

## CITY MANAGER'S REPORT

TO: Mayor Tutiakoff and City Council Members  
FROM: William Homka, City Manager  
DATE: November 14, 2023

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- **Geothermal:** OCCP emailed to withdraw PPA Draft Amendment 4 and the no indication to the MOA that associated with the utility upgrade payments. OCCP requests the City open the PPA for commercial and administrative changes (not just administrative changes). OCCP also requests negotiations for the PPA Amendment 4 conclude prior to negotiating the MOA for utility upgrade payments. Our team met to review the materials and the requests impact on our CMMP and related projects. Council will need to discuss the matter on a future agenda.
- **Electric Upgrades:** Director Scott Brown and Deputy Director Erik Hernandez are working with Matt Scott of Optimera to position our electric utility for upgrades necessary for integrating our distribution lines with the geothermal supply. The effort involves determining supply/delivery and installation times in time for the geothermal project.
- **CEM Floating Breakwaters:** USACE of Engineers was unable to secure the funding for the repair on the breakwaters in the Federal FY24. Ports and Public Works assessed the breakwaters from the topside and the breakwaters do not appear to have any structural damage so far. The team assessed the floats to prevent damage to them and surrounding area over the winter months. Otherwise the floats could break away, block the channel and bridge, cause property damage and create a navigational hazard(s). The Ports Department will be hiring a tug to help realign the breakwaters and Public Works Department has devised a temporary fix that should hold the breakwaters in position through winter.
- **Cliff Face Rock Scaling:** The notice to proceed has been issued to Southeast Road Builders and to R&M Consultants to scale rock from the cliff face behind the Latitude 54 Building. All required documents have been submitted; a start date is being determined by the consultant. The work is to be completed no later than January 6.
- **Emergency Mooring Buoy:** The tie up line on the Emergency Mooring Buoy was beyond its useful life. It has been removed. Vessels using the Emergency Mooring Buoy will need to tie into the pendant on the top side of the buoy. Alaska Marine Pilots and the Ports Department are working on a hook design with a quick release for ease of tying up and for safety. Next steps include an Remote Operated Vehicle (ROV) assessment of the tri-plate where the anchor chains connect, a visual on the anchor itself, and an assessment of the anchor chain at the mudline on the bottom.
- **USCG Dutch Harbor Review:** Unalaska's past federal priorities include work to get a family duty station on the island. Senator Sullivan's office tasked the Coast Guard with a Congressional Inquiry to evaluate assignments of dependents in Dutch Harbor in CY2023. Their [review is attached](#). Some of the issues cited as reasons for not establishing a USCG duty station with dependents in Unalaska are:
  - Transportation to / from Unalaska: flight delays, cancellations, and a ferry system that only operated part of the year.
  - Housing Market is expensive and the availability of rentals is limited.

- The medical facilities are basic with no specialty care, other than optometry and limited Behavioral Health. Also, the medical care available there is transient, with very limited continuity of care.
- No licensed child care facilities
- Limited spousal employment opportunities
- **Staffing Update:** As of November 9, 2023 there are 24 open positions. They are listed below by department:

Department	Openings	Detail
Administration	1	HR Manager
DPS	4	Sergeant, Police Officer (2), Corrections Officer
Fire/EMS	0	
DPU	10	Director, 2 Lineman, Lineman Chief, Water Supervisor, 2 Water Operators, Solid Waste Operator, Solid Waste Supervisor, Power Plant Operator
DPW	3	City Engineer, Light Equipment Mechanic, Installation Maintenance Worker
Finance	1	Controller
PCR	3	2 Lifeguards, Recreation Program Coordinator
Planning	1	GIS Administrator
Ports	1	Billing and Scheduling Clerk (Offer Pending)

- **Utility Director Search:** Baker Tilly is wrapping up the timeline for our process to find a new Utilities Director. We will initiate the advertising and recruitment process in December and the application deadline is currently set for January 9, 2024. Applicant reviews will conclude by January 24 and the finalist interviews will begin the week of February 9, 2024. In addition to the search, 10 key staff members are being surveyed to identify the preferred management styles, work-related values, and leadership competencies that will be essential for success in the position. The results of this survey will assist Baker Tilly with creating benchmark criteria for assessing the most promising candidates.
- **Compensation Study:** The study is in process. Our team will meet with the consultant on November 20 to review the company’s work to date and review the progress.
- **Travel:** I plan to attend the AML meeting in Anchorage the week of December 4 and then Washington DC the following week of December 11, 2024. On December 16 I will be in Ohio on personal leave and return to Unalaska on December 28, 2023.

