

Regular Meeting
Tuesday, November 14, 2023
6:00 p.m.



Unalaska City Hall
Council Chambers
43 Raven Way

Council Members
Thomas D. Bell
Darin Nicholson
Daneen Looby

Council Members
Anthony Longo
Alejandro R. Tungul
Shari Coleman

*To Provide a Sustainable Quality of Life
Through Excellent Stewardship of Government*

UNALASKA CITY COUNCIL

P. O. Box 610 • Unalaska, Alaska 99685
Tel (907) 581-1251 • Fax (907) 581-1417 • www.ci.unalaska.ak.us

Mayor: Vincent M. Tutiakoff, Sr. **City Manager:** William Homka
City Clerk: Estkarlen P. Magdaong, emagdaong@ci.unalaska.ak.us

COUNCIL MEETING ATTENDANCE

The community is encouraged to attend meetings of the City Council:

- In person at City Hall
- Online via ZOOM (link, meeting ID & password below)
- By telephone (toll and toll free numbers, meeting ID & password below)
- Listen on KUCB TV Channel 8 or Radio Station 89.7

PUBLIC COMMENT

The Mayor and City Council value and encourage community input at meetings of the City Council. There is a time limit of 3 minutes per person, per topic. Options for public comment:

- In person
- By telephone or ZOOM - notify the City Clerk if you'd like to provide comment using ZOOM features (chat message or raise your hand); or *9 by telephone to raise your hand; or you may notify the City Clerk during regular business hours in advance of the meeting
- Written comment is accepted up to one hour before the meeting begins by email, regular mail, fax or hand delivery to the City Clerk, and will be read during the meeting; include your name

ZOOM MEETING LINK: <https://us02web.zoom.us/j/83246795029>

Meeting ID: 832 4679 5029 / **Passcode:** 630155

TELEPHONE: Meeting ID: 832 4679 5029 / **Passcode:** 630155

Toll Free numbers: (833) 548-0276; or (833) 548-0282; or (877) 853-5247; or (888) 788-0099

Non Toll-Free numbers: (253) 215-8782; or (346) 248-7799; or (669) 900-9128

UNALASKA CRAB, INC.

Annual Meeting Agenda

1. Call to order
2. Adjourn

Board of Directors Meeting Agenda

1. Call to order
2. Roll call
3. Adopt Agenda
4. Approve Minutes – [September 26, 2023](#)
5. [Resolution 2023-02: Election of Officers](#)
6. Adjourn

UNALASKA CITY COUNCIL AGENDA

1. **Call to order**
2. **Roll call**
3. **Pledge of Allegiance**
4. **Recognition of Visitors**
5. **Awards and Presentations** – Dennis Robinson, Plaque of Appreciation
6. **Adoption of Agenda**
7. **Approve Minutes of Previous Meetings** [October 24, 2023](#) and [November 7, 2023](#)
8. [City Manager Report](#)
9. **Community Input & Announcements** *Members of the public may provide information to council or make announcements of interest to the community. Three-minute time limit per person.*
10. **Public Comment on Agenda Items** *Time for members of the public to provide information to Council regarding items on the agenda. Alternatively, members of the public may speak when the issue comes up on the regular agenda by signing up with the City Clerk. Three-minute time limit per person.*
11. **Public Hearing** *Members of the public may testify about any item set for public hearing. Three-minute time limit per person.*
 - a. [An appeal of Planning Commission Resolution 2023-07, approving a conditional use permit for a cellular tower on a lot zoned high density residential on a leased portion of Tract A, Block 6, Iliuq Subdivision, Plat 89-19 at approximately 75 Chernofski Drive.](#)
12. **Work Session** *Work sessions are for planning purposes, or studying and discussing issues before the Council.*
 - a. [Identifying City Council Legislative Priorities](#)
13. **Consent Agenda** *Approval of non-controversial or routine items, accomplished without debate and with a single motion and vote. Council members may request an item be moved to the regular agenda for discussion purposes.*
 - a. [Resolution 2023-44: Authorizing the City Manager to enter into a contract with Berry Dunn to provide services for a Park and Recreation Master Plan](#)
 - b. [Resolution 2023-45: Approving a 67-year lease period for an Amended Lease Agreement between the City of Unalaska and Iliuliuk Family and Health Services, Inc for Tract A of Iliuliuk Health Campus](#)
14. **Regular Agenda** *Persons wishing to speak on regular agenda items must sign up with the City Clerk. Three-minute time limit per person.*
 - a. [Ordinance 2023-11: Creating Budget Amendment No. 2 to the Fiscal Year 2024 Budget, providing \\$10,000 in additional monies to fully fund the Park & Recreation Study](#)
15. **Council Directives to City Manager**
16. **Community Input & Announcements** *Members of the public may provide information to council or make announcements of interest to the community. Three-minute time limit per person.*
17. **Adjournment**

UNALASKA CRAB, INC.
Board of Directors Meeting Minutes
September 26, 2023

1. **Call to order.** Tungul called the meeting to order at 6:00 p.m.
2. **Roll call.** Board Members Bell, Coleman, Looby and Tungul present in person; Board Members Nicholson, Robinson and Tutiakoff present remotely. Quorum established.
3. **Adoption of agenda.** Coleman moved to adopt the agenda; second by Looby. There being no objection, the agenda was adopted by consensus.
4. **Approve Minutes of Previous Meeting.** Looby moved to approve the minutes of the meeting held November 10, 2022; second by Coleman. There being no objection, the minutes were approved by consensus.
5. **Resolution 2023-01:** Authorizing the President of the Corporation to Sign the Regional Landing Requirement Relief Framework Agreement
Looby moved to adopt UCI Resolution 2023-01; second by Coleman.
Roll call vote: all board members present voted in the affirmative; UCI Resolution 2023-01 unanimously adopted.
6. **Adjourn.** Having completed all items on the agenda, Tungul adjourned the meeting at 6:09 pm.

These minutes were approved at the Annual Meeting on November 14, 2023.

Marjie Veeder
Secretary

UNALASKA CRAB, INC.

RESOLUTION 2023-02

WHEREAS, Unalaska Crab, Inc. has adopted Articles of Incorporation and been issued a Certificate of Incorporation by the State of Alaska; and

WHEREAS, Article IV, Section 1 of the Bylaws of Unalaska Crab, Inc. provide for election of a President, Vice-President, Secretary and Treasurer as officers of the Corporation; and

WHEREAS, the election of officers is to be held at the first meeting of the Board of Directors held after the Annual Meeting of the members of the Corporation; and

WHEREAS, the 2023 Annual Meeting of the corporation has been held.

NOW THEREFORE, IT IS HEREBY RESOLVED that Vincent M. Tutiakoff, Sr. shall serve as President of the Corporation, Alejandro Tungul shall serve as Vice-President of the Corporation and Estkarlen P. Magdaong shall serve as Secretary and Treasurer of the Corporation until the next annual election of officers to be held at the first meeting of the Board following the 2024 Annual Meeting of members.

DULY ADOPTED at a meeting of the Board of Directors of Unalaska Crab, Inc., on November 14, 2023.

UNALASKA CRAB, INC.

Vincent M. Tutiakoff, Sr.
President

ATTEST:

Estkarlen P. Magdaong
Secretary

Regular Meeting
Tuesday, October 24, 2023
6:00 p.m.



Unalaska City Hall
Council Chambers
43 Raven Way

Council Members
Thomas D. Bell
Darin Nicholson
Daneen Looby

Council Members
Anthony Longo
Alejandro R. Tungul
Shari Coleman

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Mayor: Vincent M. Tutiakoff, Sr. **City Manager:** William Homka
City Clerk: Estkarlen P. Magdaong, emagdaong@ci.unalaska.ak.us

MINUTES

- Call to order.** Mayor Tutiakoff called the regular meeting of the Unalaska City Council to order on October 24, 2023, at 6:00 p.m.

Council Member Looby read the City's Mission Statement: To provide a sustainable quality of life through excellent stewardship of government.
- Roll call.** The City Clerk called the roll. Mayor Tutiakoff and Council members Coleman, Looby and Longo were present in person while Nicholson and Bell participated remotely. Council member Tungul was absent, but excused.
- Pledge of Allegiance.** Coleman led the Pledge of Allegiance.
- Recognition of Visitors.** No particular recognition was made.
- Oath of Office.** City Clerk administered the Oath of Office to Council Member Anthony Longo.
- Appointment of Vice Mayor.** Longo made a motion to appoint Tungul as Vice-Mayor, with a second by Looby.

Roll call vote: Looby – yes; Bell – yes; Coleman – yes; Nicholson – yes; Longo – yes

Motion passed. Council member Tungul has been appointed Vice Mayor.
- Mayoral Proclamation.** The Mayor read the proclamation into record, declaring November 1, 2023 as Extra Mile Day in Unalaska.
- Adoption of Agenda.** Coleman moved to adopt the agenda, with a second by Looby. Motion adopted by consensus.
- Approve Minutes of Previous Meeting.** Coleman made a motion to approve the proposed minutes of the regular meeting held October 10, 2023, as presented, with a second by Looby. There being no objection, the Mayor announced the minutes approved.
- City Manager Report.** Mr. Homka provided an overview of his report to Council and answered Council questions.
- Community Input & Announcements** were provided as follows:

- a. Roger Blakeley made announcements regarding programs at Parks, Culture & Recreation.
- b. KUCB annual fundraiser will run for 30 hours from Thursday evening, October 26th with Museum Trivia at 6 pm, live radio open mic night at 7 pm, local DJs will play all night and day on Friday, October 27th. The event will close at the Norwegian Rat Saloon at midnight.
- c. Museum of the Aleutians will have their annual membership dinner and auction on November 4th at the Margaret's Bay Café at 6:00 pm.
- d. APIA's Community 4 Community group meets 2nd Monday of the month at 5 pm at the Library. This group meet to discuss and reduce the impact of substance misuse in the community. APIA's Healthy Relationship team from Anchorage is in town to do some outreach activities for domestic violence awareness month.
- e. Unalaska Interagency Cooperative meets at the Library every 4th Thursday at noon.
- f. OptimEra Holdings, Inc. in partnership with USAFV will be doing Christmas for Kids program. USAFV is also getting ready for their Winter Raffle. Soup-off will take place on March 30, 2024.
- g. City Clerk announced Runoff Election on October 30, 2023 for the School Board, Seat SB-B; Sales tax and tobacco excise tax report deadline on October 31, 2023; As part of the fundraising committee of the Alaska Association of Municipal Clerks, City Clerk announced she is selling raffle tickets to help fund scholarships for municipal clerks in Alaska.
- h. Denise Rankin of the Ounalashka Corporation mentioned that trick or treaters aged 1-15 are welcomed at the OC office on Halloween.

12. Public Comment on Agenda Items. None

13. Work Session. Coleman made a motion to enter into Work Session, with a second by Longo. There being no objection, work session began at 6:28 p.m.

- a. New Year's Eve exception to operating hours for bars and restaurants serving alcohol by the drink

City Manager provided information and answered Council questions.

Council discussion.

Ellis Berry and Denise Rankin provided comments into record.

Longo made a motion to return to regular session, with a second by Looby. There being no objection, Council returned to regular session at 6:47 p.m.

14. Regular Agenda

- a. Resolution 2023-43 Supporting full funding for the State of Alaska Municipal Harbor Facility Grant Program in the Fiscal Year 2025 State Capital Budget in the amount of \$7,644,677

Coleman moved to adopt Resolution 2023-43, with a second by Longo.

City Manager provided an overview and answered Council questions.

Ports Director Peggy McLaughlin provided information regarding the resolution.

Roll call vote: Longo – yes; Coleman – yes; Looby – yes; Bell – yes; Nicholson – yes

Motion passed 5-0.

b. Travel approval

- i. Alaska Municipal League Local Government Conference, December 6-8, 2023
Anchorage, AK

Coleman made a motion to authorize the Mayor and up to three council members to travel to the AML Local Government Conference, with a second by Looby.

Council discussion.

Coleman moved to amend the motion to insert the names of Mayor Tutiakoff, and Council Members Coleman and Tungul, with a second by Longo.

Roll call vote on the amendment: All Council Members voted in the affirmative. Amendment passed 5-0.

Roll call vote on the main motion as amended: All Council Members voted in the affirmative. Motion passed 5-0.

- ii. Washington DC Lobbying Trip, December 11-13, 2023

Looby made a motion to authorize the Mayor and up to three council members to travel to Washington D.C. for the purpose of federal lobbying, with a second by Coleman.

Council discussion.

Looby made a motion to amend the motion to insert Council Members Looby, Bell, Coleman and Mayor Tutiakoff; with a second by Longo.

Roll call vote on the amendment: All Council Members voted in the affirmative. Motion passed 5-0.

15. **Council Directives to City Manager.** Coleman made a motion to direct the City Manager to prepare a non-code ordinance with a one-day exemption to code for New Year's Eve 2023, with a second by Longo.

Council discussion.

Roll call vote: Bell – yes; Nicholson – yes; Looby – yes; Longo – yes; Coleman – yes

Motion passed 5-0.

16. **Community Input & Announcements.** None.

17. **Adjournment.** Having completed all items on the agenda, we are adjourned at 7:14 p.m.

These minutes were approved by the Unalaska City Council on November 14, 2023.

Estkarlen P. Magdaong
City Clerk

Special Meeting
Tuesday, November 7, 2023
6:00 p.m.



Unalaska City Hall
Council Chambers
43 Raven Way

Council Members
Thomas D. Bell
Darin Nicholson
Daneen Looby

Council Members
Anthony Longo
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Mayor: Vincent M. Tutiakoff, Sr. **City Manager:** William Homka
City Clerk: Estkarlen P. Magdaong, emagdaong@ci.unalaska.ak.us

MINUTES

1. **Call to order.** Mayor Tutiakoff called the special meeting of the Unalaska City Council to order on November 7, 2023 at 6:00 p.m.

Longo read the City's Mission Statement: *To provide a sustainable quality of life through excellent stewardship of government.*
2. **Roll call.** The City Clerk called the roll. The Mayor and Council Members Coleman, Looby, Longo and Tungul were present, while Council Members Bell and Nicholson were excused.
3. **Pledge of Allegiance.** The Mayor led the Pledge of Allegiance.
4. **Adoption of Agenda.** Coleman moved to adopt the agenda, with a second by Looby. Adopted by consensus.
5. **Community Input & Announcements** were made as follows:
 - a. Katherine McGlashan, Executive Director of Unalaska Visitor's Bureau provided an update on cruise ship season closing.
 - b. M. Lynn Crane spoke on behalf of Aleutian Pribilof Islands Association announced several programs/events available for the community.
 - c. USAFV has started selling raffle tickets for their Winter raffle fundraiser
 - d. City Clerk mentioned that United States Citizenship and Immigration Services is in town to do some information sessions.
6. **Public Comment on Agenda Items.** Denise Rankin commented in support of Museum expansion to be considered in the CMMP.
7. **Work Session.** Tungul moved to enter into work session, with a second by Looby. There being no objection, work session began at 6:10 p.m.
 - a. Capital and Major Maintenance Plan Process Guide

City Manager provided an overview of the CMMP Process Guide. Planning Director Cameron Dean provided information and answered questions from the Council.

Council discussion.

Finance Director Patricia Soule provided information and answered Council questions.

Coleman made a motion to reconvene to regular session, with a second by Tungul. Motion passed by consensus. Council reconvened to regular session at 6:30 p.m.

8. Regular Agenda

a. Canvass Report and Certification of Runoff Election Results

Coleman made a motion to approve certification of the runoff election results, as presented by the Canvass Committee, with a second by Longo.

City Manager provided an overview of the Canvass Report and Certificate of Election.

Roll call vote: Longo – yes; Tungul – yes; Coleman – yes; Looby – yes

Motion passed 4-0

b. Resolution 2023-42: Adopting revised guidelines for the Community Support Program

Looby made a motion to adopt Resolution 2023-42, with a second by Tungul.

City Manager provided an overview of the ordinance.

Council discussion.

Roll call vote: Looby – yes; Longo – yes; Coleman – yes; Tungul – yes

Motion passed 4-0

c. Travel Approval for North Pacific Fisheries Management Council Meeting, Anchorage, AK, December 7-12, 2023

Coleman made a motion to approve travel for Mayor and up to three council members to attend the NPFCM, with a second by Tungul.

Council discussion.

Roll call vote: Looby – yes; Longo – yes; Tungul – yes; Coleman – yes

Motion passed 4-0

9. Council Directives to City Manager. None

10. Adjournment. Having completed all items on the agenda, we are adjourned at 6:43 p.m.

These minutes were approved by the City Council on November 14, 2023.

Estkarlen P. Magdaong
City Clerk

CITY MANAGER'S REPORT

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

- **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 7th 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.

Personnel Supported	Organic Healthcare	Facilities	D17 Benchmark	Personnel Cost + Facility Cost
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.

MEMORANDUM TO COUNCIL

To: Mayor and City Council Members
From: Cameron Dean, Planning Director
Through: William Homka, City Manager
Date: November 14, 2023
Re: Appeal of Planning Commission Approval of Resolution 2023-07: A
RESOLUTION APPROVING A CONDITIONAL USE PERMIT FOR A CELLULAR
TOWER ON A LOT ZONED HIGH DENSITY RESIDENTIAL ON A LEASED
PORTION OF TRACT A, BLOCK 6, ILULAQ SUBDIVISION, PLAT 89-19, AIRD

SUMMARY: A property owner has appealed the Planning Commission decision to approve a conditional use permit for a proposed cellular tower at approximately 75 Chernofski Drive. The City Council must hold a public hearing to consider the Planning Commission's decision and objections thereto. The letter of appeal along with all materials, information and draft minutes from the Planning Commission meeting are attached for review. In the initial staff report, Planning Staff recommended approval of the resolution.

PREVIOUS COUNCIL ACTION: The City Council has taken no previous action on this item.

BACKGROUND: The applicant is proposing to lease a 10,000 square foot section of the subject parcel near its northwest boundary to construct a 40' cell tower surrounded by a fence. A tsunami siren is situated along the same boundary.

The subject parcel is approximately 1.14 acres, zoned High Density Residential and currently undeveloped. High Density Residential zoning districts are primarily intended for single or multi-family dwellings. They allow any number or combination of residential dwelling units depending on the size of the lot.

The Planning Commission heard the initial application at its meeting on April 27, 2023. The Commission requested the applicant consider placing the tower elsewhere on the subject parcel. The applicant presented an alternative site further south on the same lot at the Planning Commission meeting on June 1, 2023, which was approved as Resolution 2023-03.

Following the approval of the alternative site, the Ounalashka Corporation, the owner of the subject parcel, conveyed that it preferred the initial location and requested the Planning Commission reconsider it, which it discussed at its August 17, 2023 meeting. As the Planning Commission had not rejected the original site but rather asked the applicant to consider alternatives, the Commission directed Staff to return the original location for consideration.

On October 19, 2023 the Planning Commission held a public hearing for the conditional use permit at its original location and approved it as Resolution 2023-07.

DISCUSSION:

Appeal Procedure

§ 8.12.200 (E) allows for a person aggrieved by a decision of the Planning Commission to appeal it to the City Council within ten (10) working days from the decision. Following the approval and before the deadline, the City Clerk received a letter appealing Resolution 2023-07 from Sherrie Doctor, the owner of an adjacent property on Chernofski Drive. This letter is included in your packet.

The City Council may at its hearing receive further evidence as is relevant. The decision of the City Council is final and may be appealed to the Superior Court. Guidance for the public hearing is found in § 8.12.220 (C)(1)(c). The City Council may consider all relevant evidence. The evidence will be heard in the following order:

1. Planning Department/Planning Commission
2. Person appealing the Planning Commission decision
3. Property owner (if different than person appealing the decision)
4. Members of the public other than those who have previously spoken

Within fifteen (15) working days after the final hearing of the appeal, the City Council must provide findings of fact and conclusions of law in accordance with its decision. Following the hearing, Staff and Legal will draft the findings of fact and conclusions of law based on Council's deliberation during the meeting. The City Council will have the opportunity to review and approve those findings and conclusions at its next scheduled meeting, at which point the decision becomes final

A decision of the City Council may be appealed to the Superior Court within thirty (30) days after the decision becomes final.

Telecommunications Act of 1996

Section 704(a) of the Telecommunications Act of 1996 preserves local authority over the placement of wireless facilities, with certain restrictions. These are detailed in the materials that were presented to the Planning Commission and included in your packet.

In short, local governments may not discriminate between companies providing similar services. They also may not regulate wireless facilities on the basis of radio frequency emissions provided they comply with FCC regulations or ban such facilities outright.

Planning Commission Action

The Planning Commission deliberated facts and the staff report and directed questions to Staff and attendees. Staff recommended approval, as detailed in the staff report.

The Planning Commission determines if a conditional use application meets three tests, as described by § 8.12.200 (C):

- *Furthers the goals and objectives of the Comprehensive Development Plan.* Construction of new cell tower sites is identified as a primary action to improve quality of life in the 2020 Comprehensive Plan.
- *Will be compatible with existing and planned land uses in the surrounding neighborhood and with the intent of its use district.* Public/Quasi-Public use buildings essential to the physical and economic welfare of the area, such as utility buildings, are specifically identified as permissible conditional uses within a High Density Residential District. Historically, Unalaska has permitted small cell towers near residential structures.
- *Will not have a permanent negative impact substantially greater than anticipated from permitted development within the district.* The tower would cause limited traffic compared to a new residential development and is not expected to cause excessive noise or other disturbances.

The Planning Commission heard testimony in favor of and against the proposed tower. Written testimony heard by the Planning Commission is included in your packet. After deliberation, the Planning Commission voted 3-1 to approve the conditional use permit.

ALTERNATIVES: In accordance with § 8.12.200 (F), City Council may uphold, reverse or modify the action of the Planning Commission.

FINANCIAL IMPLICATIONS: N/A

LEGAL: Staff has been in consultation with Legal throughout this process. Legal will assist in drafting the findings of fact and conclusions of law following the public hearing.

STAFF RECOMMENDATION: N/A

PROPOSED MOTION: “I move that the City Council maintain the ruling of the Planning Commission, approving Resolution 2023-07 and approve the conditional use permit request, based on the findings of fact.”

CITY MANAGER COMMENTS: N/A

ATTACHMENTS:

- Letter of Appeal from Sherrie Doctor
- Planning Commission Packet of October 19, 2023
- Draft Minutes of October 19, 2023 Planning Commission meeting
- Planning Commission Resolution 2023-07

October 31, 2023

Attention: City Council, City of Unalaska

RE: Appeal of Planning Commission

Resolution 2023-03

On October 19th, 2023 the City of Unalaska Planning Commission voted 3 to 1 to approve proposed cell tower location on Standard Oil Hill.

