of \$26,286,791 (FY23 values).

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
Facility Maintenance Plan	\$ 152,500
Rolling Stock Plan	\$ 1,280,000
Subtotal	\$ 5,944,447

Electric Proprietary Fund	
Distribution Equipment	\$ 100,000
Gen Set Rebuild	\$ 1,000,000
<u>Large Transformer Maint.</u>	<u>\$ 195,000</u>
Subtotal	\$ 1,295,000
Ports Proprietary Fund	
<u>Restroom – UMC</u>	<u>\$ 480,160</u>
Subtotal	\$ 480,160
Solid Waste Proprietary Fund	
	\$ -
Subtotal	\$ 0
Wastewater Proprietary Fund	
	\$ -
<u>CBR Wastewater Line Install</u>	<u>\$ 50,000</u>
Subtotal	\$ 50,000
Water Proprietary Fund	
Icy Lake Hydro Survey	\$ 72,800
<u>WH1/2 On-site Chlorine</u>	<u>\$ 448,500</u>
Subtotal	\$ 521,300
Various Proprietary Funds	
<u>Facilities Maintenance Plan</u>	<u>\$ 52,000</u>
Subtotal	\$ 52,000
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>\$ 1,850,000</u>
Subtotal	\$17,743,854
TOTAL	\$26,086,791

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: The FY24 CMMP focuses on maintenance / upkeep for existing city facilities and infrastructure. It supports City Council priority projects such as Captains Bay Road, Makushin Geothermal and related improvements. I put this year's CMMP forth for your consideration and approval.

ATTACHMENTS: FY24 CMMP Spreadsheet
FY24 CMMP Summary Sheets
FY24 Rolling Stock
FY24 Facilities Maintenance Plan
Resolution 2023-16

	PAST	2024	2024	2024	2024 Total	10-Year	
	APPROPRIATION	General	Proprietary	External		Request Total	
Electric Proprietary Fund							
Electric							
Captains Bay Electric Line Installation	8,350,836			2,300,000	2,300,000	2,300,000	1
Electrical Distribution Equipment Replacement	215,000		100,000		100,000	900,000	2
Generator Sets Rebuild	1,250,000		1,000,000		1,000,000	1,500,000	3
Large Transformer Maintenance and Service			195,000		195,000	195,000	4
Electric Total	9,815,836		1,295,000	2,300,000	3,595,000	4,895,000	
Electric Proprietary Fund Total	9,815,836		1,295,000	2,300,000	3,595,000	4,895,000	
General Fund							
Electric							
Makushin Geothermal Project	5,870,000			1,850,000	1,850,000	4,850,000	5
Electric Total	5,870,000			1,850,000	1,850,000	4,850,000	
Fire							
Fire Total	12,000				0	11,885,396	
PCR							
PCR Total					0	14,886,000	
Planning							
Planning Total					0	200,000	
Public Safety							
Public Safety Total					0	25,090,000	
Public Works							
Captains Bay Road Safety & Paving		3,161,147		9,993,854	13,155,001	41,755,001	6
Equipment Storage Building	195,000	1,350,830			1,350,830	1,350,830	7
Facilities Maintenance Plan	1,296,636	152,500	52,000		204,500	1,443,030	8
Rolling Stock Replacement Plan	404,000	1,280,000			1,280,000	13,110,000	9
Public Works Total	1,895,636	5,944,477	52,000	9,993,854	15,990,331	57,658,861	
General Fund Total	7,777,636	5,944,477	52,000	11,843,854	17,840,331	114,570,257	
Ports Proprietary Fund							
Ports							
Restroom Unalaska Marine Center	50,000		480,160		480,160	480,160	10
Ports Total	50,000		480,160		480,160	480,160	
Ports Proprietary Fund Total	50,000		480,160		480,160	480,160	
Solid Waste Proprietary Fund							
Solid Waste							
Solid Waste Total	300,000				0	7,620,000	
Solid Waste Proprietary Fund Total	300,000					7,620,000	
Wastewater Proprietary Fund							
Wastewater							
Captains Bay Road Wastewater Line Installation			50,000		50,000	11,237,600	11
Wastewater Total			50,000		50,000	11,849,100	
Wastewater Proprietary Fund Total			50,000		50,000	11,849,100	
Water Proprietary Fund							
Water							
Captains Bay Road Water Line Installation	1,200,000			3,600,000	3,600,000	8,300,000	12
Icy Lake Hydrographic Survey			72,800		72,800	72,800	13
WH1 and WH2 On-site Generation of Chlorine			448,500		448,500	448,500	14
Water Total	1,200,000		521,300	3,600,000	4,121,300	8,821,300	
Water Proprietary Fund Total	1,200,000		521,300	3,600,000	4,121,300	8,821,300	
Request Total	19,143,472	5,944,477	2,398,460	17,743,854	26,086,791	148,235,817	