# ***DUTCH HARBOR INTERNAL REVIEW C***

## **Summary of Findings**

This review focuses on the Quality-of-Life Review done in 2013 and compares changes in the significant factors dealing with having dependents in Dutch Harbor. The QOL review in 2013 stated its recommendation in maintaining the current policy of unaccompanied one-year assignments to Unalaska. It also mentioned that CG-133 has similar studies on file by D17, completed in 2005 and 2009, with the same result supporting continued unaccompanied assignments. Given the results found below, we have found no reason to overturn this policy. No significant changes have occurred that would enable the Coast Guard to overcome the major friction points in having dependents in Unalaska including but not limited to, lack of childcare facilities, readily available health care for spouses and family, employment opportunities for families, and housing availability.

Following are the details of the 2013 review with any changes found noted with in **blue**.

**Enclosure 1** includes a white paper report completed in 2021 to estimate the feasibility and cost of a CG Health Care Forward Operating Base in Dutch Harbor.

1. **General.** The City of Unalaska/Port of Dutch Harbor is located 797 air miles southwest of Anchorage Alaska with a year-round population of 4,700 full time residents. Peak commercial fishing activity brings in an additional 4,000 to 6,000 seasonal workers who fill positions in fish processing plants, cargo handling facilities and other occupations associated with the fishing industry.
  - a. **Current population has dropped to 4,009 and the seasonal crab fishing has been intermittently shut down by NOAA which may negatively impact the number of seasonal workers during the summer months.**
  
2. **MSD Dutch Harbor.** The Coast Guard currently has six personnel assigned to MSD Dutch Harbor who are there on a one-year unaccompanied tour and are assigned to Coast Guard leased housing which is fully furnished and co-located with their office spaces. They are expecting the 7<sup>th</sup> member to report shortly, with a newly created E-7 billet to be assigned during AY-15. Members are entitled to the shipment of 1,000 lbs of household goods and are not entitled to ship a POV at Government expense. Married personnel elect a designated place for their dependents to reside while they are assigned to this dependent restricted duty station.
  - a. **CG now has 7 Personnel assigned to MSD with no change in tour, leased housing, shipment entitlements, or GOV shipment.**
  
3. **Overseas Entry Approval.** With the problems associated with the current overseas screening process (i.e., overseas interviews being conducted by personnel that have never been stationed in an overseas area, non-disclosure of full medical or educational needs), a more stringent review would have to be completed to reduce the possibility of the early return of dependents from Unalaska. With an increased PCS cost, assigning a family to a community in a remote environment without services, commodities, or conveniences normally found in the Lower 48, would necessitate proper counseling be conducted.
  - a. **No Change noted.**



4. **Transportation Issues.** Peninsula Airways (PenAir) provides 4 flights daily to Unalaska (Dutch Harbor). As outlined in Ms. Bower's trip report, obtaining a seat can at times be very difficult for both inbound and outbound flights, especially when seasonal workers are rotating in and out. With weather thrown into the mix, 72-hour delays can be experienced as was witnessed during our visit, which creates a backlog of passengers and cargo. When there are no seats available to re-book those passengers, PenAir will attempt to add an additional flight if a plane and crew is available. Alaska Airlines in conjunction with PenAir and the Iliuliuk Family & Health Services Clinic work together to ensure those needing transportation off the island are accommodated. In instances of someone needing to be medically evacuated, Guardian Flight is one of three medevac providers serving Unalaska, but it's the only one with a dedicated base on the island. Medevac flights to Anchorage are currently averaging \$85,000 and the residents consider the \$125 annual insurance premium worth the expense, but still may pay \$3,000 or more out of pocket depending on individual insurance plans.

The Alaska Marine Highway System services Unalaska bi-monthly and is a 3-to-4-day trip from Homer which is the last stop on the road system for those traveling on or shipping a vehicle using the ferry system. Service is only available from May to September.