At the first meeting of the commission, the resolution was deferred pending Optimera to seek a more appropriate location with O.C. (landowner).

At the 2nd meeting another location was selected a few hundred yards down the same street (Chernofski). Several homeowners (8) objected in

writing to both locations on Standard Oil Hill.

This is the most densely populated area of Unalaska/Dutch Harbor and we suggest that it be placed away from this area. Our objections are addressed in the letter I sent to the commission as well as names and addresses of the homeowners who object.

This letter serves as an appeal for the City Council of Unalaska to review and reject this proposed tower near our homes.

I presume you have access to the pertinent information regarding the commission meetings and decisions.

I have included copies of the correspondence that I have had with Thomas Ruofos.

Regards,

Sherrie Doth

Sherrie and Pete Doctor

Proposed Cell Tower

From: Sherrie Pugh (bering1991@yahoo.com)
To: troufos@ci.unalaska.ak.us; sergei7@arctic.net; mariemach2005@yahoo.com
Date: Wednesday, October 18, 2023 at 01:02 PM AKDT

Hi Thomas, I am re-sending my email of April 2023. All the same points and objections still apply. I also have one more question? Is there any noise emitted from the tower? This would also have a huge impact, as the proposed location is very near my home. Thank you for addressing these matters at the upcoming meeting. (I will do my best to attend) I also believe a letter was sent to the commission by Andrew Murphy (PacSteve).

Regards

see below:

From: Sherrie Pugh <bering1991@yahoo.com>
To: Sherrie Doctor <bering1991@yahoo.com>
Sent: Tuesday, April 25, 2023 at 12:33:54 PM AKDT
Subject: Planning Commission Resolution 2023-03

Good morning,
I am writing in response to the resolution to erect a 40' tall cell tower right next to my home basically in my back yard. We are located directly next to the building site - 101 Chernofski.

We are opposed to this structure for numerous reasons:

1. The location is on Standard Oil Hill in a densely populated neighborhood. I feel the tower should not be constructed in a residential neighborhood. There is plenty of "vacant land" that would be better suited for an enormous and potentially dangerous structure.
2. The location is barely 40' from our home. (We already have a Tsunami siren within 15feet of our home)
3. The research suggests that there are health risks from close proximity radio frequency transmittals.

I have also added names of homeowners near the site who oppose the building of the cell tower and have approved the writing of this letter.

Respectfully,

Sherrie and Pete Doctor - 101 Chernofski

James and Pamalee Gilman - 113 and 115 Chernofski

Sergei Roraback - 438 Biorka Dr. / 500 and 502 Biroka

Danny Nguyen - 112 and 114 Kashega

Jeff Garth - 114 Chernofski

Casey O'Hara - 143 and 145 Chernofski

May 15, 2023

RE: Resolution 2023-03

To: Planning Commission/ City of Unalaska

I have just today received a letter regarding Resolution 2023-03, which gives us just 3 days to respond.

I have attached a copy of my original letter dated 4/26/2023 – all of the information remains the same, other than the location requested for cell tower and additional home owner added. Basically it has moved up the street by a couple hundred feet. We are all still very strongly opposed to the cell tower being erected in a densely populated (zoned residential) area. I recommend that a location better served would be in a lesser inhabited area of Amaknak Island.

----- Forwarded Message -----

From: Sherrie Pugh <bering1991@yahoo.com>
To: Sherrie Doctor <bering1991@yahoo.com>
Sent: Tuesday, April 25, 2023 at 12:33:54 PM AKDT
Subject: Planning Commission Resolution 2023-03

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James and Pamalee Gilman - 113 and 115 Chernofski

Sergei Roraback - 438 Biorka Dr. / 500 and 502 Biroka

Jeff Garth - 114 Chernofski

Casey O'Hara - 143 and 145 Chernofski

Danny Nguyen - 112 and 114 Kashega

Andrew Murphy 46 and 48 Chernoski Drive.

The Cell Tower

From: Marie Machalek (mariemach2005@yahoo.com)

To: troufos@ci.unalaska.ak.us

Cc: bering1991@yahoo.com

Date: Thursday, October 19, 2023 at 05:52 PM AKDT

Hello Thomas,

this is Marie and Karel Machalek.

We own the house at 420 Biorka Dr. and this proposed cell tower would be very close to our house.

We think Sherry and Pete Doctor have a really good reasons why this tower should not be on the proposed spot and we are totally supporting them.

Please do reconsider and build the tower in non residential area.

Thank you for your time.

Marie and Karel Machalek

907-581-4107

Sherrin Doctor
907.359-1462

RECEIVED
OCT 31 2023
BY: KONNE

City of Unalaska
attn: City Council
Re: appeal to
Planning Commission
Resolution - 2303-03

CITY OF UNALASKA, ALASKA
PLANNING COMMISSION & PLATTING BOARD
REGULAR MEETING
THURSDAY, OCTOBER 19, 2023, IMMEDIATELY FOLLOWING HPC MEETING
AGENDA

ZOOM Meeting Link:

<https://us02web.zoom.us/j/89874827348?pwd=b3FmenNYME9laW5VNjNtQlpCY2k4QT09>

Meeting ID: 813 1042 8861 **Access Code:** 592925

Toll Free Numbers: (833) 548 0276 (833) 548 0282 (877) 853 5247 (888) 788 0099

CALL TO ORDER
ROLL CALL
REVISIONS TO THE AGENDA
APPEARANCE REQUESTS
ANNOUNCEMENTS

MINUTES: Draft minutes from the meeting August 17, 2023

PUBLIC HEARING

1. **RESOLUTION 2023-07:** A RESOLUTION APPROVING A CONDITIONAL USE PERMIT FOR A CELLULAR TOWER ON A LOT ZONED HIGH DENSITY RESIDENTIAL ON A LEASED PORTION OF TRACT A, BLOCK 6, ILULAQ SUBDIVISION, PLAT 89-19, AIRD

OLD BUSINESS

No items

NEW BUSINESS

1. **RESOLUTION 2023-07:** A RESOLUTION APPROVING A CONDITIONAL USE PERMIT FOR A CELLULAR TOWER ON A LOT ZONED HIGH DENSITY RESIDENTIAL ON A LEASED PORTION OF TRACT A, BLOCK 6, ILULAQ SUBDIVISION, PLAT 89-19, AIRD

WORKSESSION

N/A

ADJOURNMENT

Principles of the Unalaska Planning Commission

1. The Position: In any community, the position of Planning Commissioner is a highly respected and honored one.
2. The Job: The job of Planning Commissioner is to serve the public, as representatives of the City Council and to the best of their ability, in ensuring sound planning and growth management in Unalaska. All decisions of the Planning Commission should be based on sound planning principles and practices, and not on the personal opinion of individual Planning Commissioners. Once the Planning Commission makes a recommendation to the City Council, the job of the Planning Commissioners and Planning Commission is over, in terms of that particular action.
3. Integrity: Planning Commissioners are appointed by City Council. The actions, behavior, and comportment of each Planning Commissioner reflect not only on that Planning Commissioner's integrity – but also on the integrity of the City Council and of the entire City government.
4. Collaboration: An individual Planning Commissioner is not a “lone wolf,” but is part of a collective body. As such, each Planning Commissioner is expected to act in a collaborative manner with his and her fellow Planning Commissioners.
5. Respect Each Other: While it is understandable to sometimes disagree with your fellow Planning Commissioners on issues brought before the body, and appropriate to publically vocalize that disagreement during Planning Commission meetings, a Planning Commissioner should always respect the opinion of their fellow Commissioners and treat each other with respect.
6. Majority Rules: It is important to remember that, at the end of the day, the majority rules. So, after each action is brought before the body, discussed, and voted upon, Planning Commissioners must accept and respect the rule of the majority – even if the ruling was counter to an individual Commissioner's position.
7. Respect Staff: A Planning Commissioner should respect the opinion of City Planning Staff, whether the Planning Commissioner agrees with staff or not. Planning Staff Members are professionals who are employed to serve not only the Planning Commission and general public, but the City Council.
8. The Las Vegas Rule: What comes before the Planning Commission must stay before the Planning Commission. This means there can be no outside negotiating with petitioners or with the public regarding applications brought before the Commission. And, all discussions – pro or con – concerning a petition before the Planning Commission, must take place solely within Planning Commission meetings.
9. Respect Applicants and Public: Each Planning Commissioner must always show professionalism and respect for applicants and the general public – regardless of the position held by that Planning Commissioner or by the Planning Commission.
10. Upholding the Principles: Any member of the Planning Commission who finds that he or she cannot uphold and abide by the above principles should resign from the Commission.

PROCEDURES FOR THE CHAIR

Approval of Minutes

The Chair states: "The minutes were included in the packet. Are there any corrections to the minutes?" [pause to wait for commissioners to object]. "Hearing none, if there are no objections, the minutes are approved as printed."

OR

If there are objects to the minutes, then...

1. Ask for a motion to approve the minutes as printed. And a second.
2. Facilitate Commission discussion.
3. Amendments will need a motion and a second.
4. When there is no more discussion, call for a vote on any amendments.
5. Continue discussion until there is none further, then call for a vote on the minutes as amended.

Public Hearings

1. Open the public hearing.
2. Notify the public that they may raise their hand and speak from their seats.
3. Read the title of the first item.
4. Ask if any member of the public wishes to speak to the item. They may do so by raising their hand.
5. When discussion has ended, read the title of the second item.
6. Again ask for public discussion.
7. Continue until all items on the public hearing are complete.
8. NOTE: No commissioners or staff should give any input during the public hearing.

Resolutions under new business or old business

1. Read the title of the first resolution.
2. Ask for declaration of ex parte communications and conflicts of interest from commissioners.
3. Any question of whether a conflict of interest exists will be settled by a majority vote of the Commission. Members with a conflict will be asked to sit in the audience during this discussion/vote.
4. Ask for staff presentation.
5. Ask for questions from Commissioners of staff.
6. Ask for a presentation from the applicant.
7. Ask for questions from Commissioners of the applicant.
8. Ask for a motion to approve the resolution. And a second.
9. Facilitate commission discussion.
10. If any members of the public have signed up to speak on the topic, they will be given a chance to speak. The chair must set a time limit (such as 2 minutes) to each public comment. Time limits can be objected by commissioners and subsequently put to a vote if necessary.
11. Following public testimony, continue commission discussion until there is nothing further.
12. NOTE: Each member of the public only gets one chance to speak, but anyone who signs up with staff before the commission votes shall be given their one chance to speak before the vote occurs.
13. Call for a vote.
14. Repeat for each resolution on the agenda.

City of Unalaska
PLANNING COMMISSION

P.O. Box 610 • Unalaska, Alaska 99685
(907) 581-1251
www.ci.unalaska.ak.us

Regular Meeting
Thursday, August 17, 2023
6:00 p.m.

Unalaska City Hall
Council Chambers
43 Raven Way

Commission Members
Ian Bagley
Virginia Hatfield

Travis Swangel, Chairman

Commission Members
Caroline Williams
Rainier Marquez

MINUTES

1. Call to order. Commissioner Travis Swangel chaired the meeting. Commissioner Swangel called the Regular Meeting of the Unalaska Planning Commission to order at 6:14 p.m., on August 17, 2023 in the Unalaska City Hall Council Chambers.
2. Roll Call:

<u>Present:</u>		<u>Absent:</u>	
Travis Swangel	Caroline Williams	Virginia Hatfield	
Ian Bagley			
Rainier Marquez			
3. Revisions to Agenda: None
4. Appearance requests: None
5. Announcements: Roufos reported that Cameron Dean would start as Planning Director at the end of September and on the recent legislative visit to Unalaska.
6. Minutes: Chair Swangel asked for objections to the minutes of the July 20, 2023 regular meeting. Minutes approved with no objections
7. Public Hearing:
 1. **Resolution 2023-06:** A RESOLUTION RECOMMENDING TO THE CITY COUNCIL THE VACATION OF LAVELLE COURT ON BLOCK 1, PLAT92-12 RESERVOIR HILL SUBDIVISION AND BLOCK 2-A, PLAT 97-14 UNALASKA PEDESTRIAN PATHWAY FOR THE PURPOSES OF REPLATTING AS A SINGLE PARCEL – No Comments.
8. Old Business: None
9. New Business:
 1. **RESOLUTION 2023-06:** A RESOLUTION RECOMMENDING TO THE CITY COUNCIL THE VACATION OF LAVELLE COURT ON BLOCK 1, PLAT 92-12 RESERVOIR HILL SUBDIVISION AND BLOCK 2-A, PLAT 97-14 UNALASKA PEDESTRIAN PATHWAY FOR THE PURPOSES OF REPLATTING AS A SINGLE PARCEL
 1. Bagley made a motion to approve Resolution 2023-06, seconded by Williams. Motion approved 4-0.
10. Work session:
 1. LETTER FROM OUNALASHKA CORPORATION DATED JULY 25TH REGARDING PLANNING COMMISSION DECISION ON RESOLUTION 2023-03, A RESOLUTION APPROVING A CONDITIONAL USE PERMIT FOR A CELLULAR TOWER ON A LOT ZONED HIGH DENSITY RESIDENTIAL ON A LEASED PORTION OF TRACT A, BLOCK 6, ILULAQ SUBDIVISION, PLAT 89-19, AIRD

1. The Commissioners recommended that the Planning Director consent to a new hearing regarding Resolution 2023-03 for the original location as applied. Recommendation approved 3-1 (Williams, nay).

11. Adjournment: Having completed the agenda, the meeting was adjourned without objection at 7:12 p.m.

Cameron Dean
Secretary of Commission

Travis Swangel
Commission Chairman

Date

Date

DRAFT

**City of Unalaska, Alaska
Planning Commission/Platting Board
Staff Report**

RESOLUTION 2023-07: A RESOLUTION APPROVING A CONDITIONAL USE PERMIT FOR A CELLULAR TOWER ON A LOT ZONED HIGH DENSITY RESIDENTIAL ON A LEASED PORTION OF TRACT A, BLOCK 6, ILULAQ SUBDIVISION, PLAT 89-19, AIRD

Basic Information	
Application Type	Conditional Use Permit
Land Owner(s)	Ounalashka Corporation
Applicant	OptimERA, Inc.
Proposed Use	Cellular Phone Tower
Exhibits	Draft Resolution 2023-03, CUP Application, Supplemental Materials, Location Map
Staff Recommendation	Approval of Resolution 2023-03

Legal Information	
Tax Parcel ID	04-03-440
Address	Approximately 75 Chernofski Drive, Unalaska, Alaska 99685
Legal Description	Tract A, Block 6, Ilulaq Subdivision, Plat 89-19, AIRD
Land Use Subarea	Standard Oil Hill

Area Description	
North	Single-Family/Duplex, High Density Residential
South	High Density Residential, Marine Related Industrial
East	Marine Related Industrial
West	Single-Family/Duplex, High Density Residential

Current Site Description and Zoning Standards				
Zone	High Density Residential (HDR) (UCO §8.12.060)			
Existing Use	Undeveloped			
Permitted Uses	1) Any number or combination of residential dwelling units 2) Not more than four mobile homes on one lot 3) Day-care for five or less children 4) Home occupations 5) Commercial greenhouses 6) Outdoor storage of subsistence and noncommercial fishing gear, boats, nets, buoys and related equipment 7) Public recreational areas, parks, playgrounds, hiking trails			
Conditional Uses	1) Schools 2) Churches 3) Day-care for more than five children 4) Public and quasi-public buildings essential to the physical and economic welfare of the area, such as utility buildings and facilities, fire stations, electric substations, water treatment plants, telephone exchanges, and similar uses or public services 5) Mobile home parks 6) Professional offices, including professional offices in a residence 7) Hospitals, clinics, homes for the aged, group homes, nursing homes, and convalescent homes 8) Halfway houses and safe houses 9) Marinas 10) Bed and breakfasts, lodging houses, and boarding houses 11) Hotels and motels, including bars, restaurants, and other tourist facilities			
	Existing	Required	Proposed	Required
Lot Area	+/- 10,029 ft ²	>10,000 ft ²	Front Setback 75.07 ft	20 ft
Lot Frontage	56 ft	>60 ft	Side Setbacks 20.03/23.03 ft	10 ft
Coverage	1.06 %	<50 %	Rear Setback 26.91 ft	20 ft
Building Height	40 ft	<50 ft	Parking	2 spots

Corner Lot?	Yes	Nonconformance?	No
Parcel History			
Planning Commission Resolution	N/A		
City Council Ordinance	N/A		

ADDITIONAL CODE REQUIREMENTS

N/A

PLAN GUIDANCE

1. The Overall Quality of Life section of the Comprehensive Plan identifies improving and lowering the cost of Internet, cable and phone service as a goal. The Plan specifically identifies the construction of new cell tower sites as a primary action to improve quality of life.

BACKGROUND

1. Tract A was at one point a projected site for several condo units to be constructed, however OC chose not to construct these units.
2. Tract A slopes 30 feet from its peak on Chernofski Drive to Biorka Drive. The topography makes site considerations for large scale construction somewhat expensive but not insurmountable.
3. The tower is planned for just outside of a preexisting easement which used to be an extension of Delta Way. The area already includes a 30-40 ft. City tsunami siren in close proximity within that easement.
4. There is plenty of parking on the lot for service vehicles.
5. At the April 27 meeting, the Planning Commission reviewed Resolution 2023-3, for an antenna site near the north lot line and easement on the abovementioned lot. Based on community comment the Planning Commission asked the applicant to seek an alternate site for review.
6. At the June 1 meeting, the Planning Commission approved Resolution 2023-3, a compromise for an alternate site approximately 260 feet south on the same lot from the original posed at the May 18 meeting. The approval of the new site was an amendment of the existing resolution, not a denial of the first location closer to the easement.
7. The property owner has requested a re-hearing on the original site for the tower, citing future development plans and concerns for the use of the lot.
8. The Planning Commission met on August 17th and considered the appropriate course of action for the request. Because the original resolution was not denied outright, but amended, the initial site plan remains eligible for review. The planning commission determined it was appropriate for a new hearing.
9. Because Resolution 2023-3 was approved as amended, this is a new resolution.
10. **Important items for note:** 5G is not planned for this tower.
 - Even so, all antennae and cellular devices are tested and reviewed for safety by the FCC and are given safe standoff distances.
 - The development of 5G cellular services started in 2008, 11 years prior to COVID-19. Initial network roll-outs predate the COVID-19 pandemic.
 - The COVID-19 pandemic has no effect on the safety and testing of 5G networks.
11. According to the FCC, at a consumer level, and at a level of a home located next to such a cell tower, there are no ill health effects from cell towers of or wireless activity unless an individual is directly in the beam and extremely close to the antennae. See the attached documents from the FCC entitled “Human Exposure to Radio Frequency Fields: Guidelines for Cellular Antenna Sites” and “Wireless Devices and Health Concerns” for more information.

DETAILED FINDINGS

1. The proposed structure would meet all setback requirements for the zone.
2. High Density Residential lots have a maximum building height of 50 feet. The proposed tower is 41 feet, 10 inches.

3. Utility buildings and facilities, including “telephone exchanges,” are identified in City Code as appropriate conditional uses in High Density Residential districts (§8.12.060(D)(4)).
4. Furthers the goals and objectives of the Comprehensive Plan:
 - Construction of new cell tower sites is identified as a primary action to improve quality of life in the 2020 Comprehensive Plan.
5. Will be compatible with existing and planned land uses in the surrounding neighborhood and with the intent of its use district:
 - Item number 4 in the Conditional Uses list of the High-Density Residential code specifically calls out Public/Quasi-Public uses buildings essential to the physical and economic welfare of the area, such as utility buildings and facilities, ... telephone exchanges, and similar uses or public services
 - A cell tower would support growing community needs and improve reliability of communications for all residents.
 - Historically, Unalaska has allowed small cell towers near residential structures. Buildings surrounding the proposed tower would be outside of the standard 44-foot (1.1 x height) fall zone for a similar use, windmills. The tower has a nearly 1.5x height fall zone to the next nearest building (it falls approximately 2 feet short of the full 1.5x).
6. Will not have a permanent negative impact substantially greater than anticipated from permitted development within the district:
 - The tower would cause limited traffic on Chernofski Drive or Kovrizhka Street compared to a new residential development and is not expected to cause excessive noise or other disturbances.

CONDITIONS

1. N/A

RECOMMENDATION

In accordance with the standards outlined in Unalaska City Code of Ordinances Chapter 8.12 (Zoning), the City of Unalaska Department of Planning recommends approval of this conditional use request identified in Resolution 2023-07.



PLANNING REQUEST APPLICATION FORM

CITY OF UNALASKA, ALASKA

Department of Planning
PO Box 610
Unalaska, Alaska 99685-0610
Phone: (907) 581 3100 FAX (907) 581 4181
Email: planning@ci.unalaska.ak.us
Website: www.ci.unalaska.ak.us

The undersigned hereby applies to the City of Unalaska for approval of the following as per Title 8: Planning and Land Use Development, UCO.

APPLICATION FOR: VARIANCE CONDITIONAL USE
 ZONE AMENDMENT PLAT

Brief Description of Request: (attach additional information to communicate request)

Current Zone Designation: _____ Proposed Zone Designation(s) (if applicable): _____

Current Land Use(s): _____ Proposed Land Use(s) (if changing): _____

Property Owner: _____

Property Owner Address: _____

Street Address of Property: _____

Applicant's Name: _____

Mailing Address: _____

Email: _____ Day Time Phone: _____ Message Phone: _____

FOR OFFICE USE ONLY		DATE	
Preliminary Plat Copies		Attachment A	
Applicant Letter		Site Plan	
Application Fee		Title Search/Certificate-to-Plat	

PROPERTY LEGAL DESCRIPTION: (Fill in applicable blanks)

Tax Lot ID No.: _____ Lot : _____ Block: _____ Tract: _____

Subdivision: _____ USS: _____

Section(s): _____ Township: _____ Range: _____

PROPOSED FUTURE DESIGNATION OF PROPERTY: (For Plat Application Only)

Platting Procedures and Requirements are described in detail in Chapter 8.08: Platting and Subdivision. A certificate to plat as proof of ownership shall accompany the submittal of a plat.

SUBDIVISION _____

Block(s) _____ **Lot (s)** _____ **Tract (s)** _____ **USS** _____

Containing: _____ **Acre(s)** _____ **Lot(s)** _____ **Tract(s)** _____

SURVEYOR INFORMATION

Surveyor Name : _____

Firm Name : _____

Address : _____

Contact Details : Email _____ Phone Number _____

Registered in Alaska: Yes No

REQUIRED SUPPLEMENTAL INFORMATION (For Variance, Zone Amendment and Conditional Use Application Only).

Subdivision Variance (8.08.110)

Applicant is encouraged to submit supporting documentation and a site plan to demonstrate how the requested Variance:

- Is needed due to special circumstances or conditions affecting the proposed subdivision such that strict application of the provisions of this chapter would clearly be impractical or undesirable to the general public or that strict application would be unreasonable or cause undue hardship to the applicant requesting the variance.
- Will not be detrimental to the public welfare or injurious to other property in the area in which the proposed subdivision is located;
- Will be in accord with the intent and purpose of this chapter and of the Comprehensive Plan of the city.

Zone Amendment (8.12.190)

Applicant is encouraged to submit supporting documentation to demonstrate how the requested Zone Amendment is reasonable, in the public interest, and in conformance with the goals and objectives of the Comprehensive Plan.

Conditional Use (8.12.200)

Applicant is encouraged to submit supporting documentation and a site plan to demonstrate how the requested Conditional Use:

- Furthers the goals and objectives of the Comprehensive Development Plan;
- Will be compatible with existing and planned land uses in the surrounding neighborhood and with the intent of its use district; and
- Will not have a permanent negative impact substantially greater than anticipated from permitted development within the district.

Zoning Variance (8.12.210)

Applicant is encouraged to submit supporting documentation and a site plan to demonstrate how the requested Variance:

- Need is not caused by the person seeking the variance and that exceptional or extraordinary circumstances apply to the property which do not apply generally to other properties in the same zoning district, and result from lot size, shape, topography, or other circumstances over which the applicant has no control. An argument of “financial hardship” when defined as causing a developer to spend more than he is willing to in order to conform, is not an over-riding factor in the granting of a variance;
- Is necessary for the preservation of a property right of the applicant substantially the same as is possessed by other landowners in the same zoning district;
- Will not materially affect the health or safety of persons residing or working in the neighborhood and will not be materially detrimental to the public welfare or injurious to property or improvements in the neighborhood; and
- Will not be materially detrimental to the intent of this chapter, or to properties in the same zoning district in which the property is located, or otherwise conflict with the objectives of the Comprehensive Plan and the variance requested is the minimum variance, which would alleviate the hardship.

***SITE PLAN (TO SCALE):** Please show all existing and proposed structures, access, dimensions, utilities and parking as appropriate.

PLEASE NOTE : All applications must be received fifteen (15) days prior to the next regular meeting of the Planning Commission as per Section 8.12.200(A)(2), Section 8.12.210(B)(2) UCO, and Section 8.12.190 UCO. The Department of Planning will provide an examination of the City of Unalaska Real Property Tax Roll indicating that the signature of the landowner on the application form is in fact the latest owner of record. The Department of Planning will mail a notice of the public hearing to all landowners of record within 300 feet of the proposed request as shown in the City of Unalaska Real Property Tax Rolls.

CERTIFICATION:

I hereby certify that (I Am) (I have been authorized to act for*) the owner of the property described above and that I desire a planning action for this property in conformance with the Title 8, UCO and hereby dispose and say that all of the above statements are true. I am familiar with the code requirements and certify, to the best of my knowledge, belief, and professional ability, that this application meets them. I understand that payment of the review fee is non-refundable and is to cover costs associated with the processing of this application and that it does not assure approval of the request.

Signature

Date

***Please fill out and submit Authorization to Make Application by Agent form if acting as Owner’s Agent**



To: City of Unalaska
From: OptimERA Holdings Inc
Date: 3/11/2023
Re: Building Permit Application – Standard Oil, Leased Site

Standard Oil ARE Monopole LTE Site Install – OptimERA xG

Project Description:

Installation of an approximately 40' self-supporting ballasted foundation monopole structure on an existing leased parcel owned by the Ounalashka Corporation. The Site has no existing utilities, and no excavation is planned in the ROW for the project. No water or Sewer utilities are being requested. Scope of the project is for no excavation, site leveling and compaction only. Only excavation will be for the installation of a short trench for requested utility power services to be mounted adjacent to the Ballasted foundation.

In addition to the ballasted foundation, post tower construction a 6' security fence shall be placed on the lease boundary.

Construction:

All construction shall be in accordance with the equipment manufacturers approved installation methods or equivalent means. All work herein and incidental work not shown shall be constructed in conformance with the applicable building codes adopted in Alaska 18AAC 75 including the IBC, IRC, NESC, UPC, IFC, IMC, IFGC and all other local, state, and federal regulations. FAA avoidance and antenna registration completed and attached.

The site is currently zoned High Density Residential, accompanying this request is a Condition Use permit to request to use the leased parcel in alignment with the Public Quasi/Public Zoning guidelines to accommodate a cell tower and accompanying facilities.

Site Location:

Leased parcel:

Unsubdivided: Approximately 10,000± SF located within a portion of Block 6, Ilulaq Subdivision, according to the official plat thereof, filed under plat No. 79-3, in the Aleutian Islands Recording District, Third Judicial District, State of Alaska. on Amaknak Island as shown in the attached Drawings (Sheet x of x – STOIL-xxx-xxx).



Drawings/Sheets:

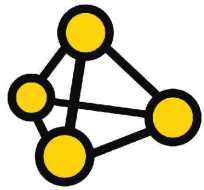
- STND-APP-COV (1 sheet)
- STND- SITE -001 (1 Sheets)
 - Site Plan
- STND-EL – 001 thru 003 - (3 Sheets)
 - Electrical Overview

Attachments:

- Attachment #1 - PLANNING REQUEST APPLICATION FORM – Conditional Use - OptimERA xG-20230311
- Attachment #2 -- FAA Standard Oil OSI_66'_ FAA Determination_07182022 - OptimERA xG-20230311
- Attachment #3 -- 21222-0016_UNALASKA_SA_REPORT_Sealed - OptimERA xG-20230311
- Attachment #4 -- 21222-0016_UNALASKA_SA_Drawings_Sealed - OptimERA xG-20230311
- Attachment #5 - Optimera - Standard Oil Hill Lease - Final_sg_ms_Red - OptimERA xG-20230311
- Attachment #6 Form A – City of Unalaska, Application for Building Permit - OptimERA xG-20230311
- Attachment #7 Form B – City of Unalaska, Utility Service Request Form - OptimERA xG-20230311

Matt Scott

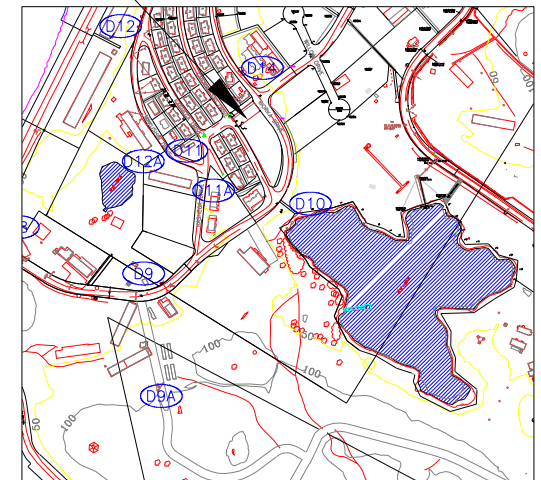
Matthew M Scott
Chief Operations Officer
State of Alaska Electrical Administrator, EADE2030
OptimERA Holdings Inc.



OptimERA xG

Standard Oil Monopole LTE Site Install - OptimERA xG

Project Location



Address:

Chernofski Dutch Harbor, Alaska, Amaknak Island, Aleutians West

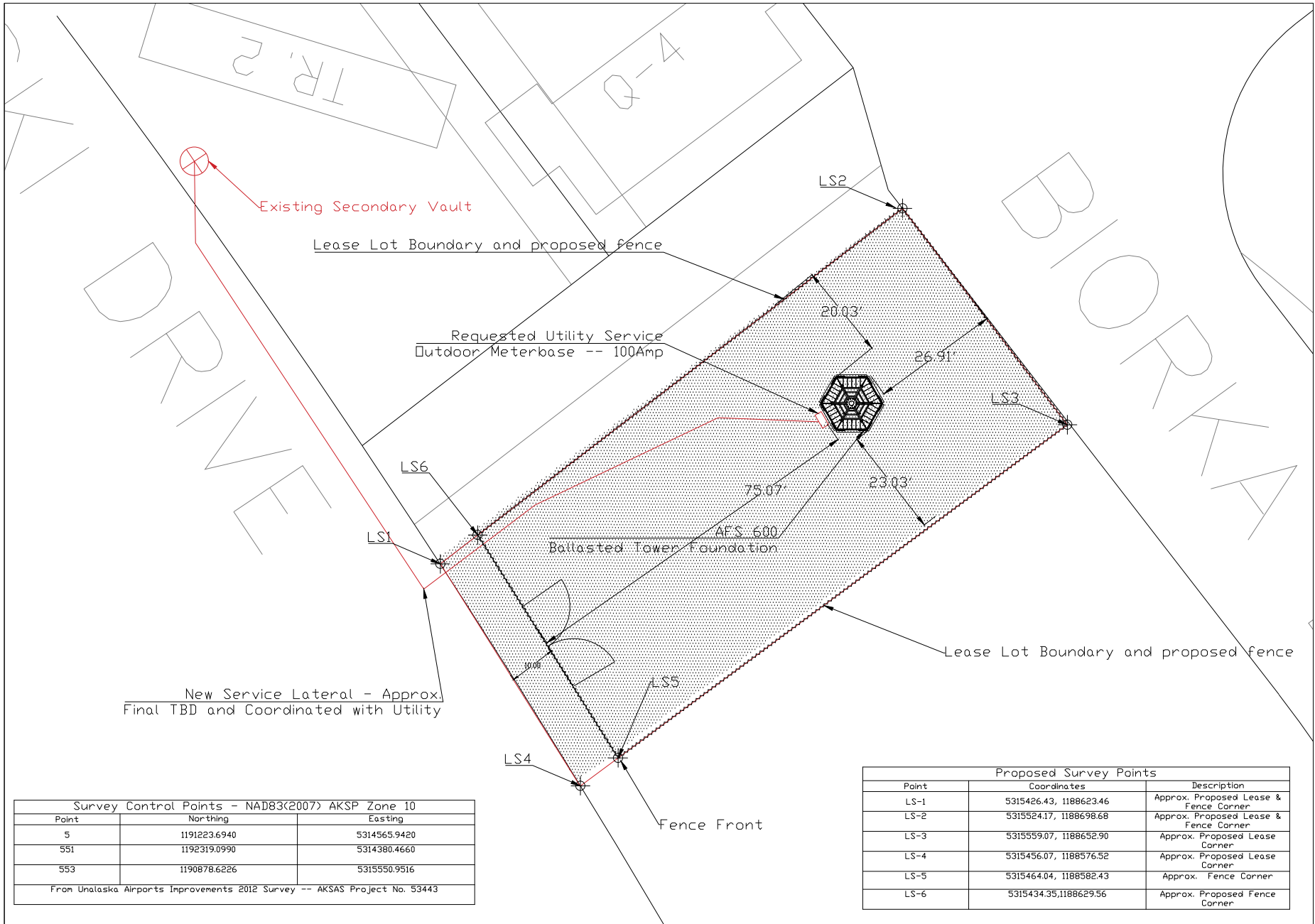
Legal Description:

Unsubdivided, Approximately 800± SF leased lot located within a portion of Sec.34, T72S, R117W, S.M. on Amaknak Island

Note: All work herein and incidental work not shown shall be constructed in conformance with the applicable building codes adopted in Alaska 18AAC 75 including the IBC,IRC,NESC,UPC,IFC,IMC,IFGC and all other local, state and federal regulations.

OPTIMERA PROPRIETARY AND COMPETITION SENSITIVE | All Rights Reserved

OPTIMERA HOLDINGS INC. "OPTIMIZING TECHNOLOGY FOR A NEW ERA" P.O. Box 92124 Dutch Harbor, Alaska 99692		DUNALASHKA CORPORATION LEASED SITE -OPTIMERA LTE MICRO SITE STANDARD OIL HILL COVER			
CHECKED	DRAWN MMS	DATE 08/20/2018	SCALE AS SHOWN	DRAWING NO. S18-APP-COV	SHEET 1 of 1



Survey Control Points - NAD83(2007) AKSP Zone 10		
Point	Northing	Easting
5	1191223.6940	5314565.9420
551	1192319.0990	5314380.4660
553	1190878.6226	5315550.9516

From Unalaska Airports Improvements 2012 Survey -- AKSAS Project No. 53443

Proposed Survey Points		
Point	Coordinates	Description
LS-1	5315426.43, 1188623.46	Approx. Proposed Lease & Fence Corner
LS-2	5315524.17, 1188698.68	Approx. Proposed Lease & Fence Corner
LS-3	5315559.07, 1188652.90	Approx. Proposed Lease Corner
LS-4	5315456.07, 1188576.52	Approx. Proposed Lease Corner
LS-5	5315464.04, 1188582.43	Approx. Fence Corner
LS-6	5315434.35, 1188629.56	Approx. Proposed Fence Corner

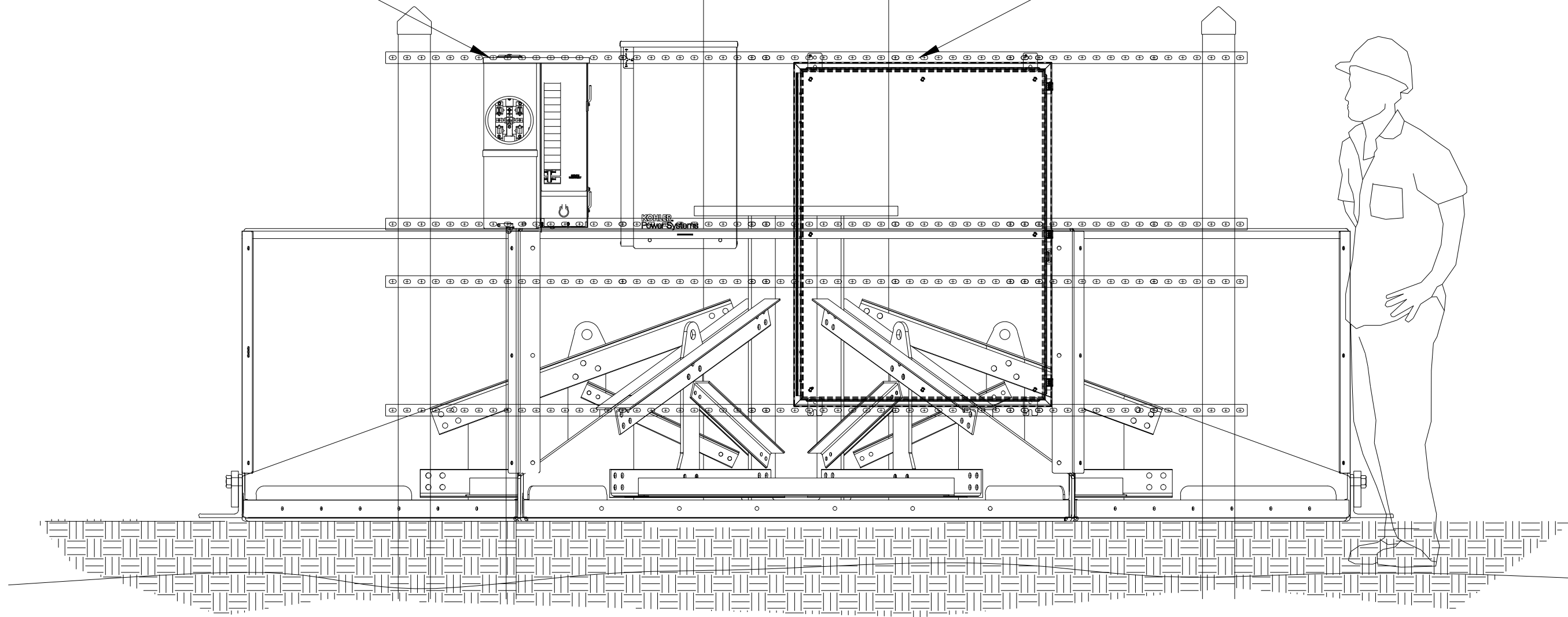
OPTIMERA PROPRIETARY AND COMPETITION SENSITIVE | All Rights Reserved

OPTIMERA HOLDINGS INC. <small>"Optimizing Technology for a New Era"</small> <small>P.O. Box 923124</small> <small>Dutch Harbor, Alaska 99602</small>		DUNALASHKA CORPORATION LEASED SITE - OPTIMERA LTE MICRO SITE STANDARD OIL HILL COVER			
CHECKED	DRAWN	DATE	SCALE	DRAWING NO.	SHEET
....	MMS	3/11/2023	NTS	STND-SITE-001	1 of 1

Meter Base
100 AMP $\frac{120}{240}$ 1ph

MonoPole ARE

Network Equipment Enclosure



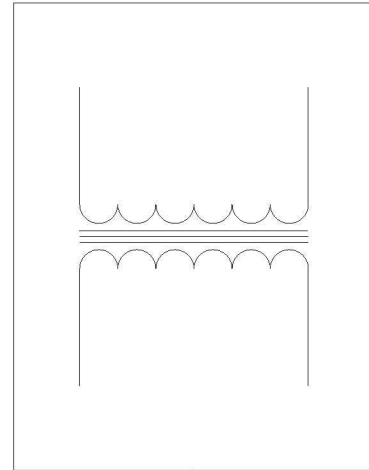
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OPTIMERA HOLDINGS INC.
"OPTIMIZING TECHNOLOGY FOR A NEW ERA"
P.O. Box 921134
Dutch Harbor, Alaska 99692

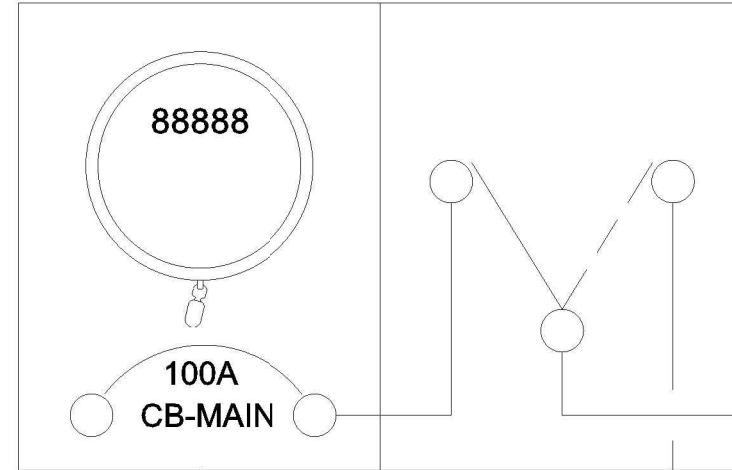
STANDARD OIL TOWER SITE
MONOPOLE CELL SITE
ELECTRICAL LAYOUT OVERVIEW

CHECKED	DRAWN MMS	DATE 3/11/2023	SCALE NTS	PROJECT CRACK ROCK	SHEET STND-EL-001	1 of 3
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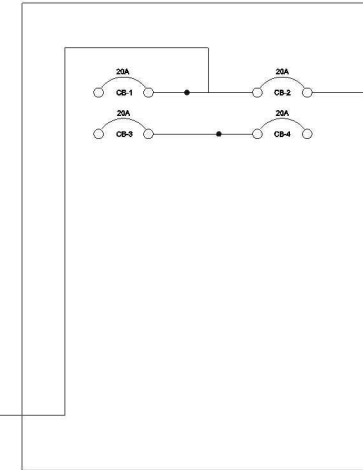
UTILITY TRANSFORMER



METERBASE - XFER Switch



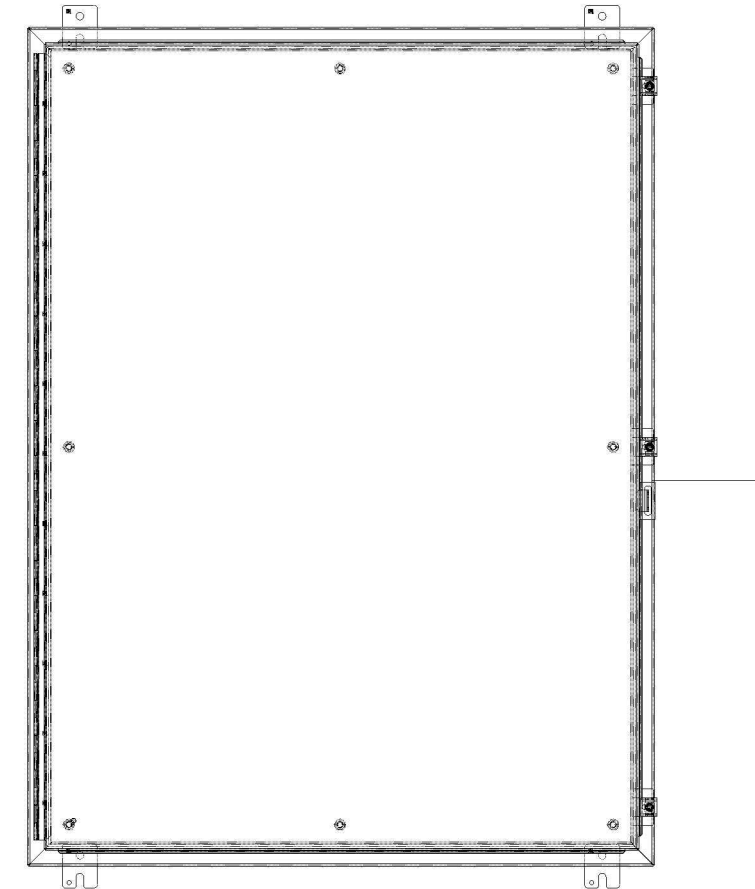
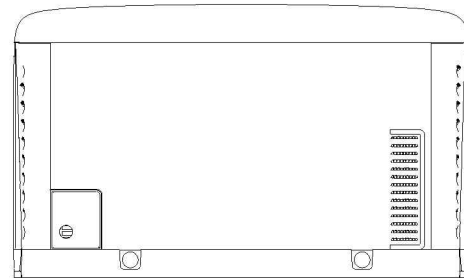
MDP



2" PVC sch 80

2" PVC sch 80
Secondary 240/120
*Trench and conduit by Utility

**KOHLER 8KW
EMERGENCY GENERATOR**



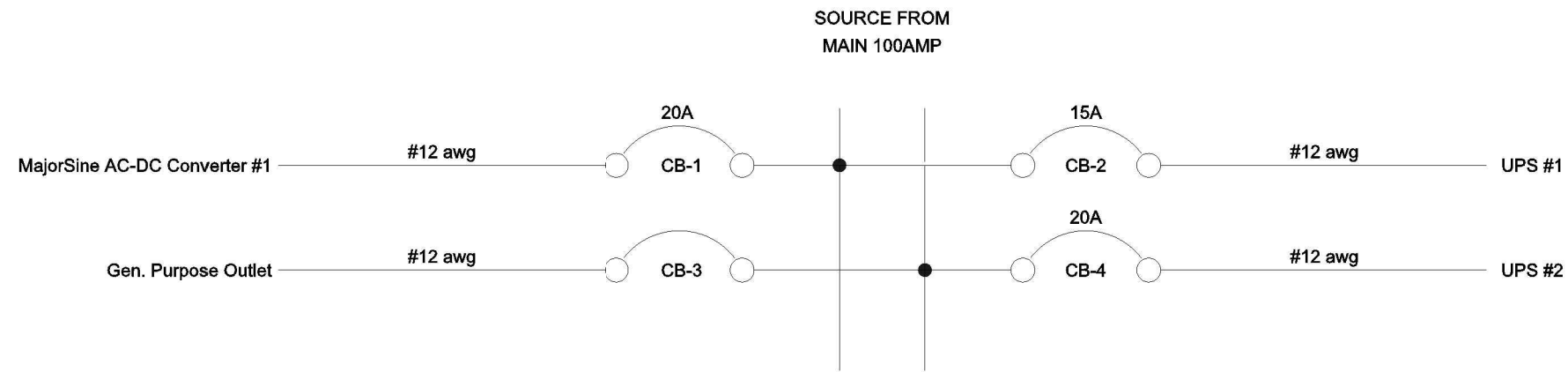
Hoffman Enclosure Type 4x - or equiv.