- a. There are now 2 airlines that supply Unalaska; however, long delays and expensive flights persist.
5. **Household Good Shipments.** Since Unalaska is not accessible by road, shippers must route household good shipments using One-Time-Only (OTO) procedures through the Personal Property Shipping Officer (PPSO), Joint Base Elmendorf-Richardson (JBER) in Anchorage, AK. Without a moving and storage company or facility on the island, shipments are handled by various companies that do not have local personnel available to handle delivery and packing services. Most companies fly personnel to Unalaska from Anchorage to pack and inventory household goods and then consign the shipment to freight forwarders for delivery. Currently, members are authorized to ship 1,000 lbs which arrives in a standard overseas crate. Depending on the carrier, the crates typically arrive on a flatbed truck and have either been left in the parking lot for the member to unpack or in the case where a forklift is not available; an "All Hands" evolution was held to help the newly arriving member unpack. Shipments of household goods in excess of the current 1,000 lbs restriction would be unmanageable and well outside of the abilities of the services currently available.
  - a. HHGs are completed by AAA and Alison's moving company out of Anchorage. Employees are sent out for scheduled HHG deliveries and picked up / completed packing and unpacking of shipped goods.
6. **Housing Rental Market.** A residential property rent survey was conducted on February 18, 2014 for the City of Unalaska by MacSwain Associates, LLC and is enclosed for your review. While the information was a snapshot in time and cannot be disputed, the rental rates listed in the report were not reflective of the one available property that was currently available. For a 3 bedroom, 1 bath, single family home, the \$3,000 monthly rental charge was well over the reported high of \$2,100. Available rental property is not



normally advertised as it is usually rented by the next occupant before it is vacant. A considerable amount of the housing inventory is apartments of which none were available, but listings were found for four properties that were for sale. They ranged from a 2 bedroom, 1.75 bath, 1400 square feet single family home for \$250,000 to a 3 bedroom, 1.75 bath, 1800 square feet single family home for \$399,000.

- a. No HMSA request or residential property rent survey was completely for this, however multiple online searches were conducted to find availability of houses for rent/sale in Unalaska resulting in limited to no housing available in the area.
7. **Basic Allowance for Housing (BAH)** is based on the Kodiak Military Housing Area (MHA). BAH rates for military personnel range from \$1899 for an E-4 with dependents to \$2496 for an O-3 with dependents. Monthly rental costs for the 1 bedroom, 1 bath apartments currently under contract is \$1880 for rent and \$440 for utilities for a combined cost of \$2320. With a shortage of available rental property, other options would have to be considered in order to meet the housing needs of assigned personnel with families. Coast Guard leased housing would typically be an option, however, given the limited availability of community based rental housing observed during this visit it is not considered a viable long term housing solution for Coast guard families. Other options would consist of purchasing existing homes or building if land parcels are available, but both would be expensive and would also require an on-site maintenance staff.
- a. The differences in 2014 and 2023 BAH and OCONUS COLA for an E-5 with 10 years of service and 3 dependents.
    - OCONUS COLA 2014 OCOLA \$1,020.00 vs 2023 OCOLA \$1,302.00 displaying an increase of **\$282.00 a month.**
    - 2014 BAH \$2,103.00 vs 2023 BAH \$2,316.00 displaying an increase of **\$132.00 a month.**

## 8. Medical Care Summary

The situation in Unalaska has not changed since the CDR Wieland's white paper (Enclosure 1). The medical facilities in Dutch Harbor are basic with no specialty care, other than optometry and limited Behavioral Health. Also, the medical care available there is transient, with very limited continuity of care. The FOB only consists of limited AD members, (less than 100), an HS1 IDHS w/ a core formulary would be the ideal organic component. In terms of Dutch Harbor being a PCS location with dependents, it is unlikely the local clinics will be able to absorb the needs of the family members.

## 9. Licensed Childcare Facilities

Presently no official childcare facility is on island.

- a. No change noted.

## 10. Spousal Employment opportunities

Newspaper held one employment ad and Alaska Job Services had 3 jobs posted in the last 60 days in Unalaska/Dutch Harbor. Mayor said jobs are also advertised on the local channel television advertisements. None were showing at the time of our visit.