**All electrical new construction to be installed in compliance with State and/or Local laws and ordinances.
Work shall be supervised by a State of Alaska Electrical Administrator

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OPTIMERA HOLDINGS INC. "OPTIMIZING TECHNOLOGY FOR A NEW ERA" P.O. Box 921134 Dutch Harbor, Alaska 99692		STANDARD OIL TOWER SITE		
		MONOPOLE CELL SITE ELECTRICAL ONE-LINE		
CHECKED	DRAWN	DATE	SCALE	SHEET
....	MMS	3/11/2023	NTS	2 of 3

CRACK PAGE 44



**All electrical new construction to be installed in compliance with State and/or Local laws and ordinances.
 Work shall be supervised by a State of Alaska Electrical Administrator

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OPTIMERA HOLDINGS INC. <small>"OPTIMIZING TECHNOLOGY FOR A NEW ERA"</small> P.O. Box 921134 Dutch Harbor, Alaska 99692		STANDARD OIL TOWER SITE			
		MONOPOLE CELL SITE ELECTRICAL PANEL CIRCUIT LAYOUT			
CHECKED	DRAWN	DATE	SCALE	REVISIONS	SHEET
....	MMS	3/11/2023	NTS	CRACK PAGE 45 STND-EL-003	3 of 3

PROPOSED 41'-9 3/4" MONOPOLE

SITE: UNALASKA, AK
 UNALASKA, ALASKA
 ALEUTIANS WEST COUNTY
 LAT: 53° 53' 19.24"; LONG: -166° 32' 27.53"

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PAUL J. FORD & COMPANY
 250 E Broad St. Ste 600 Columbus, OH 43215
 Phone 614.221.6679 www.pauljford.com
ARE TELECOM INCORPORATED
 1043 GRAND AVE #213 ST PAUL, MN 55105
 PH: (240) 584-9714

PROJECT CONTACTS	
CLIENT:	ARE TELECOM INCORPORATED
CONTACT:	FLAUBERT ZINKIA AT FZINKIA@ARETELECOM.COM
PH:	(240) 584-9714
ENGINEER OF RECORD:	PJFTELECOM@PAULJFORD.COM

WIND DESIGN DATA	
REFERENCE STANDARD	ANSI/TIA-222-G-2-2009
LOCAL CODE	2012 IBC
ULTIMATE WINDSPEED (MPH)	158
ICE THICKNESS (IN)	0.25
ICE WIND SPEED (MPH)	70
SERVICE WIND SPEED (MPH)	60
RISK CATEGORY	II
EXPOSURE CATEGORY	D
MAXIMUM TOPOGRAPHIC FACTOR, K _{ZT}	1.0

SEISMIC DESIGN DATA	
SEISMIC IMPORTANCE FACTOR	1.0
S _s	1.5
S ₁	0.6
SITE CLASS	D
S _{DS}	1
S _{D1}	0.6
SEISMIC DESIGN CATEGORY	D
BASIC SEISMIC FORCE RESISTING SYSTEM	MONOPOLE
DESIGN BASE SHEAR (KIPS)	2.067
C _s	0.375
R	1.5
SEISMIC ANALYSIS PROCEDURE	MODAL ANALYSIS PROCEDURE

SHEET INDEX	
SHEET NUMBER	DESCRIPTION
T-1	TITLE SHEET
N-1	GENERAL NOTES
N-2	GENERAL NOTES
S-1	MONOPOLE PROFILE
S-2	FLANGE DETAILS
S-3	AFS400 FOUNDATION DETAILS
SS-4	AFS400 KINGPOST PLATE DETAILS
SS-5	AFS400 FOUNDATION REINFORCING DETAILS

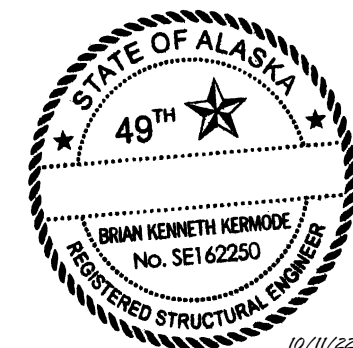
PRESUMPTIVE SOIL DESIGN PARAMETERS	
NET ULTIMATE BEARING (PSF)	4000
NET ALLOWABLE BEARING (PSF)	2000
FACTOR OF SAFETY	2
SOIL DENSITY (PCF)	110
FRICTION ANGLE (°)	30
GROUNDWATER TABLE	BELOW FOUNDATION

FACTORED BASE REACTIONS	
SHEAR (KIPS)	7.3
AXIAL (KIPS)	3.7
MOMENT (KIP-FT)	155.8

MANUFACTURER:	ARE TELECOM
MFR PROJECT #:	OPE-00002
MONOPOLE MODEL #:	24.4m 4SF, A, 03/24/2021
FOUNDATION MODEL #:	AFS-400, A, 04/07/2021

SITE: UNALASKA, AK
 UNALASKA, ALASKA
 PROPOSED 41'-9 3/4" MONOPOLE

PROJECT No:	21222-0016.003.7205
DRAWN BY:	RMK
DESIGNED BY:	KMJ
CHECKED BY:	
DATE:	10/7/2022



10/11/22

TITLE SHEET

T-1

REV	DATE	DESCRIPTION

GENERAL NOTES:

1. ALL INFORMATION SHOWN IS TO BE COORDINATED BY THE CONTRACTOR AND OWNER. IF INFORMATION IS CONFLICTING, THE STRICTER PROVISION SHALL GOVERN. ANY DISCREPANCIES SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF ARE TELECOM AND PAUL J. FORD AND COMPANY SO THAT ANY CHANGES AND/OR ADJUSTMENTS, IF NECESSARY, CAN BE MADE TO THE DESIGN AND DRAWINGS.
2. DO NOT SCALE DRAWINGS.
3. FIELD WELDING IS NOT PERMITTED UNLESS APPROVED BY THE STRUCTURAL ENGINEER OF RECORD.
4. ANY SUPPORT SERVICES PERFORMED BY THE ENGINEER DURING CONSTRUCTION SHALL BE DISTINGUISHED FROM CONTINUOUS AND DETAILED INSPECTION SERVICES, WHICH ARE FURNISHED BY OTHERS. THESE SUPPORT SERVICES PERFORMED BY THE ENGINEER ARE SOLELY FOR THE PURPOSE OF ASSISTING IN QUALITY CONTROL AND IN ACHIEVING CONFORMANCE WITH CONTRACT DOCUMENTS. THEY DO NOT GUARANTEE CONTRACTOR'S PERFORMANCE AND SHALL NOT BE CONSTRUED AS SUPERVISION OF CONSTRUCTION.
5. THE STRUCTURAL INTEGRITY OF THE DESIGN EXTENDS TO THE COMPLETE CONDITION ONLY. ALL NECESSARY PRECAUTIONS MUST BE TAKEN TO ENSURE STRUCTURAL INTEGRITY, INCLUDING, BUT NOT LIMITED TO, ENGINEERING ASSESSMENT OF CONSTRUCTION STRESSES WITH INSTALLATION MAXIMUM WIND SPEED AND/OR TEMPORARY BRACING AND SHORING.
6. AERIAL AND UNDERGROUND UTILITIES AND FACILITIES MAY OR MAY NOT BE SHOWN ON THE DRAWINGS. THE GC SHALL TAKE EVERY PRECAUTION TO PRESERVE AND PROTECT THESE ITEMS, WHICH MAY INCLUDE AERIAL OR UNDERGROUND POWER LINES, TELEPHONE LINES, WATER LINES, SEWER LINES, CABLE TELEVISION FACILITIES, PIPELINES, STRUCTURES AND OTHER PUBLIC AND PRIVATE IMPROVEMENTS WITHIN OR ADJACENT TO THE WORK AREA. THE RESPONSIBILITY FOR DETERMINING THE ACTUAL ON-SITE LOCATION OF THESE ITEMS SHALL REST EXCLUSIVELY WITH THE GC.

STEEL NOTES

1. ALL REQUIRED ITEMS SHALL BE FABRICATED PER THE MATERIALS SPECIFIED BELOW, UNO ON THE DETAIL DRAWING SHEETS. IF THE FABRICATOR FINDS FOR ANY COMPONENT THAT THE MATERIALS HAVE NOT BEEN CLEARLY SPECIFIED, THE FABRICATOR SHALL SUBMIT AN RFI TO THE EOR TO CONFIRM THE REQUIRED MATERIAL

ALL STRUCTURAL ELEMENTS SHALL BE NEW AND SHALL CONFORM TO THE FOLLOWING REQUIREMENTS, UNO:

POLE SHAFT STEEL:	ASTM A572 GRADE 50 (FY = 50 KSI)
BASE PLATE STEEL:	ASTM A572 GRADE 50 (FY = 50 KSI)
ANCHOR RODS:	ASTM F1554 GRADE 55 (FY = 55 KSI)
FLANGE PLATES:	ASTM A572 GRADE 50 (FY = 50 KSI)
BOLTS:	ASTM A325X
PLATES:	ASTM A572 GRADE 50 (FY=50 KSI)
ROUND HSS:	ASTM A500 GRADE 42 (FY = 42 KSI)
SQUARE HSS:	ASTM A500 GRADE 46 (FY = 46 KSI)
ALL OTHER STEEL SHAPES:	ASTM A572 GRADE 50 (FY = 50 KSI)
WELDING ELECTRODES:	E80XX / E8XT-XX

2. ALL WELD DESIGN, WELD DETAILING AND WELDING SHALL CONFORM TO THE LATEST EDITION OF AWS D1.1
3. AFTER FABRICATION, HOT-DIP GALVANIZE ALL STEEL ITEMS, UNO. GALVANIZE PER ASTM A123, ASTM A153/A153M, OR ASTM A653 G90, AS APPLICABLE. ASTM A490 BOLTS SHALL NOT BE HOT-DIP GALVANIZED BUT SHALL INSTEAD BE COATED WITH MAGNI 565 OR EOR APPROVED EQUIVALENT, PER ASTM F2833.
4. ALL COMPLETE JOINT PENETRATION GROOVE WELDS CONTAINED IN JOINTS AND SPLICES SHALL BE TESTED 100 PERCENT BY ULTRASONIC TESTING PRIOR TO AND AFTER GALVANIZING.
5. GALVANIZED SURFACES DAMAGED DURING TRANSPORTATION OR ERECTION AND ASSEMBLY AS WELL AS ANY ABRASIONS, CUTS, FIELD DRILLING, AND FIELD WELDING SHALL BE TOUCHED UP WITH TWO COATS OF ZRC-BRAND (OR APPROVED EQUIVALENT) ZINC-RICH COLD GALVANIZING COMPOUND. FILM THICKNESS PER COAT SHALL BE: WET 3 MILS; DRY 1.5 MILS APPLY PER ZRC (MANUFACTURER) RECOMMENDED PROCEDURES. CONTACT ZRC AT 1-800-831-3275 FOR PRODUCT INFORMATION.

SPECIAL INSPECTION:

1. CONTRACTORS RESPONSIBLE FOR THE CONSTRUCTION OF A WIND OR SEISMIC FORCE RESISTING SYSTEM/COMPONENT LISTED IN THE "STATEMENTS OF SPECIAL INSPECTION" SHALL SUBMIT A

WRITTEN STATEMENT OF RESPONSIBILITY TO THE OWNER PRIOR TO THE COMMENCEMENT OF WORK ON SUCH SYSTEM OR COMPONENT PER SECTION 1704.4 OF THE 2012 IBC.

2. SPECIAL INSPECTION FOR STEEL, CONCRETE, SOILS AND PIER SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 1705 OF THE 2012 IBC.
3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE SPECIAL INSPECTOR OR INSPECTION AGENCY (AND OR THE INSPECTING GEOTECHNICAL ENGINEER) PRIOR TO PERFORMING ANY WORK THAT REQUIRES SPECIAL INSPECTION. WORK REQUIRING SPECIAL INSPECTION THAT IS INSTALLED OR COVERED WITHOUT THE APPROVAL OF THE SPECIAL INSPECTOR IS SUBJECT TO REMOVAL.
4. SPECIAL INSPECTION IS NOT A SUBSTITUTION FOR INSPECTION BY A CITY INSPECTOR.
5. THE SPECIAL INSPECTOR SHALL BE APPROVED BY THE LOCAL JURISDICTION TO PERFORM THE TYPES OF INSPECTION REQUIRED.
6. A CERTIFICATE OF SATISFACTORY COMPLETION OF WORK REQUIRING SPECIAL INSPECTION MUST BE COMPLETED AND SUBMITTED TO THE INSPECTION SERVICES DIVISION. ALL TESTING AND INSPECTIONS SHALL BE DONE BY AN APPROVED SPECIAL INSPECTOR.

ERECTION NOTES:

1. ALL CONSTRUCTION MEANS AND METHODS, INCLUDING BUT NOT LIMITED TO ERECTION PLANS, RIGGING PLANS, CLIMBING PLANS, AND RESCUE PLANS, SHALL BE THE RESPONSIBILITY OF THE GC RESPONSIBLE FOR THE EXECUTION OF THE WORK CONTAINED HEREIN, AND SHALL MEET ANSI/ASSE A10.48 (LATEST EDITION); FEDERAL, STATE, AND LOCAL REGULATIONS; AND ANY APPLICABLE INDUSTRY CONSENSUS STANDARDS RELATED TO THE CONSTRUCTION ACTIVITIES BEING PERFORMED. ALL RIGGING PLANS SHALL ADHERE TO ANSI/ASSE A10.48 (LATEST EDITION), INCLUDING THE REQUIRED INVOLVEMENT OF A QUALIFIED ENGINEER FOR CLASS IV CONSTRUCTION TO CERTIFY THE SUPPORTING STRUCTURE(S) IN ACCORDANCE WITH THE ANSI/TIA-322 (LATEST EDITION).
2. IT IS SOLELY THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THE SAFETY AND STABILITY OF THE MONOPOLE, FOUNDATION AND ITS COMPONENT PARTS DURING INSTALLATION.
3. ALL MANUFACTURER'S HARDWARE ASSEMBLY INSTRUCTIONS SHALL BE FOLLOWED, UNO. CONFLICTING NOTES SHALL BE BROUGHT TO THE ATTENTION OF THE EOR AND THE OWNER'S POC.
4. ALL JOINTS USING ASTM A325 OR A490 BOLTS, U-BOLTS, V-BOLTS, THREADED RODS, AND ANCHOR RODS SHALL BE SNUG TIGHTENED, UNO.
5. A NUT LOCKING DEVICE SHALL BE INSTALLED ON ALL PROPOSED SNUG TIGHTENED ASTM A325 OR A490 BOLTS, U-BOLTS, V-BOLTS, THREADED RODS, AND ANCHOR RODS.
6. ALL JOINTS ARE BEARING TYPE CONNECTIONS UNO. IF NO BOLT LENGTH IS GIVEN IN THE BILL OF MATERIALS, THE CONNECTION MAY INCLUDE THREADS IN THE SHEAR PLANES, AND THE GC IS RESPONSIBLE FOR SIZING THE LENGTH OF THE BOLT.
7. ALL PROPOSED BOLTS SHALL BE OF SUFFICIENT LENGTH SUCH THAT THE END OF THE BOLT BE AT LEAST FLUSH WITH THE FACE OF THE NUT. IT IS NOT PERMITTED FOR THE BOLT END TO BE BELOW THE FACE OF THE NUT AFTER TIGHTENING IS COMPLETED.
8. IF ASTM A325 OR A490 BOLTS, AND/OR THREADED RODS ARE SPECIFIED TO BE PRE-TENSIONED, THESE SHALL BE INSTALLED AND TIGHTENED TO THE PRETENSIONED CONDITION ACCORDING TO THE REQUIREMENTS OF THE RCSC SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM HIGH STRENGTH BOLTS.

GEOTECHNICAL AND SOIL NOTES:

1. THIS FOUNDATION DESIGN WAS BASED ON THE SOIL PARAMETERS LISTED ON SHEET T-1. A GEOTECHNICAL REPORT WAS NOT PROVIDED FOR THE SITE. THEREFORE, THE FOUNDATION DESIGN IS BASED UPON AN ASSUMED BEARING PRESSURE. THE PREPARED SUBGRADE (FOUNDATION BEARING SURFACE) SHALL HAVE A MINIMUM ULTIMATE BEARING PRESSURE AS NOTES ON SHEET T-1.
2. THE MATERIAL BELOW THE FOUNDATION SHALL BE VERIFIED BY A GEOTECHNICAL ENGINEER TO ACHIEVE ADEQUATE DESIGN CAPACITY. IF THE SOIL CONDITIONS DO NOT MEET THE PRESUMPTIVE SOIL PARAMETERS, PAUL J. FORD AND COMPANY SHALL BE CONTACTED IMMEDIATELY TO DETERMINE THE SIGNIFICANCE IN DEVIATION.

GENERAL FOUNDATION NOTES:

1. THE FOUNDATION DESIGN HAS BEEN DEVELOPED IN ACCORDANCE WITH GENERALLY ACCEPTED PROFESSIONAL ENGINEERING PRINCIPLES AND PRACTICES.

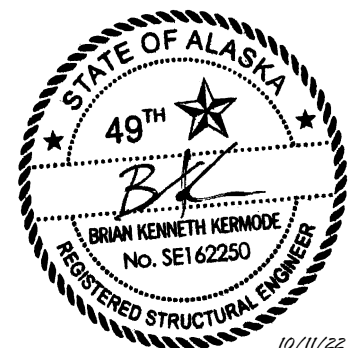
2. WORK SHALL BE IN ACCORDANCE WITH LOCAL CODES AND SAFETY REGULATIONS. THE FOUNDATION CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING THE LOCAL BUILDING OFFICIALS FOR ANY INSPECTIONS THAT MAY BE REQUIRED.
3. THE CONTRACTOR MUST BE EXPERIENCED IN THE PERFORMANCE OF WORK SIMILAR TO THAT DESCRIBED ON THESE DRAWINGS. BY ACCEPTANCE OF THIS PROJECT, THE CONTRACTOR IS ATTESTING THAT HE DOES HAVE SUFFICIENT EXPERIENCE AND ABILITY, THAT HE IS KNOWLEDGEABLE OF THE WORK TO BE PERFORMED AND THAT HE IS PROPERLY LICENSED TO DO THIS WORK IN THE JURISDICTION IN WHICH THE WORK IS TO BE PERFORMED.
4. CONTRACTOR SHALL REFER TO AMERICAN RESOURCE & ENERGY (ARE) ASSEMBLY AND INSTALLATION INSTRUCTIONS FOR THE FOUNDATION SYSTEM BEING INSTALLED AT THE SITE.
5. IF MATERIALS, QUANTITIES, STRENGTHS OR SIZES INDICATED BY THE DRAWINGS OR SPECIFICATIONS ARE NOT IN AGREEMENT WITH THESE NOTES, THE BETTER QUALITY AND/OR GREATER QUANTITY, STRENGTH OR SIZE INDICATED, SPECIFIED OR NOTED SHALL BE PROVIDED.
6. ALL STRUCTURAL BOLTS SHALL BE INSTALLED AND TIGHTENED TO THE PRETENSIONED CONDITION ACCORDING TO THE REQUIREMENTS OF THE AISC 'SPECIFICATION FOR STRUCTURAL JOINTS USING HIGH-STRENGTH BOLTS', DEC. 31, 2009. REFER TO THE ARE ASSEMBLY AND INSTALLATION INSTRUCTIONS (SEE NOTE 4).
7. BACKFILL / BALLAST MATERIAL SHALL HAVE A MINIMUM UNIT WEIGHT OF 110 POUNDS PER CUBIC FOOT (PCF). CONTRACTOR SHALL COMPACT SOIL AS NEEDED TO ACHIEVE THE MINIMUM REQUIRED UNIT WEIGHT.