- a. Information suggests employment opportunities are still very limited.

*Enclosure 1*





# Health, Safety and Work-Life Service Center HSWL SC

## Health Services at Forward Operating Base Dutch Harbor

March 22, 2021

### **Background**

The Coast Guard Leadership Council meeting in February 2021 section 2.b. directed a white paper to outline requirements to establish a viable short-term forward operating base (FOB) in Dutch Harbor. Dutch Harbor is a remote community on the Aleutian Chain of Alaska with a population of approximately 4,376 people as per the 2010 census. The commercial airport is frequently shut down for inclement weather and has intermittent access to the Alaska Marine Highway Ferry System. Transportation from Dutch Harbor for medical purposes relies upon commercial air availability. It is 612 air miles from Dutch Harbor to Kodiak and another 212 air miles from Kodiak to Anchorage, the two probable locations for higher level of care supported by Coast Guard travel to obtain healthcare (TTOHC) funding. The lower limit cost for a TTOHC case from Dutch Harbor is reduced and transferred to operational funds by utilization of CG C-130. On average, each case involving commercial travel will cost at least \$2500 per person. Since FY2016, three TTOHC cases have been recorded.

### **Current Community Healthcare Capacity**



Coast Guard personnel and dependents stationed in Dutch Harbor do not have regular access to organic military healthcare. Currently, healthcare is provided through the community via contract with Oonalaska Wellness Center. Other healthcare facilities are present on the island, including Liliuk Family Health Services. In total, the island offers emergency services, urgent care, basic medical and dental as well as some behavioral health, optometry, and laboratory/radiology services. On island care is suitable for basic needs. Adding a larger CG presence will increase the demand on local clinics and should be met with appropriate organic support. Currently, there is no estimate that captures maximum empanelment for local facilities. At a minimum, an increase in CG population will require case management and travel to obtain healthcare TTOHC support.

**Recommended Healthcare Support Staff**

Appropriate healthcare support is tied to operational assignments to the area. While larger cutters may be able to supplement services with their own IDHS, other units may not be designed for an HS billet. In the most basic form, health support would triage basic needs, liaise with local clinics for initial higher-level care, and assist members with managing health documentation or related travel for themselves and their dependents. For this, only an office is required. If medium or high endurance cutters are stationed in this location, then resource demands will grow accordingly.

<b>Personnel Supported</b>	<b>Organic Healthcare</b>	<b>Facilities</b>	<b>D17 Benchmark</b>	<b>Personnel Cost + Facility Cost</b>
50 ADSM	1 HS2	Medical Office(Detached Duty– Kodiak)	Sec. Anchorage	\$ 77,489 + Office and Supplies
100 ADSM	1 HS1 (IDHS)	Medical Office + Sick Bay	Valdez	\$ 90,270 + Office, Sickbay, and supplies
150 ADSM	1 HSC (IDHS)	Medical Office + Sick Bay + Cutter HS	N/A	\$ 102,516 + Office, Sickbay and supplies
200 ADSM	1 HSC 1 HS2	Medical Office + Sick Bay + Cutter HS	N/A	\$ 180,005 + Office, Sickbay and supplies
250 +	1 HSC 1 HS2 1 PA	Clinic + Cutter HS	Ketchikan	\$ 238,472 + Clinic and supplies

\*Cost estimates obtained from CG-833, FY21 Standard Personnel Cost Worksheets

**Courses of Action:**

1. **Screening:** Members and their families should be selected only if meeting current D17 overseas screening thresholds designed to reduce TTOHC costs and stress on families. Specifically, primary considerations are the presence of any condition with reasonable likelihood of requiring emergent treatment not available in Dutch Harbor, any condition likely to worsen such that needs could no longer be met, or any condition requiring travel for specialty care more than once per family per year.
2. **Organic Medical Support:** If CG personnel and equipment is added, billets would be detached duty from BASE Kodiak and function as a department within Rockmore-King Clinic. This will enhance flexibility for staffing and services and reduce costs by sharing equipment and supplies.





**Local Contracted Support:** Once operational footprint is determined, revisit contracted support structure to produce more detailed support services decision memo.