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ARE TELECOM INCORPORATED
 1043 GRAND AVE #213 ST PAUL, MN 55105
 PH: (240) 584-9714

**SITE: UNALASKA, AK
UNALASKA, ALASKA
PROPOSED 41'-9 3/4" MONOPOLE**



PROJECT No:	21222-0016.003.7205
DRAWN BY:	RMK
DESIGNED BY:	KMJ
CHECKED BY:	
DATE:	10/7/2022

GENERAL NOTES

N-1

REV	DATE	DESCRIPTION
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STRUCTURAL STEEL

1. STRUCTURAL STEEL MATERIALS, FABRICATION, DETAILING, AND WORKMANSHIP SHALL CONFORM TO THE LATEST EDITION OF THE FOLLOWING REFERENCE STANDARDS:
 - a. BY THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC):
 - b. "SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS."
 - c. SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM HIGH STRENGTH BOLTS," AS APPROVED BY THE RESEARCH COUNCIL ON STRUCTURAL CONNECTIONS.
 - d. "CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES"
 - e. BY THE AMERICAN WELDING SOCIETY (AWS):
 - f. "STRUCTURAL WELDING CODE - STEEL D1.1."
 - g. "STANDARD SYMBOLS FOR WELDING, BRAZING, AND NONDESTRUCTIVE EXAMINATION"
2. ALL STRUCTURAL BOLTS SHALL BE INSTALLED AND TIGHTENED TO THE PRETENSIONED CONDITION ACCORDING TO THE REQUIREMENTS OF THE CURRENT AISC 'SPECIFICATION FOR STRUCTURAL JOINTS USING HIGH-STRENGTH BOLTS'.
3. ANY MATERIAL OR WORKMANSHIP WHICH IS OBSERVED TO BE DEFECTIVE OR INCONSISTENT WITH THE CONTRACT DOCUMENTS SHALL BE CORRECTED, MODIFIED, OR REPLACED AT THE CONTRACTOR'S EXPENSE.
4. WELDED CONNECTIONS SHALL CONFORM TO THE LATEST REVISED CODE OF THE AMERICAN WELDING SOCIETY, AWS D1.1. ALL WELD ELECTRODES SHALL BE E80XX UNLESS NOTED OTHERWISE ON THE DRAWINGS.
5. ALL WELDED CONNECTIONS SHALL BE MADE BY WELDERS CERTIFIED BY AWS. CONTRACTOR SHALL SUBMIT WELDERS' CERTIFICATION AND QUALIFICATION DOCUMENTATION TO OWNER'S TESTING AGENCY FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
6. STRUCTURAL STEEL PLATES SHALL CONFORM TO ASTM A572 GRADE 65(FY = 65 KSI MIN.) UNLESS NOTED OTHERWISE ON THE DRAWINGS.
7. SURFACES OF EXISTING STEEL SHALL BE PREPARED AS REQUIRED FOR FIELD WELDING PER AWS. SEE SECTION I NOTES REGARDING TOUCH UP OF GALVANIZED SURFACES DAMAGED DURING TRANSPORTATION OR ERECTION AND ASSEMBLY AS WELL AS FIELD WELDING.
8. NO WELDING SHALL BE DONE TO THE EXISTING STRUCTURE WITHOUT THE PRIOR APPROVAL AND SUPERVISION OF THE TESTING AGENCY.
9. FIELD CUTTING OF STEEL:
 - a. IMPORTANT CUTTING AND WELDING SAFETY GUIDELINES: THE CONTRACTOR SHALL FOLLOW ALL OWNER CUTTING, WELDING, FIRE PREVENTION AND SAFETY GUIDELINES. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN A COPY OF THE CURRENT OWNER GUIDELINES. ANY DAMAGE TO THE COAX CABLES, AND/OR OTHER EQUIPMENT AND/OR THE STRUCTURE, RESULTING FROM THE CONTRACTOR'S ACTIVITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE. THE INSPECTION/TESTING AGENCY SHALL CLOSELY AND CONTINUOUSLY MONITOR THIS ACTIVITY.
 - b. ALL REQUIRED CUTS SHALL BE CUT WITHIN THE DIMENSIONS SHOWN ON THE DRAWINGS. NO CUTS SHALL EXTEND BEYOND THE OUTLINE OF THE DIMENSIONS SHOWN ON THE DRAWINGS. ALL CUT EDGES SHALL BE GROUND SMOOTH AND DE-BURRED. CUT EDGES THAT ARE TO BE FIELD WELDED SHALL BE PREPARED FOR FIELD WELDING PER AWS D1.1 AND AS SHOWN ON THE DRAWINGS. CONTRACTOR TO AVOID 90 DEGREE CORNERS. IT MAY BE NECESSARY TO DRILL STARTER HOLES AS REQUIRED TO MAKE THE CUTS.

HOT-DIP GALVANIZING

1. HOT-DIP GALVANIZE ALL STRUCTURAL STEEL MEMBERS AND ALL STEEL ACCESSORIES, BOLTS, WASHERS, ETC. PER ASTM A123 OR PER ASTM A153, AS APPROPRIATE.
2. PROPERLY PREPARE STEEL ITEMS FOR GALVANIZING.
3. DRILL OR PUNCH WEEP AND/OR DRAINAGE HOLES WITH EOR APPROVAL OF LOCATIONS.
4. ALL GALVANIZING SHALL BE DONE AFTER FABRICATION IS COMPLETED AND PRIOR TO FIELD INSTALLATION.

PERPETUAL INSPECTION AND MAINTENANCE BY THE OWNER

1. AFTER THE CONTRACTOR HAS SUCCESSFULLY COMPLETED THE INSTALLATION OF THE MONOPOLE REINFORCING SYSTEM AND THE WORK HAS BEEN ACCEPTED BY OWNER, OWNER WILL BE RESPONSIBLE FOR THE LONG TERM AND PERPETUAL INSPECTION AND MAINTENANCE OF THE POLE AND REINFORCING SYSTEM.
2. ANY FIELD WELDED CONNECTIONS ARE SUBJECT TO CORROSION DAMAGE AND DETERIORATION IF THEY ARE NOT PROPERLY MAINTAINED AND COVERED WITH CORROSION PREVENTIVE COATING SUCH AS THE ZRC GALVANIZING COMPOUND SPECIFIED PREVIOUSLY. THE STRUCTURAL LOAD CARRYING CAPACITY OF THE REINFORCED POLE SYSTEM IS DEPENDENT UPON THE INSTALLED SIZE AND QUALITY, MAINTAINED SOUND CONDITION AND STRENGTH OF THESE FIELD WELDED CONNECTIONS. ANY CORROSION OF, DAMAGE TO, FATIGUE, FRACTURE, AND/OR DETERIORATION OF THESE WELDS AND/OR THE EXISTING GALVANIZED STEEL POLE STRUCTURE AND THE WELDED COMPONENTS WILL RESULT IN THE LOSS OF STRUCTURAL LOAD CARRYING CAPACITY AND MAY LEAD TO FAILURE OF THE STRUCTURAL SYSTEM. THEREFORE, IT IS IMPERATIVE THAT OWNER REGULARLY INSPECTS, MAINTAINS, AND REPAIRS AS NECESSARY, ALL OF THESE WELDS, CONNECTIONS, AND COMPONENTS FOR THE LIFE OF THE STRUCTURE.

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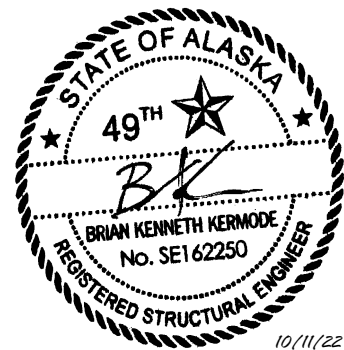
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PROJECT No:	21222-0016.003.7205
DRAWN BY:	RMK
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DATE:	10/7/2022

GENERAL NOTES

N-2



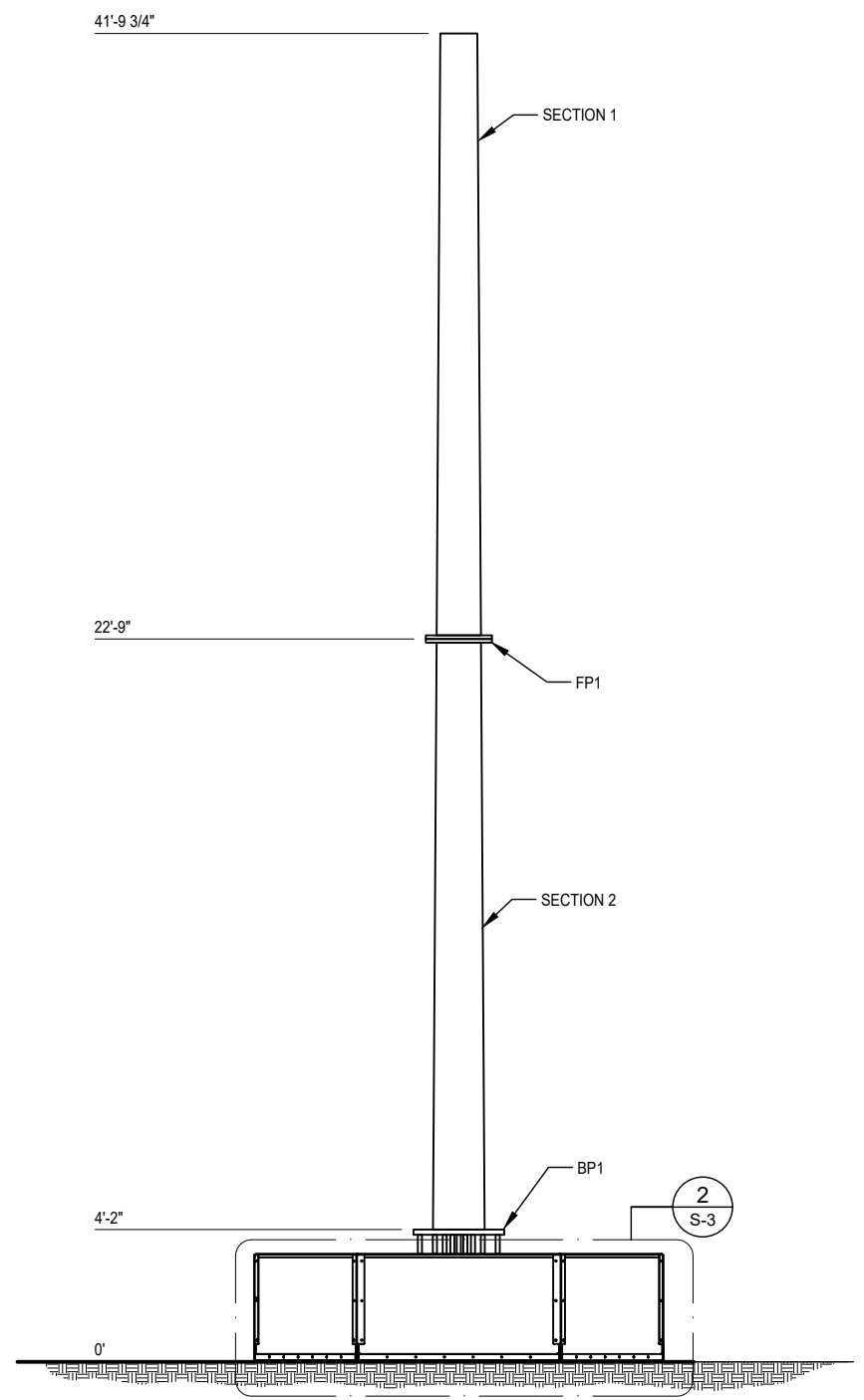
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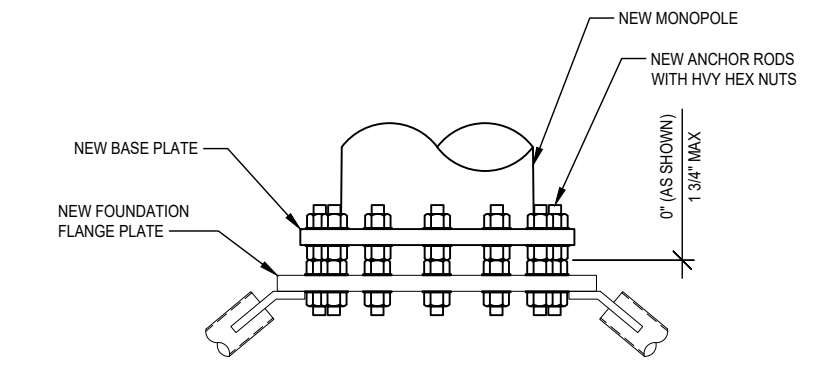
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MANUFACTURER POLE SPECIFICATIONS					
TAPER		0.0122206			
SHAFT SECTION DATA					
SHAFT SECTION	SECTION LENGTH (FT)	POLE SHAFT THICKNESS (IN)	DIAMETER ACROSS FLATS (IN)		POLE SHAPE
			@ TOP	@ BOTTOM	
1	18.946	0.1969	13.980	16.713	12-SIDED
2	18.946	0.3150	16.713	19.488	12-SIDED

ANTENNA LIST				
ELEVATION	ANTENNA QTY	ANTENNA MAKE/MODEL	COAX QTY	COAX DIAM/TYPE
33'-0"	3	CCI HPA45R-KE5A	-	-
	1	ARE UNIVERSAL TRI MOUNT W/ 12" STANDOFF		
28'-0"	6	AIRSPAN AIRHARMONY 4000	9	7/8
23'-0"	1	AIRFIBER AF-11G35	-	-
	1	AIRFIBER AF-11FX		



POLE ELEVATION (1/S-1)



POLE TO FOUNDATION CONNECTION (2/S-1)



10/11/22

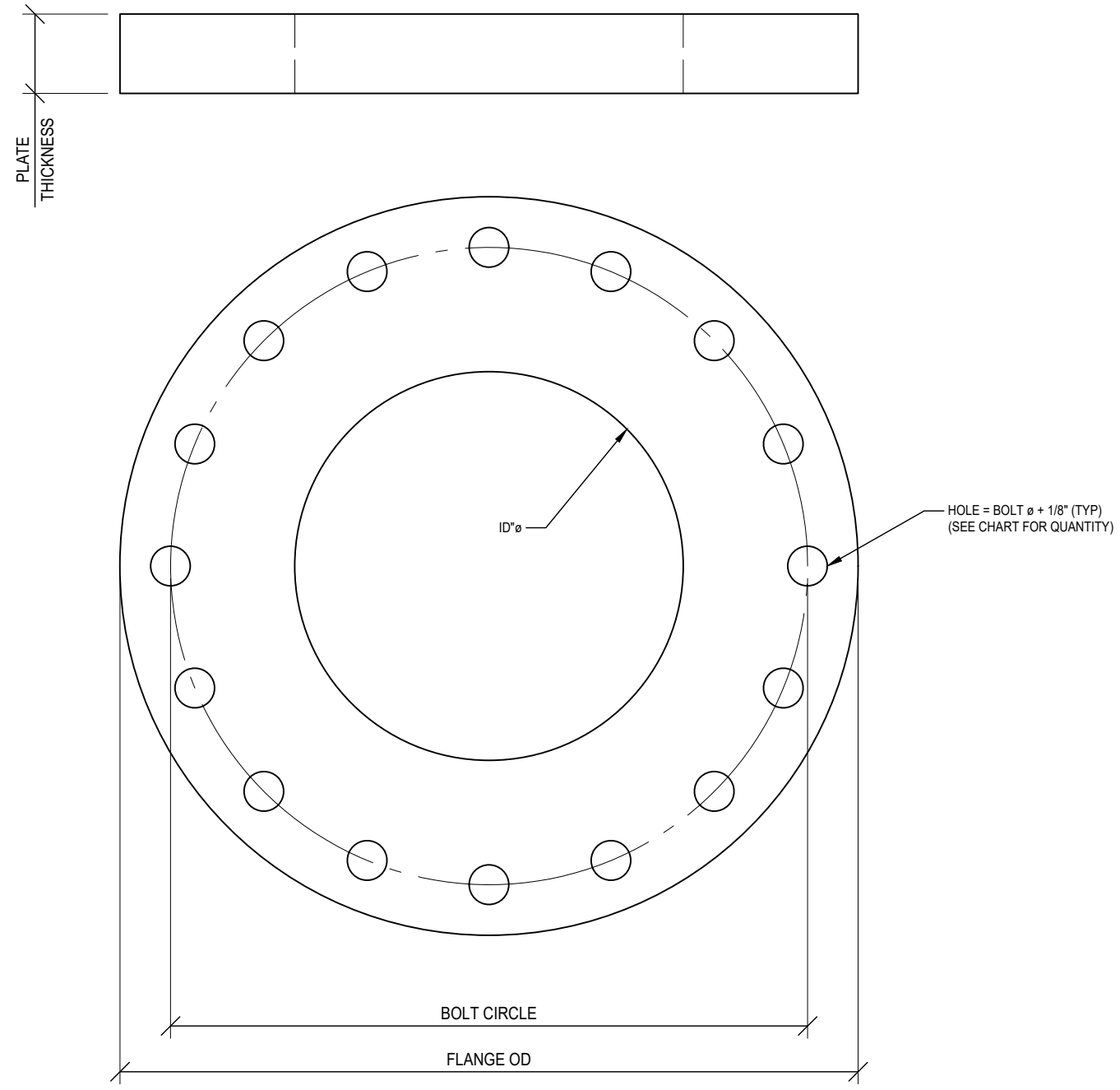
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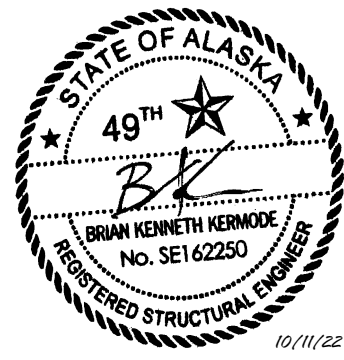
MONOPOLE PROFILE

S-1



FLANGE DETAIL

BASE PLATE AND/OR FLANGE PLATE								
PART #	ELEVATION	QTY	PLATE			BOLT DATA		
			OD (IN)	ID (IN)	THICKNESS (IN)	QTY	DIAMETER (IN)	BOLT CIRCLE (IN)
FP1	22'-9"	2	25.00	13.78	1.378	12	1.50	21.063
BP1	4'-2"	1	28.35	15.16	1.574	12	1.50	24.409



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FLANGE
DETAILS

S-2

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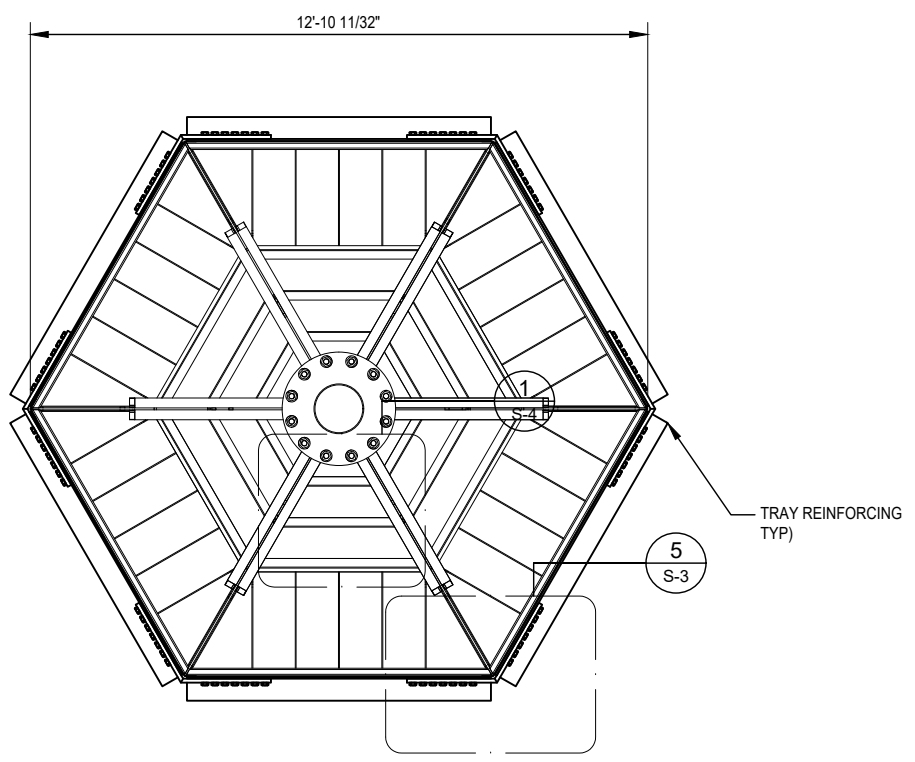
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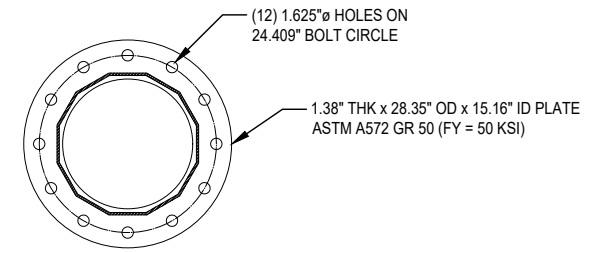
AFS400
 FOUNDATION
 DETAILS

S-3

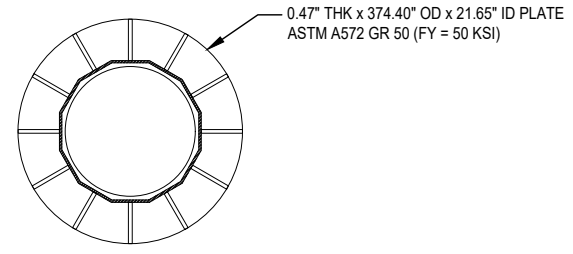
MEMBER SCHEDULE			
MEMBER	DESCRIPTION	MATERIAL SPECIFICATION *	LENGTH
A	0.16" THK x 5.56" BENT PLATE	Q345B	32.28"
B	L 4.0 x 2.5 x 0.25	Q345B	44.5"
C	0.39" THK WALL X 23.62" DF (12 SIDES) POLE SHAFT	Q345B	63"
D	L 2.5 x 2.5 x 0.25	Q345B	23.23"
E	0.50 THK x 6.38" PLATE	Q345B	24.45"
F	0.20" TRAPEZOIDAL TRAY PLATE	Q345B	-
G	0.50 THK x 17.5" PLATE	Q345B	31.5"
* MATERIAL EQUIVALENTS	Q345B = ASTM A572 GR 50 (Fy = 50 KSI)		
	20# = ASTM A53 GR B (Fy = 35 KSI)		
	Q235B = ASTM A36 (Fy = 36 KSI)		
ALL STRUCTURAL BOLTS SHALL CONFORM TO ASTM A325 BOLTS, OR EQUIVALENT, UNO. CONSULT ARE FABRICATION DRAWINGS FOR BOLT QUANTITIES AND SIZES			



PLAN VIEW **1**
S-3

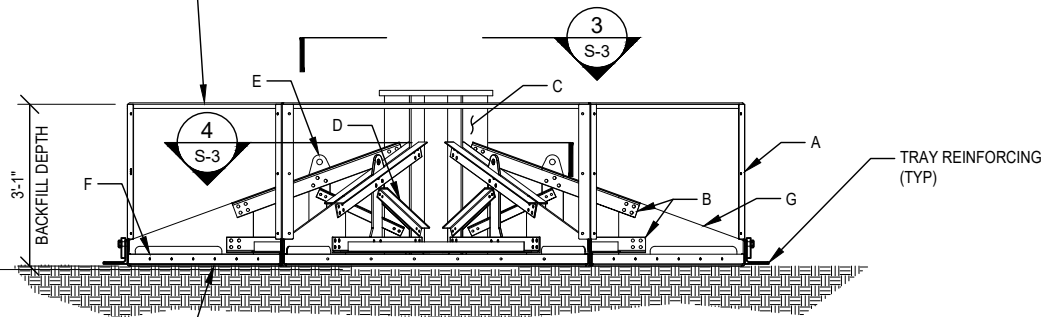


SECTION **3**
S-3



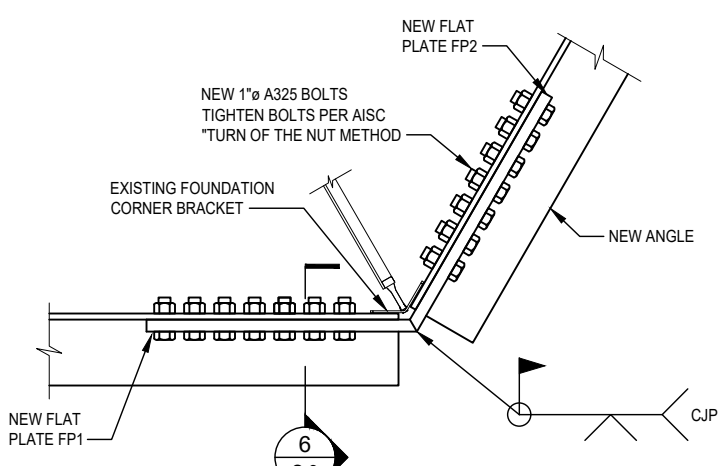
SECTION **4**
S-3

BACKFILL FOUNDATION WITH GRANULAR SOILS HAVING A UNIT WEIGHT OF 110 PCF. ESTIMATED TOTAL WEIGHT OF BALLAST REQUIRED = 37 KIPS. BACKFILL SHALL BE LEVEL AND SPREAD UNIFORMLY WITHIN INTERIOR OF FOUNDATION

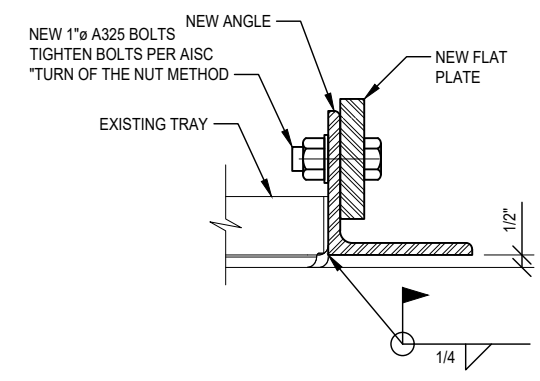


SECTION **2**
S-3

FOUNDATION SHALL BEAR ON COMPACTED SUBGRADE AND/OR INSITU SOIL. SEE GEOTECHNICAL AND SOIL NOTES, NOTE 1 ON SHEET N-1



SECTION **5**
S-3

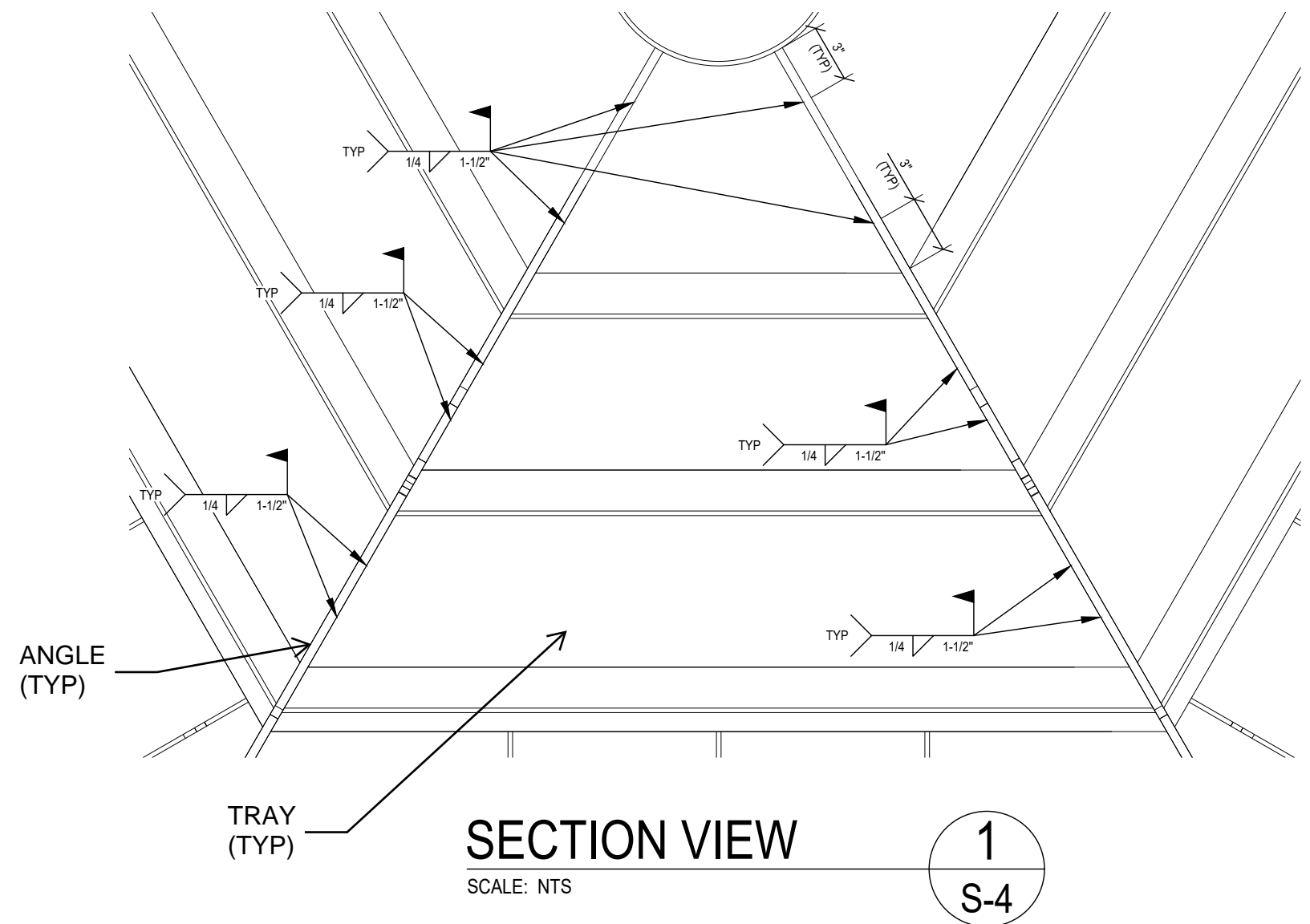


SECTION **6**
S-3



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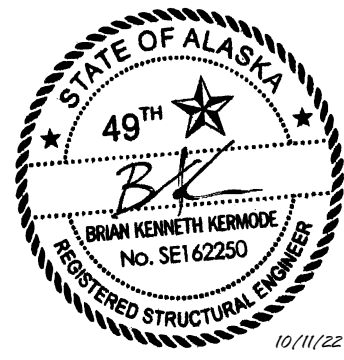


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AFS400
 FOUNDATION
 DETAILS

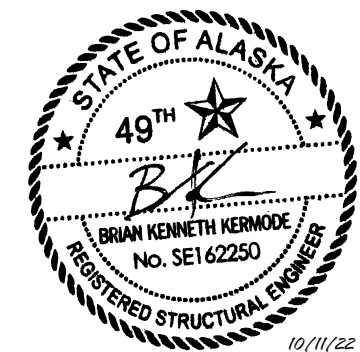
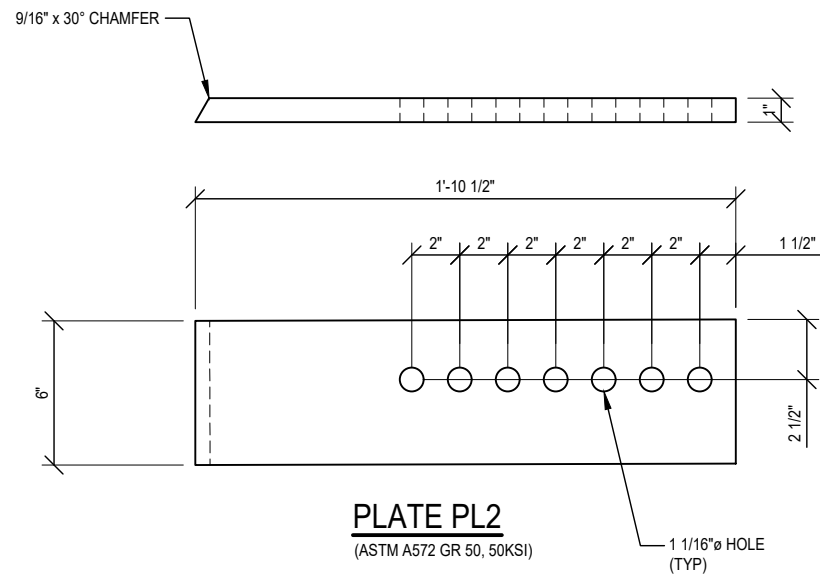
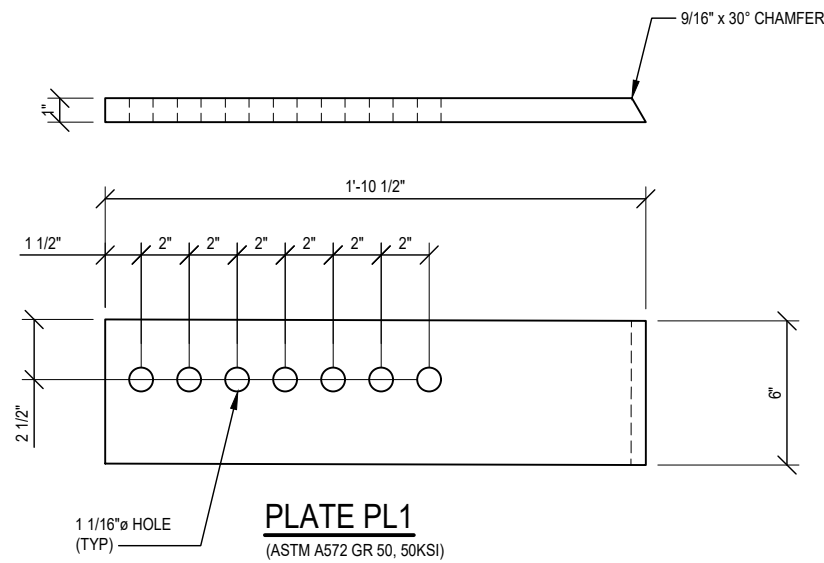
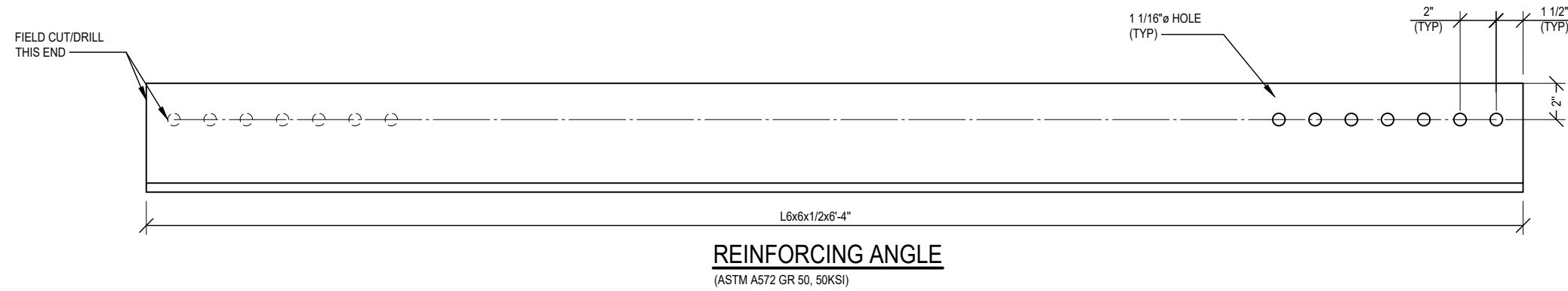
S-4



REV	DATE	DESCRIPTION

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PROJECT No: 21222-0016.003.7205
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 DESIGNED BY: KMJ
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AFS400 FOUNDATION
 REINFORCING
 DETAILS

S-5

REV	DATE	DESCRIPTION



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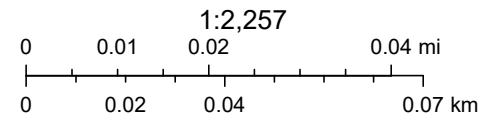
OPTIMERA HOLDINGS INC. 10000 Highway 101, Suite 211 Delta, British Columbia V9W 2G2		DUNALASHKA CORPORATION LEASED SITE - OPTIMERA LTE MIROG SITE STANDARD DIL. HILL COVER	
CHECKED	DATE	DRAWN	DATE
....	3/27/2023	MMS	NTS
DRAWING NO.		SHEET	
STND-SITE-002		1 of 2	

Approximately 75 Chernofski Drive, Resolution 2023-07



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-  Parcels
-  Streets



Human Exposure to Radio Frequency Fields: Guidelines for Cellular Antenna Sites

Primary antennas for transmitting wireless telephone service, including cellular and Personal Communications Service (PCS), are usually located outdoors on towers, water tanks and other elevated structures like rooftops and sides of buildings. The combination of antenna towers and associated electronic equipment is referred to as a “cellular or PCS cell site” or “base station.” Cellular or PCS cell site towers are typically 50-200 feet high. Antennas are usually arranged in groups of three, with one antenna in each group used to transmit signals to mobile units, and the other two antennas used to receive signals from mobile units.

At a cell site, the total radio frequency (RF) power that can be transmitted from each transmitting antenna depends on the number of radio channels (transmitters) that have been authorized by the Federal Communications Commission (FCC) and the power of each transmitter. Although the FCC permits an effective radiated power (ERP) of up to 500 watts per channel (depending on the tower height), the majority of cellular or PCS cell sites in urban and suburban areas operate at an ERP of 100 watts per channel or less.

An ERP of 100 watts corresponds to an actual radiated power of 5-10 watts, depending on the type of antenna used. In urban areas, cell sites commonly emit an ERP of 10 watts per channel or less. For PCS cell sites, even lower ERPs are typical. As with all forms of electromagnetic energy, the power density from a cellular or PCS transmitter rapidly decreases as distance from the antenna increases.

Consequently, normal ground-level exposure is much less than the exposure that might be encountered if one were very close to the antenna and in its main transmitted beam. Measurements made near typical cellular and PCS cell sites have shown that ground-level power densities are well below the exposure limits recommended by RF/microwave safety standards used by the FCC.

Guidelines

In 1996, the FCC adopted updated guidelines for evaluating human exposure to RF fields from fixed transmitting antennas such as those used for cellular and PCS cell sites. The FCC’s guidelines are identical to those recommended by the National Council on Radiation Protection and Measurements (NCRP), a non-profit corporation chartered by Congress to develop information and recommendations concerning radiation protection. The FCC’s guidelines also resemble the 1992 guidelines recommended by the Institute of Electrical and Electronics Engineers (IEEE), a non-profit technical and professional engineering society, and endorsed by the American National Standards Institute (ANSI), a nonprofit, privately-funded membership organization that coordinates development of voluntary national standards in the United States.

In the case of cellular and PCS cell site transmitters, the FCC’s RF exposure guidelines recommend a maximum permissible exposure level to the general public of approximately 580 microwatts per square centimeter. This limit is many times greater than RF levels typically found near the base of cellular or PCS cell site towers or in the vicinity of other, lower-powered cell site transmitters. Calculations corresponding to a “worst-case” situation (all transmitters operating simultaneously and continuously at the maximum licensed power) show that, in order to be exposed to RF levels near the FCC’s guidelines, an individual would essentially have to remain in the main transmitting beam and within a

few feet of the antenna for several minutes or longer. Thus, the possibility that a member of the general public could be exposed to RF levels in excess of the FCC guidelines is extremely remote.

When cellular and PCS antennas are mounted on rooftops, RF emissions could exceed higher than desirable guideline levels on the rooftop itself, even though rooftop antennas usually operate at lower power levels than free-standing power antennas. Such levels might become an issue for maintenance or other personnel working on the rooftop. Exposures exceeding the guidelines levels, however, are only likely to be encountered very close to, and directly in front of, the antennas. In such cases, precautions such as time limits can avoid exposure in excess of the guidelines. Individuals living or working within the building are not at risk.

Consumer Help Center

For more information on consumer issues, visit the FCC's Consumer Help Center at www.fcc.gov/consumers.

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Last Reviewed 10/15/19

Wireless Devices and Health Concerns

Many federal agencies have considered the important issue of determining safe levels of exposure to radiofrequency (RF) energy. In addition to the Federal Communications Commission, federal health and safety agencies such as the Environmental Protection Agency (EPA), the Food and Drug Administration (FDA), the National Institute for Occupational Safety and Health (NIOSH) and the Occupational Safety and Health Administration (OSHA) have been actively involved in monitoring and investigating issues related to RF exposure. For example, the FDA has issued guidelines for safe RF emission levels from microwave ovens, has reviewed scientific literature of relevance to RF exposure (see fda.gov/media/135043/download), and continues to monitor exposure issues related to the use of certain RF devices such as cell phones. Likewise, NIOSH conducts investigations and health hazard assessments related to occupational RF exposure.

Federal, state and local government agencies and other organizations have generally relied on RF exposure standards developed by expert non-governmental organizations such as the Institute of Electrical and Electronics Engineers (IEEE) and the National Council on Radiation Protection and Measurements (NCRP).

Since 1996, the FCC has required that all wireless communications devices sold in the United States meet its minimum guidelines for safe human exposure to radiofrequency (RF) energy. The FCC's guidelines and rules regarding RF exposure are based upon standards developed by IEEE and NCRP and input from other federal agencies, such as those listed above.

For wireless devices intended for use near or against the body (such as cell phones, tablets and other portable devices) operating at or below 6 GHz, these guidelines specify exposure limits in terms of Specific Absorption Rate (SAR). The SAR is a measure of the rate that RF energy is absorbed by the body. For exposure to RF energy from wireless devices, the allowable FCC SAR limit is 1.6 watts per kilogram (W/kg), as averaged over one gram of tissue.

For wireless devices operating in the frequency range above 6 GHz, the guidelines specify power density as the relevant RF exposure limit. Power density is defined as an amount of RF power per unit area. Existing power density limits apply for whole-body exposure, but power density limits for localized exposure are being considered (see the Notice of Proposed Rulemaking in ET Docket No. 19-226, FCC 19-126).

All wireless devices sold in the US go through a formal FCC approval process to ensure that they do not exceed the exposure limits when operating at the device's highest possible power level. If the FCC learns that a device does not conform with the test report upon which FCC approval is based – in essence, if the device in stores is not the device the FCC approved – the FCC can withdraw its approval and pursue enforcement action against the appropriate party. For more information on device testing and SAR for cell phones, go to fcc.gov/consumers/guides/specific-absorption-rate-sar-cell-phones-what-it-means-you.

Several US government agencies and international organizations work cooperatively to monitor research on the health effects of RF exposure. According to the FDA and the World Health Organization (WHO), among other organizations, to date, there is no consistent or credible scientific evidence of health problems caused by the exposure to radio frequency energy emitted by cell phones.

The FDA further states that “the weight of the scientific evidence does not support an increase in health risks from radio frequency exposure from cell phone use at or below the radio frequency exposure limits set by the FCC” (see fda.gov/radiation-emitting-products/cell-phones/scientific-evidence-cell-phone-safety). The FDA maintains a website on RF issues at fda.gov/Radiation-EmittingProducts/RadiationEmittingProductsandProcedures/HomeBusinessandEntertainment/CellPhones/default.htm.

The WHO has established an International Electromagnetic Fields Project (IEFP) to provide information on health risks, determine research needs and supports efforts to harmonize RF exposure standards. The WHO provides additional information on RF exposure and mobile phone use at who.int/mediacentre/factsheets/fs193/en/index.html. For more information on the IEFP, go to who.int/peh-emf/en.

Some health and safety interest groups have interpreted certain reports to suggest that wireless device use may be linked to cancer and other illnesses, posing potentially greater risks for children than adults. While these assertions have gained increased public attention, currently no scientific evidence establishes a causal link between wireless device use and cancer or other illnesses. Those evaluating the potential risks of using wireless devices agree that more and longer-term studies should explore whether there is a better basis for RF safety standards than is currently used. The FCC closely monitors all of these study results. However, at this time, there is no basis on which to establish a different safety threshold than our current requirements.

You can find additional useful information on the FCC’s website at fcc.gov/rfsafety and links to some of the other responsible organizations at fcc.gov/engineering-technology/electromagnetic-compatibility-division/radio-frequency-safety/faq/rf-safety#Q28.

What You Can Do

Even though no scientific evidence currently establishes a definitive link between wireless device use and cancer or other illnesses, and even though all such devices must meet established federal standards for exposure to RF energy, some consumers are skeptical of the science and/or the analysis that underlies the FCC’s RF exposure guidelines. Accordingly, some parties recommend taking measures to further reduce exposure to RF energy. **The FCC does not endorse the need for these practices**, but provides information on some simple steps that you can take to reduce your exposure to RF energy from cell phones. **For example**, wireless devices typically emit more RF energy when you are using them. The closer the wireless device is to your body, the more energy you will absorb.

Some measures to reduce your RF exposure include:

- Reduce the amount of time spent using your wireless device.
- Use a speakerphone, earpiece or headset to reduce proximity to the head (and thus head exposure). While wired earpieces may conduct some energy to the head and wireless earpieces also emit a small amount of RF energy, both wired and wireless earpieces remove the greatest source of RF energy (the cell phone or handheld device) from proximity to the head and thus can greatly reduce total exposure to the head.
- Increase the distance between wireless devices and your body.
- Consider texting rather than talking - **but don’t text while you are driving**.

Some parties recommend that you consider the reported SAR value of wireless devices. However, comparing the SAR of different devices may be misleading. First, the actual SAR varies considerably depending upon the conditions of use. In particular, while cell phones are tested at their maximum power levels to ensure safety under even the most severe operating conditions, they will typically

operate at much lower power levels resulting in RF exposures much lower than the reported SAR values. Cell phones constantly vary their power to operate at the minimum power necessary for communications; operation at maximum power occurs infrequently. Second, the reported highest SAR values of wireless devices do not necessarily indicate that a user is exposed to more or less RF energy from one cell phone than from another during normal use (see our guide on SAR and cell phones at [fcc.gov/guides/specific-absorption-rate-sar-cell-phones-what-it-means-you](https://www.fcc.gov/guides/specific-absorption-rate-sar-cell-phones-what-it-means-you)). Third, the variation in SAR from one mobile device to the next is relatively small compared to the reduction that can be achieved by the measures described above.

Consumers should remember that all wireless devices are certified to meet the FCC's maximum SAR limits. These limits incorporate a considerable safety margin. Information about the maximum SAR value for each phone is publicly available on the FCC website at [fcc.gov/general/specific-absorption-rate-sar-cellular-telephones](https://www.fcc.gov/general/specific-absorption-rate-sar-cellular-telephones), and may be provided with device documentation or by dialing *#07# on certain models. Additional guidance on reducing RF exposure from cell phones is available on the FDA website at [fda.gov/radiation-emitting-products/cell-phones/reducing-radio-frequency-exposure-cell-phones](https://www.fda.gov/radiation-emitting-products/cell-phones/reducing-radio-frequency-exposure-cell-phones).

Other Risks

While current research indicates that cell phones do not seem to pose a significant health problem for pacemaker wearers, some studies have shown that wireless devices might interfere with implanted cardiac pacemakers if used within eight inches of the pacemaker. Pacemaker wearers may want to avoid placing or using a wireless device this close to their pacemaker. Additional information on potential cell phone interference with pacemakers and other medical devices is available on the FDA website at [fda.gov/radiation-emitting-products/cell-phones/potential-cell-phone-interference-pacemakers-and-other-medical-devices](https://www.fda.gov/radiation-emitting-products/cell-phones/potential-cell-phone-interference-pacemakers-and-other-medical-devices).

Consumer Help Center

For more information on consumer issues, visit the FCC's Consumer Help Center at [fcc.gov/consumers](https://www.fcc.gov/consumers).

Alternate formats

To request this article in an alternate format - braille, large print, Word or text document or audio - write or call us at the address or phone number at the bottom of the page, or send an email to fcc504@fcc.gov.

Last Reviewed 10/29/20



April 23, 1996

FEDERAL COMMUNICATIONS COMMISSION

FACT SHEET

Information provided by the Wireless Telecommunications Bureau

NEW NATIONAL WIRELESS TOWER SITING POLICIES

The Telecommunications Act of 1996 contains important provisions concerning the placement of towers and other facilities for use in providing personal wireless services. Most state and local communities have worked closely with cellular and other wireless service providers on such placement plans, but this new law establishes new responsibilities for communities and for the Federal Communications Commission (FCC). The rapid expansion in the wireless industry makes these issues even more important.

This fact sheet is intended to explain the new provisions and to help state and local governments as they deal with the complex issues of facilities siting in their local communities. At the end of this fact sheet, you will find names of contacts for additional information about this area and other issues before the FCC.

Section 704 of the Telecommunications Act of 1996 (the "1996 Act") governs federal, state and local government oversight of siting of "personal wireless service" facilities. The 1996 Act establishes a comprehensive framework for the exercise of jurisdiction by state and local zoning authorities over the construction, modification and placement of facilities such as towers for cellular, personal communications service (PCS), and specialized mobile radio (SMR) transmitters:

- The new law preserves local zoning authority, but clarifies when the exercise of local zoning authority may be preempted by the FCC.
- Section 704 prohibits any action that would discriminate between different providers of personal wireless services, such as cellular, wide-area SMR and broadband PCS. It also prohibits any action that would ban altogether the construction, modification or placement of these kinds of facilities in a particular area.
- The law also specifies procedures which must be followed for acting on a request to place these kinds of facilities, and provides for review in the courts or the FCC of any decision by a zoning authority that is inconsistent with Section 704.

- Finally, Section 704 requires the federal government to take steps to help licensees in spectrum-based services, such as PCS and cellular, get access to preferred sites for their facilities. Federal agencies and departments will work directly with licensees to make federal property available for this purpose, and the FCC is directed to work with the states to find ways for states to accommodate licensees who wish to erect towers on state property, or use state easements and rights-of-way.

The attachments to this fact sheet seek to provide information concerning tower siting for personal wireless communications services. They include a summary of the provisions of Section 704 of the 1996 Act, the actual text of Section 704, and a technical information summary that describes the cellular, wide-area SMR and broadband PCS technologies that underlie the majority of requests for new tower sites.

Questions about the Telecommunications Act of 1996 generally may be addressed to Sheryl Wilkerson in the FCC's Office of Legislative and Intergovernmental Affairs, 202-418-1902 (e-mail: swilkers@fcc.gov). Questions about tower siting, licensing issues or technical matters may be addressed to Steve Markendorff, Deputy Chief, Commercial Wireless Division in the Wireless Telecommunications Bureau, 202-418-0620, (e-mail: smarkend@fcc.gov).

This Fact Sheet is available on our fax-on-demand system. The telephone number for fax-on demand is 202-418-2830. The Fact Sheet may also be found on the World Wide Web at <http://www.fcc.gov/wtb/wirehome.html>.

SUMMARY OF SECTION 704 OF THE TELECOMMUNICATIONS ACT OF 1996

The following is a summary of key provisions. The text of Section 704 is reproduced in its entirety as an attachment to this summary.

1. Local Zoning Authority Preserved

Section 704(a) of the 1996 Act amends Section 332(c) of the Communications Act ("Mobile Services") by adding a new paragraph (7). It preserves the authority of state and local governments over decisions regarding the placement, construction, and modification of personal wireless service facilities, except as provided in the new paragraph (7).

2. Exceptions

a. States and Localities May Not Take Discriminatory or Prohibiting Actions

Section 704(a) of the 1996 Act states that the regulation of the placement, construction, and modification of personal wireless service facilities by any State or local government or instrumentality thereof shall not unreasonably discriminate among providers of functionally equivalent services and shall not prohibit or have the effect of prohibiting the provision of personal wireless services. 47 U.S.C. §332(c)(7)(B)(i).

Review: Any person that is adversely affected by a state or local government's action or failure to act that is inconsistent with Section 332(c)(7) may seek expedited review in the courts. 47 U.S.C. §332(c)(7)(B)(v).

b. Procedures for Ruling on Requests to Place, Construct or Modify Personal Wireless Service Facilities

Section 704(a) also requires a State or local government to act upon a request for authorization to place, construct, or modify personal wireless service facilities within a reasonable time. Any decision to deny a request must be made in writing and be supported by substantial evidence contained in a written record. 47 U.S.C. §332(c)(7)(B)(ii), (iii).

c. Regulations Based On Environmental Effects of RF Emissions Preempted

Section 704(a) of the 1996 Act expressly preempts state and local government regulation of the placement, construction, and modification of personal wireless service facilities on the basis of the environmental effects of radio frequency emissions to the extent that such facilities comply with the FCC's regulations concerning such emissions. 47 U.S.C. §332(c)(7)(B)(iv).

Review: Parties may seek relief from the FCC if they are adversely affected by a state or local government's final action or failure to act that is inconsistent with this provision. 47 U.S.C. § 332(c)(7)(B)(v).

3. Federal Guidelines Concerning RF Emissions

Section 704(b) requires the FCC to prescribe and make effective new rules regarding the environmental effects of radio frequency emissions, which are under consideration in ET Docket 93-62, within 180 days of enactment of the 1996 Act.

NOTE: The pendency of this proceeding before the FCC does not affect the rules which currently are in effect governing the environmental effects of radio frequency emissions. Section 704(b) gives preemptive effect to these existing rules. See related attachments to the Fact Sheet.

4. Use of Federal or State Government Property

a. Federal Property

Section 704(c) of the 1996 Act requires the President (or his designee) to prescribe procedures by which the federal government may make available on a fair, reasonable and nondiscriminatory basis, property, rights-of-way and easements under their control, for the placement of new spectrum-based telecommunications services.

b. State Property

With respect to facilities siting on state property, Section 704(c) of the 1996 Act requires the FCC to provide technical support to States to encourage them to make property, rights-of-way and easements under their jurisdiction available for the placement of new spectrum-based telecommunications services.

NOTE: Information concerning technical support for tower siting which the FCC is making available to state and local governments is attached to the Fact Sheet.

5. Definitions

"Personal wireless services" include commercial mobile services, unlicensed wireless services, and common carrier wireless exchange access services. 47 U.S.C. §332(c)(7)(C)(i).

"Commercial mobile services" are defined in Section 332 of the Communications Act and the FCC's rules, and include cellular telephone services regulated under Part 22 of the FCC's rules, SMR services regulated under Part 90 of the FCC's rules, and PCS regulated under Part 24 of the FCC's rules. 47 C.F.R. §20.9.

"Unlicensed wireless services" are defined as the offering of telecommunications services using duly authorized devices which do not require individual licenses; direct-to-home satellite services are excluded from this definition. 47 U.S.C. §332(c)(7)(C)(iii).

COMPLETE TEXT OF SEC. 704 OF THE TELECOMMUNICATIONS ACT OF 1996

SEC. 704. FACILITIES SITING; RADIO FREQUENCY EMISSION STANDARDS.

(a) NATIONAL WIRELESS TELECOMMUNICATIONS SITING POLICY- Section 332(c) (47 U.S.C. 332(c)) is amended by adding at the end the following new paragraph:

“(7) PRESERVATION OF LOCAL ZONING AUTHORITY-

“(A) GENERAL AUTHORITY- Except as provided in this paragraph, nothing in this Act shall limit or affect the authority of a State or local government or instrumentality thereof over decisions regarding the placement, construction, and modification of personal wireless service facilities.

“(B) LIMITATIONS-

“(i) The regulation of the placement, construction, and modification of personal wireless service facilities by any State or local government or instrumentality thereof--

“(I) shall not unreasonably discriminate among providers of functionally equivalent services; and

“(II) shall not prohibit or have the effect of prohibiting the provision of personal wireless services.

“(ii) A State or local government or instrumentality thereof shall act on any request for authorization to place, construct, or modify personal wireless service facilities within a reasonable period of time after the request is duly filed with such government or instrumentality, taking into account the nature and scope of such request.

“(iii) Any decision by a State or local government or place,

construct, or modify personal wireless service facilities shall be in writing and supported by substantial evidence contained in a written record.

“(iv) No State or local government or instrumentality thereof may regulate the placement, construction, and modification of personal wireless service facilities on the basis of the environmental effects of radio frequency emissions to the extent that such facilities comply with the Commission's regulations concerning such emissions.

“(v) Any person adversely affected by any final action or failure to act by a State or local government or any instrumentality thereof that is inconsistent with this subparagraph may, within 30 days after such action or failure to act, commence an action in any

court of competent jurisdiction. The court shall hear and decide such action on an expedited basis. Any person adversely affected by an act or failure to act by a State or local government or any instrumentality thereof that is inconsistent with clause (iv) may petition the Commission for relief.

(C) DEFINITIONS- For purposes of this paragraph--

(i) the term 'personal wireless services' means commercial mobile services, unlicensed wireless services, and common carrier wireless exchange access services;

(ii) the term 'personal wireless service facilities' means facilities for the provision of personal wireless services; and

(iii) the term 'unlicensed wireless service' means the offering of telecommunications services using duly authorized devices which do not require individual licenses, but does not mean the provision of direct-to-home satellite services (as defined in section 303(v)).'

(b) RADIO FREQUENCY EMISSIONS- Within 180 days after the enactment of this Act, the Commission shall complete action in ET Docket 93-62 to prescribe and make effective rules regarding the environmental effects of radio frequency emissions.

(c) AVAILABILITY OF PROPERTY- Within 180 days of the enactment of this Act, the President or his designee shall prescribe procedures by which Federal departments and agencies may make available on a fair, nondiscriminatory basis, property, rights-of-way, and easements under their control for the placement of new telecommunications services that are dependent, in whole or in part, upon the utilization of Federal spectrum rights for the transmission or reception of such services. These procedures may establish a presumption that requests for the use of property, rights-of-way, and easements by duly authorized providers should be granted absent unavoidable direct conflict with the department or agency's mission, or the current or planned use of the property, rights-of-way, and easements in question. Reasonable fees may be charged to providers of such telecommunications services for use of property, rights-of-way, and easements. The Commission shall provide technical support to States to encourage them to make property, rights-of-way, and easements under their jurisdiction available for such purposes.

TECHNICAL INFORMATION CONCERNING CELLULAR, SPECIALIZED MOBILE RADIO AND PERSONAL COMMUNICATIONS SERVICES

April 1996

Cellular Information

The FCC established rules and procedures for licensing cellular systems in the United States and its Possessions and Territories. These rules designated 306 Metropolitan Statistical Areas and 428 Rural Service Areas for a total of 734 cellular markets and spectrum was allocated to license 2 systems in each market. Cellular is allocated spectrum in the 824-849 and 869-894 MHz ranges. Cellular licensees are generally required to license only the tower locations that make up their outer service contour. Licensees desiring to add or modify any tower locations that are within an already approved and licensed service area do not have to submit an application for that location to be added to their cellular license, although they may need FCC approval if the antenna would constitute a major environmental action (See question 2, below) or would exceed the criteria specified in Part 17 of the FCC's Rules ("Construction, Marking and Lighting of Antenna Structures"). Part 17 includes criteria for determining when construction or placement of a tower would require prior notification to the Federal Aviation Administration (FAA). (See question 3, below.)

A cellular system operates by dividing a large geographical service area into cells and assigning the same frequencies to multiple, non-adjacent cells. This is known in the industry as frequency reuse. As a subscriber travels across the service area the call is transferred (handed-off) from one cell to another without noticeable interruption. All the cells in a cellular system are connected to a Mobile Telephone Switching Office (MTSO) by landline or microwave links. The MTSO controls the switching between the Public Switched Telephone Network (PSTN) and the cell site for all wireline-to-mobile and mobile-to-wireline calls.

Specialized Mobile Radio (SMR) Information

Specialized Mobile Radio (SMR) service licensees provide land mobile communications on a commercial (*i.e.*, for profit) or private basis. A traditional SMR system consists of one or more base station transmitters, one or more antennas and end user radio equipment which often consists of a mobile radio unit either provided by the end user or obtained from the SMR operator. The base station receives either telephone transmissions from end users or low power signals from end user mobile radios.

SMR systems operate in two distinct frequency ranges: 806-821/851-866 MHz (800 MHz) and 896-901/935-940 MHz (900 MHz). 800 MHz SMR services have been licensed by the FCC on a site-by-site basis, so that the SMR provider must approach the FCC and receive a license for each and every tower/base site. In the future the FCC will license this band on a wide-area market approach. 900 MHz SMR was originally licensed in 46 Designated Filing Areas (DFAs) comprised of only the top 50 markets in the country. The Commission is in the process of auctioning the remainder of the United States and its Possessions and Territories in the Rand McNally defined 51 Major Trading Areas.

PCS Information

Broadband PCS systems are very similar to the cellular systems but operate in a higher frequency band, in the 1850-1990 MHz range. One other difference is that the FCC used different market areas for licensing purposes. The FCC used the Rand McNally definitions for 51 Major Trading Areas (MTAs) and 493 Basic Trading Areas (BTAs). PCS was allocated spectrum for six Broadband PCS systems and 26 Narrowband systems. The six Broadband PCS systems will be licensed as follows: two Broadband PCS licenses will be issued for each of the 51 MTAs and four for each of the 493 BTAs. The 26 Narrowband systems will be licensed as follows: eleven Narrowband PCS licenses will be issued for nationwide systems, six for each of five regional areas, seven for each of the 51 MTAs and two for each of the 493 BTAs.

PCS licensees are issued a blanket license for their entire market area and are not required to submit applications to license individual cell sites unless construction of the facility would be a major environmental action or would require FAA notification. Major environmental actions are defined by the National Environmental Policy Act of 1969 that is discussed in question 2, below. Therefore, the FCC has no technical information on file concerning PCS base stations.

Frequently asked questions concerning tower siting for personal wireless services.

1. Do local zoning authorities have any authority to deny a request for tower siting?

Answer: Yes. The Telecommunications Act of 1996 specifically leaves in place the authority that local zoning authorities have over the placement of personal wireless facilities. It does prohibit the denial of facilities siting based on RF emissions if the licensee has complied with the FCC's regulations concerning RF emissions. It also requires that denials be based on a reasoned approach, and prohibits discrimination and outright bans on construction, placement and modification of personal wireless facilities.

2. What requirements do personal wireless communications licensees have to determine whether a site is in a flood plain? A historical sites must also comply with the National Environmental Policy Act of 1969 (NEPA). as well as other mandatory federal environmental statutes. The FCC's rules that implement the federal environmental statutory provisions are contained in sections 1.1301-1.1319. The FCC's environmental rules place the responsibility on each applicant to investigate all the potential environmental effects, and disclose any significant effects on the environment in an Environmental Assessment (EA), as outlined in section 1.1311, prior to constructing a tower. The applicant is required to consult section 1.1307 to determine if its proposed antenna structure will fall under any of the listed categories that may significantly affect the environment. If it does, the applicant must provide an EA prior to proceeding with the tower construction and, under section 1.1312, must await FCC approval before commencing any such construction even if FCC approval is not otherwise required for such construction. The FCC places all proposals that may significantly impact the environment on public notice for a period of 30 days, seeking any public comments on the proposed structures.

The categories set forth in section 1.1307 include:

Wilderness Area
Wildlife Preserve
Endangered Species
Historical Site
Indian Religious Site
Flood Plain
Wetlands
High Intensity White Lights in Residential Neighborhoods
Excessive Radiofrequency Radiation Exposure

3. Are there any FCC regulations that govern where towers can or cannot be placed?

Answer: The FCC mandates that personal wireless companies build out their systems so that adequate service is provided to the public. In addition, all antenna structures used for communications must be approved by the FCC in accordance with Part 17 of the FCC Rules. The FCC must determine if there is a reasonable possibility that the structure may constitute a menace to air navigation. The tower height and its proximity to an airport or flight path will be considered when making this determination. If such a determination is made the FCC will specify appropriate painting and lighting requirements. Thus, the FCC does not mandate where towers must be placed, but it may prohibit the placement of a tower in a particular location without adequate lighting and marking.

4. Does the FCC maintain any records on tower sites throughout the United States? How does the public get this information (if any)?

Answer: The FCC maintains a general tower database on the following structures: (1) any towers over 200 feet, (2) any towers over 20 feet on an existing structure (such as a building, water tower, etc.) and (3) towers that are close to airports that may cause potential hazards to air navigation. The FCC's licensing databases contain some base site information for Cellular and SMR systems. The general tower database and the Cellular and SMR data that may be on file with the FCC is available in three places:

(1) Cellular licensing information is available in the Public Reference Room of the Wireless Telecommunications Bureau's Commercial Wireless Division. The Public Reference Room is located on the fifth floor of 2025 M Street, NW, Washington, DC 20554, telephone (202)418-1350. On-line database searches of cellular licensing information along with queries of the FCC's general tower database can also be accomplished at the Public Reference Room.

(2) People who would like to obtain general tower information through an on-line public access database should call or write Interactive Systems, Inc., 1601 North Kent St., Suite 1103, Arlington, VA 22209, telephone 703-812-8270.

(3) The FCC does not duplicate these records, but has contracted with International Transcription Service, Inc. to provide this service. Requests for copies of information should be addressed to International Transcription Service, Inc. (ITS, Inc.), 2100 M St., NW, Suite 140, Washington, DC 20037, telephone 202-857-3800.

5. Why do Cellular and PCS providers require so many tower sites?

Answer: Low powered transmitters are an inherent characteristic of Cellular Radio and Broadband PCS. As these systems mature and more subscribers are added, the effective radiated power of the cell site transmitters is reduced so frequencies can be reused at closer intervals thereby increasing subscriber capacity. There are over 30 million mobile/portable cellular units and more than 22 thousand cell sites operating within the United States and its Possessions and Territories. PCS is just beginning to be offered around the country. Due to the fact that Broadband PCS is located in a higher frequency range, PCS operators will require more tower sites as they build their systems to provide coverage in their service areas as compared to existing Cellular carriers. Therefore, due to the nature of frequency reuse and the consumer demand for services, Cellular and PCS providers must build numerous base sites.

6. Can Cellular, SMR and PCS providers share tower structures?

Answer: Yes, it is technologically possible for these entities to share tower structures. However, there are limits to how many base station transmitters a single tower can hold and different tower structures have different limits. Moreover, these providers are competitors in a more and more competitive marketplace and may not be willing to share tower space with each other. Local zoning authorities may wish to retain a consulting engineer to evaluate the proposals submitted by wireless communications licensees. The consulting engineer may be able to determine if there is some flexibility as to the geographic location of the tower.

7. Is the Federal government helping to find ways to accommodate multiple licensees of personal wireless services?

Answer: Yes. The FCC has designated Steve Markendorff, Chief, Broadband Branch, Commercial Wireless Division, Wireless Telecommunications Bureau, FCC to as and respond to questions concerning tower siting issues. His telephone number is 202-418-0620. Also, President Clinton issued an Executive Memorandum on August 10, 1995 directing the Administrator of General Services (GSA), in coordination with other Government departments and agencies, to develop procedures to facilitate appropriate access to Federal property for the siting of mobile services antennas. GSA recently released "Government-Wide Procedures for Placing Commercial Antennas," 61 Fed Reg 14,100 (March 29, 1996). For further information contact James Herbert, Office of Property Acquisition and Realty Services, Public Building Service, General Services Administration, 18th & F Streets, NW, Washington, DC 20405, telephone 202-501-0376.

8. Have any studies been completed on potential hazards of locating a tower/base site close to residential communities?

Answer: In connection with its responsibilities under NEPA, the FCC considers the potential effects of radiofrequency (RF) emissions from FCC-regulated transmitters on human health and safety. Since the FCC is not the expert agency in this area, it uses standards and guidelines developed by those with the appropriate expertise. For example, in the absence of a uniform federal standard on RF exposure, the FCC has relied since 1985 on the RF exposure guidelines issued in 1982 by the American National Standards Institute (ANSI C95.1-1982). In 1991, the Institute of Electrical and Electronic Engineers (IEEE) issued guidelines designed to replace the RF ANSI exposure guidelines. These guidelines (ANSI/IEEE C95.1-1992) were adopted by ANSI. The Telecommunications Act of 1996 mandates that the FCC complete its proceeding in ET Docket 93-62, in which it is considering updating the RF exposure guidelines, no later than early August 1996. Copies of this proceeding can be obtained from the International Transcription Service, Inc. (ITS), telephone 202-857-3800. Presently, RF emission requirements are contained in Section 1.1307(b) of the FCC's rules, 47 C.F.R. §1.1307(b), for all services. PCS has service specific RF emission provisions in Section 24.52 of the FCC's rules, 47 C.F.R. § 24.52.

Additional information concerning RF emission hazards can be obtained through a variety of sources:

- (1) Information concerning RF hazards can be obtained on the World Wide Web at <http://www.fcc.gov/oet/faqs>. RF safety questions are answered and further RF documents and information are contained under the Cellular Telephony Section.
- (2) OET Bulletins 56 and 65 concerning effects and potential RF hazards can be requested through the Radiofrequency Safety Program at 202-418-2464. Additionally, any specific questions concerning RF hazards can be answered by contacting the FCC at this phone number.

The FCC maintains a Communications and Crisis Management Center which is staffed 24 hours a day, seven days a week. In the event of an emergency, such as a radiofrequency hazard threatening public safety or health, you may call 202-632-6975. The watch officer who answers at that number can contact our compliance personnel in your area and dispatch them within a matter of hours.

City of Unalaska
UNALASKA PLANNING COMMISSION
P.O. Box 610 • Unalaska, Alaska 99685
(907) 581-1251
www.ci.unalaska.ak.us

Special Meeting
Thursday, March 27, 2022
6:00 p.m.

Unalaska City Hall
Council Chambers
43 Raven Way

Commission Members
Ian Bagley
Virginia Hatfield

Travis Swangel, Chairman

Commission Members
Caroline Williams
Rainier Marquez

MINUTES

1. Call to order. Commissioner Travis Swangel chaired the meeting. Commissioner Swangel called the Special Meeting of the Unalaska Planning Commission to order at 6:01 p.m., on March 27, 2023 in the Unalaska City Hall Council Chambers.
2. Roll Call
 - Present:
Travis Swangel
Caroline Williams
Virginia Hatfield
 - Absent:
Ian Bagley
Rainier Marquez
3. Revisions to Agenda: None
4. Appearance requests: Sergei Roraback, interested property owner; Abe Palmer, interested property owner
5. Announcements: None
6. Minutes: February 16, 2023 Regular Meeting
 - a. Minutes to be amended to include commissioners Bagley and Marquez as present (formatting error), approved with no further amendments.
7. Public Hearing:
 - a. **RESOLUTION 2023-03:** A Resolution Approving A Conditional Use Permit for A Cellular Tower on A Lot Zoned High Density Residential on A Leased Portion of Tract A, Block 6, Ilulaq Subdivision, Plat 89-19, AIRD – No Discussion
8. Old Business: None
9. New Business:
 - a. **RESOLUTION 2023-03:** A Resolution Approving A Conditional Use Permit for A Cellular Tower on A Lot Zoned High Density Residential on A Leased Portion of Tract A, Block 6, Ilulaq Subdivision, Plat 89-19, AIRD
 - i. Commissioner Williams made a motion to approve Resolution 2023-03, seconded by Commissioner Marquez.
 - ii. Commissioner Hatfield recused herself from the meeting due to a conflict.
 - iii. Commissioner Bagley recused himself from the meeting due to a conflict.

- iv. A letter discouraging approval of the resolution and signed by several surrounding property owners was read into the record
- v. Sergei Roraback, an interested property owner, spoke against the motion.
- vi. Abe Palmer, an interested property owner, spoke against the motion.
- vii. Matt Scott, the applicant, answered community and commissioner questions and spoke in favor of the motion.
- viii. The Commission recommended that the applicant attempt to find a new location for the tower and return to the commission for additional discussion.
- ix. Commissioner Swangel made a motion to table Resolution 2023-03 to a time certain, May 18th regular meeting at 6:00pm, seconded by Commissioner Marquez. Motion carried 3-0, 2 abstained.
- x. The motion was tabled to a time certain: The May 18th regular meeting

10. Work session: None

11. Adjournment: Having completed the agenda, the meeting was adjourned without objection at 7:06 p.m.

William Homka, AICP
Secretary of Commission

Travis Swangel
Commission Chairman

Date

Date

Thomas Roufos

From: Sherrie Pugh <bering1991@yahoo.com>
Sent: Thursday, April 27, 2023 1:24 PM
To: Bil Homka; Thomas Roufos
Subject: Fw: Planning Commission Resolution 2023-03

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Bill and Thomas, I had sent this letter to Teri Salazar with no response, so now resending to your attention. I am unable to attend tonights meeting but please ask that this is presented. I do believe Sergei Roraback will be there.
Thank you for your time . Can you please reply that you have received this.

Sherrie Doctor

----- Forwarded Message -----

From: Sherrie Pugh <bering1991@yahoo.com>
To: tsalazar@ci.unalaska.ak.us <tsalazar@ci.unalaska.ak.us>
Cc: sergei7@arctic.net <sergei7@arctic.net>; Bob Bitch'n <sr72a@yahoo.com>
Sent: Wednesday, April 26, 2023 at 10:21:16 AM AKDT
Subject: Planning Commission Resolution 2023-03

Good morning,

I am writing in response to the resolution to erect a 40' tall cell tower right next to my home basically in my back yard. We are located directly next to the building site - 101 Chernofski.

We are opposed to this structure for numerous reasons:

1. The location is on Standard Oil Hill in a densely populated neighborhood. I feel the tower should not be constructed in a residential neighborhood. There is plenty of "vacant land" that would be better suited for an enormous and potentially dangerous structure.
2. The location is barely 40' from our home. (We already have a Tsunami siren within 15feet of our home)
3. The research suggests that there are health risks from close proximity radio frequency transmittals.

I have also added names of homeowners near the site who oppose the building of the cell tower and have approved the writing of this letter.

Respectfully,

Sherrie and Pete Doctor - 101 Chernofski

James and Pamalee Gilman - 113 and 115 Chernofski

Sergei Roraback - 438 Biorca Dr. / 500 and 502 Biroka

Jeff Garth - 114 Chernofski

Casey O'Hara - 143 and 145 Chernofski

Danny Nguyen - 112 and 114 Kashoga

City of Unalaska, Alaska
Planning Commission/Platting Board
Resolution 2023-07

A RESOLUTION APPROVING A CONDITIONAL USE PERMIT FOR A CELLULAR TOWER ON A LOT ZONED HIGH DENSITY RESIDENTIAL ON A LEASED PORTION OF TRACT A, BLOCK 6, ILULAQ SUBDIVISION, PLAT 89-19, AIRD

WHEREAS, UCO 8.08 sets forth the procedures and requirements for the subdivision and platting of land and provides that the Planning Commission/Platting Board shall act as the Platting Authority; and

WHEREAS, the Ounalashka Corporation is the owner of Tract A, Block 6, Ilulaq Subdivision, Plat 89-19, Aleutian Islands Recording District (04-03-440); and

WHEREAS, the property is zoned High Density Residential; and

WHEREAS, UCO §8.12.060(D)(4) specifies utility buildings and facilities, including telephone exchanges; and

WHEREAS, OptimERA Holdings, Inc. desires to lease a portion of the lot to place a cellular phone tower and support buildings; and

WHEREAS, the landowner and OptimERA Holdings, Inc. have submitted a conditional use permit application to allow a cellular phone tower; and

WHEREAS, the City of Unalaska Department of Planning staff has reviewed the request; and

WHEREAS, improving telephone and Internet service is a goal of the Unalaska Comprehensive Plan 2020; and

WHEREAS, the City of Unalaska Planning Commission held a public hearing on October 19, 2023 to consider this this request and to hear testimony of the public; and

WHEREAS, notices of the public hearing were posted and mailed; and

WHEREAS, the Planning Commission reviewed the application and finds that this conditional use request satisfies the three-part test set forth in UCO §8.12.200(C):

1. Furthers the goals and objectives of the Comprehensive Development Plan;
2. Will be compatible with existing and planned land uses in the surrounding neighborhood and with the intent of its use district; and
3. Will not have a permanent negative impact substantially greater than anticipated from permitted development within the district.

THEREFORE, BE IT RESOLVED, that the Planning Commission approves the conditional use permit for a cellular phone tower on a leased portion of Tract A, Block 6, Ilulaq Subdivision, Plat 89-19, filed in the Aleutian Islands Recording District.

PASSED AND APPROVED THIS 19TH DAY OF OCTOBER, 2023, BY THE PLANNING COMMISSION OF THE CITY OF UNALASKA, ALASKA.

Travis Swangel
Commission Chair

Cameron Dean, Planning Director
Secretary of the Commission

City of Unalaska
PLANNING COMMISSION

P.O. Box 610 • Unalaska, Alaska 99685
(907) 581-1251
www.ci.unalaska.ak.us

Regular Meeting
Thursday, October 19,
2023
6:00 p.m.

Unalaska City Hall
Council Chambers
43 Raven Way

Commission Members
Ian Bagley
Virginia Hatfield

Travis Swangel, Chairman

Commission Members
Caroline Williams
Rainier Marquez

MINUTES

1. Call to order. Commissioner Travis Swangel chaired the meeting. Commissioner Swangel called the Regular Meeting of the Unalaska Planning Commission to order at 6:28 p.m., on October 19, 2023 in the Unalaska City Hall Council Chambers.
2. Roll Call:

<u>Present:</u>	<u>Absent:</u>
Travis Swangel	Caroline Williams
Ian Bagley	Rainier Marquez
Virginia Hatfield	
3. Revisions to Agenda: None
4. Appearance requests: None
5. Announcements: Roufos reported that Cameron Dean would start as Planning Director at the end of September and on the recent legislative visit to Unalaska.
6. Minutes: Chair Swangel asked for objections to the minutes of the August 17, 2023 regular meeting. Minutes approved with no objections
7. Public Hearing:
 1. **RESOLUTION 2023-07:** A RESOLUTION APPROVING A CONDITIONAL USE PERMIT FOR A CELLULAR TOWER ON A LOT ZONED HIGH DENSITY RESIDENTIAL ON A LEASED PORTION OF TRACT A, BLOCK 6, ILULAQ SUBDIVISION, PLAT 89-19, AIRD - No Comments.
8. Old Business: None
9. New Business:
 1. **RESOLUTION 2023-07:** A RESOLUTION APPROVING A CONDITIONAL USE PERMIT FOR A CELLULAR TOWER ON A LOT ZONED HIGH DENSITY RESIDENTIAL ON A LEASED PORTION OF TRACT A, BLOCK 6, ILULAQ SUBDIVISION, PLAT 89-19, AIRD – Commissioner Bagley motioned to approve Resolution 2023-07, seconded by Commissioner Hatfield. Staff read email comments against the resolution from Sherrie Doctor representing several property owners, and Karel and Marie Machalek. Tim Mahoney spoke online against the resolution. Denise Rankin from Ounalashka Corporation (the property owner) spoke in favor of the resolution. The resolution was approved 3-1, Commissioner Williams voting “No”.

10. Work session: None.

11. Adjournment: Having completed the agenda, the meeting was adjourned without objection at 6:56 p.m.

Cameron Dean
Secretary of Commission

Travis Swangel
Commission Chairman

Date

Date

DRAFT

**City of Unalaska, Alaska
Planning Commission/Platting Board
Resolution 2023-07**

A RESOLUTION APPROVING A CONDITIONAL USE PERMIT FOR A CELLULAR TOWER ON A LOT ZONED HIGH DENSITY RESIDENTIAL ON A LEASED PORTION OF TRACT A, BLOCK 6, ILULAQ SUBDIVISION, PLAT 89-19, AIRD

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WHEREAS, the property is zoned High Density Residential; and

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WHEREAS, the landowner and OptimERA Holdings, Inc. have submitted a conditional use permit application to allow a cellular phone tower; and

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2. Will be compatible with existing and planned land uses in the surrounding neighborhood and with the intent of its use district; and
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THEREFORE, BE IT RESOLVED, that the Planning Commission approves the conditional use permit for a cellular phone tower on a leased portion of Tract A, Block 6, Ilulaq Subdivision, Plat 89-19, filed in the Aleutian Islands Recording District.

PASSED AND APPROVED THIS 19TH DAY OF OCTOBER, 2023, BY THE PLANNING COMMISSION OF THE CITY OF UNALASKA, ALASKA.



Travis Swangel
Commission Chair



Cameron Dean, Planning Director
Secretary of the Commission

MEMORANDUM TO COUNCIL

To: Mayor and City Council Members
From: William Homka, City Manager
Date: November 14, 2023
Re: Identifying the City of Unalaska's Federal Priorities for Fiscal Year 2023

SUMMARY: Every year a delegation of city council members and the mayor travels to Washington, DC to meet with our congressional delegation to lobby for City projects and discuss issues affecting Unalaska. At the various meetings the city presents a congressional briefing memo with the list of projects and issues the city is facing at the Federal level. This resolution will be used to create a list of projects that will be used in the development of a congressional briefing memo for distribution during our visits.

Tonight work session will be led by our federal lobbyist Sebastian O'Kelley. Once we determine our priorities memo will be prepared for the trip. The draft City resolution will be prepared for adoption at the next Council meeting on November 28, 2023. The most important part of the memo is the "ask" -- how much money are we seeking from the Federal Government? This needs to be *accentuated* because often we only have 15 minutes to meet with our delegation. We are also setting up meetings with various agencies and the Governor's office in DC.

Recent lobby visits to Washington included our trilateral partners Ounalashka Corporation and the Qawalangin Tribe. The three organizations adopt priorities independently and agree to support mutual priorities and projects where possible.

PREVIOUS COUNCIL ACTION: Council adopted Resolution 2022-43 on November 10, 2022, with last year's priorities.

DISCUSSION: Please see attached Resolution 2022-43 for capital projects that were included last year, and the staff memo for a description of the projects. Right now we need to approve the projects in sequence of importance for this year's resolution. It is important to simplify the resolution to be more to the point. The more succinct the better. Here is last year's list:

Projects:

1. **Captains Bay Road and Utility Improvements Project - \$42.4 million.** There will be an update on this project during the workshop just prior to taking up the federal priorities. Costs are significantly higher than what was stated.
2. **Robert Storrs Boat Harbor Improvements - \$9.5 million.** Likely we will be putting in for a state grant for this project which would cover 50% of the costs. We don't have updated numbers as of yet. We may want to put in for a MARAD PIDP grant.
3. **Unalaska Marine Center Cruise Ship Terminal - \$18.59 million.** We have not identified a funding source for this project.
4. **Light Cargo Dock and Unalaska Marine Center Dredging - \$6.65 million.** This is a project that has been on the books for years. I think a new part of the project is dredging in front of UMC. We had always talked about Light Cargo needing dredging in the past.

5. **Makushin Geothermal - \$5.7 million.** This in support of work that needs to be accomplished for interconnection of the grid prior to geothermal coming on line.
6. **Solid Waste Gasifier - \$8.3 million.** The utilities director will be giving an update on this project during this workshop. I know he has been working on this project with representatives of the Department of Energy for some time now.

The following are the issues from last year's congressional briefing memo ([attached](#)), this year's memo is in process and will be done by the end of November. Some of the issues go away. Have we missed any that need to be added? This is a summary of the issues we are working on.

CITY CAPITAL PROJECTS

1. Unalaska Bay Entrance Channel Dredging Project

The Port of Dutch Harbor has grown in importance as a regional port for the Alaska fishing fleet, transient vessels, Arctic exploration support vessels and drill ships, military craft, and vessels in distress. Filling in of the entrance channel to Dutch Harbor has increased the risks of larger cargo and other vessels hitting bottom or running aground.

The project has been authorized in WRDA, with a total project cost of \$35,956,000, of which \$26,967,000 is the Federal Share and \$8,989,000 is the Non-federal share. Subsequently, the Corps issued a Supplemental Report that the channel will have to be dredged 8' deeper than originally planned to a depth of 58' to meet keel clearance safety standards. The Corps is recommending in this case that the local cost-share remain 25 percent as opposed to a higher cost-share traditionally used for dredging at a greater depth. The FY 2023 NDAA includes this technical correction.

On a separate but related development, the Tribe was awarded a \$22.3 million DOT RAISE grant this summer in partnership with major vessel company and terminal operator CMA-CGM. The funds will be used to build a new commercial dock along with uplands development to increase the efficiency and volume of cargo movement in and out of Unalaska.

- **Recommendations to the Delegation** – Support for inclusion of \$25.6 million for the project in the Senate Energy & Water Approps Bill to be included in the final FY 2023 Omnibus Appropriations Bill. Support for technical correction amendment in WRDA that clarifies the 25 percent local cost-share for the deeper dredging.

2. City Utility Electrical Grid Upgrades

The City's electrical utility infrastructure is aging and in need of upgrading, especially if it is to be ready to transmit electricity generated by the planned geothermal project. Based on an interim study, we have identified associated projects costing \$5.7 million which would include replacement of the aging submarine cable at Iliuliuk Bay, upgrades to numerous feeder connections and substations, and improvements to the current data management system and automated controls.

- **Recommendations to the Delegation** – Support for inclusion of \$2.5 million for the project in the Senate Energy & Waters Approps Bill to be included in the final FY 2023 Omnibus Appropriations Bill.

FISHERIES

1. Crab Fisheries Disasters

Crab fisheries are critical to Unalaska. The Bristol Bay red king crab and the Eastern Bering Sea snow crab fisheries were closed or severely restricted during the 2021-2022 fishing seasons. Estimates of combined ex-vessel fishery value losses are upwards of \$165 million. In addition, the Governor also included the Bering Sea snow crab and tanner crab fisheries in that disaster request. These declarations are also pending, submitted by the Governor in March and October, 2022. The declines are believed to be environmental in nature and not the result of fishing pressure. The Governor estimated total losses to Alaska communities on the order of \$200 million.

The City derives substantial revenue from these crab fisheries from its raw fish tax on the landing of product in Unalaska. We estimate these losses to City coffers from the 2021-22 restrictions to be approximately \$2.7 million and a like amount in losses for 2022-23.

Separately but closely linked is legislation to reform the Federal fisheries disaster process -- S. 2923, the Fishery Resource Disasters Improvement Act, which passed the Senate in September 2021 and has been agreed to by the House Natural Resources Committee in recent weeks. The bill includes provisions that qualify local government loss of raw fish tax revenues as eligible for reimbursement from Federal fisheries disaster relief funds. However, there is a critical sticking point on timing that impacts all of the above AK crab disasters in that the bill disqualifies any disasters **requested** prior to passage of the bill from consideration of lost raw fish tax revenues.

Recommendations to the Delegation – Request that the Secretary expedite these fishery disaster declaration and support emergency fisheries disaster funding in appropriations. Amend and support passage of the Fishery Resource Disasters Improvement Act this year so that the City would be eligible for crab disaster relief to offset its raw fish tax losses.

2. Trawl Bycatch Issues

House legislation to reauthorize of the Magnuson-Stevens Act (MSA) seeks to strengthen the Act's bycatch protections, in part due to salmon bycatch in the large trawl pollock fisheries that Unalaska is dependent upon. Further, a December 2021 petition requested that the Secretary of Commerce close the 2022 pollock fishery and further restrict harvest levels but the petition was rejected by the Secretary based on the best available science. The issue remains a regional hot button.

These trawl fisheries are necessary for the landing and processing of Pacific cod and AK pollock in volumes sufficient to sustain Unalaska's primary workforce and economic base. Our trawl fisheries have worked hard to reduce bycatch over the years, with Chinook salmon bycatch down almost 90 percent from 15 years ago. The fleet has 100% observer coverage and has made and continues to make substantial modifications in fishing practices and technologies to further lower bycatch for a species whose declines are **not fishing-related** but connected to climate change.

The NPFMC manages the Bering Sea pollock fishery to avoid Chinook salmon bycatch under hard caps which if breached close the fishery. The overall bycatch limit is either 60,000 Chinook

salmon or 45,000 Chinook salmon, depending on whether the previous year's Chinook run size was average or below average (which triggers the lower cap). The Council reports the pollock fleet in 2021 harvested 1.34 million metric tons of pollock with 13,884 Chinook salmon caught as bycatch, of which an estimated 2.3% (319) were fish destined for the upper Yukon watershed.

Regarding chum salmon the Council reports it has not set limits on chum salmon bycatch because the analyses indicated that measures to avoid chum salmon bycatch would likely result in increased Chinook bycatch. The Council has stated that establishing limits is complicated by consistent annual genetic data showing the majority of chum bycatch (~68%) is of Asian hatchery origin, that just < 1 % are fish destined for the middle and upper Yukon, and 8.9% are fish from western AK river systems. Because hard caps can lead to increased bycatch of other species, the Council has indicated it must proceed carefully to avoid unanticipated consequences.

Bycatch issues have also spilled into our crab fisheries as well. On October 28, 2022 NOAA requested comments on a petition to close the Red King Crab Savings Area/Subareas to gear with any potential for bottom contact which includes pelagic trawl (i.e. pollock), pot and longline gear. This is problematic for our community as upwards of 17% of the Pollock A Season harvest comes from the Area/Subareas and moving the fleet from the area has the potential to trigger other unintended bycatch concerns.

- **Recommendations to the Delegation** – Help protect Unalaska's fisheries from MSA legislative efforts to alter national bycatch standards that would spill over into managing our fisheries, likely through Court-litigated restrictions; support the North Pacific Fishery Management Council and the State of Alaska's efforts to better understand and address bycatch issues going forward; and support passage of S. 3429, the Alaska Salmon Research Task Force Act which passed the Senate Commerce Committee back in May 2022.

3. Heart of the Ocean (PRIME) Sanctuary

On June 8, 2022 NOAA formally added the "Heart of the Ocean" Sanctuary to the National Marine Sanctuary inventory for possible future designation. The request, submitted by the Aleut Tribe of St. Paul and supported by the Climate Action Network, Audubon, Ocean Conservancy, Oceana, and the World Wildlife Fund among others, is highly controversial. An earlier proposal identified an area of ocean off the Pribilof Islands that Unalaska's home and visiting fleet actively fishes. The Qawalangin Tribe requested formal tribal government-to-government consultation with NOAA on this process, which was just granted two weeks ago.

The proposal has precipitated uncertainty around possible boundaries, including the potential impact of fisheries management measures in the sanctuary on fisheries allocations and fleet economics in Unalaska. New and expanded marine sanctuaries such as the PRIME initiative are potentially consistent with the Administration's efforts pursuant to Executive Order 14008 requiring "conservation" of at least 30% of the EEZ by 2030. Communities such as ours that rely on access to Federally-managed fisheries in this area may be negatively impacted by a shift in fisheries management away from the MSA and NPFMC process toward decision-making by the National Ocean Service, home to the Office of Marine Sanctuaries, and an overly restrictive application of what constitutes marine "conservation".

- **Recommendations to the Delegation & NOAA** – Oppose/delay any movement on designation of the PRIME Sanctuary until key elemental uncertainties can be addressed including but not limited to: preserving the lead role of the NMFS & NPFMC for all fisheries management in the area; promote meaningful government-to-government consultation between NOAA and the Qawalangin Tribe; and require extensive local and regional support as a prerequisite for any future designation.

COAST GUARD/ARCTIC POLICY

1. Coast Guard

The City appreciates the Coast Guard’s long-time presence in our community which will grow in importance as marine transportation expands in the region. We encourage the USCG to become an accompanied duty station in Unalaska. After our meetings with the Coast Guard and the Delegation last year, Congressional staff informed us that the USCG would undertake a full evaluation in 2023 of the issues surrounding establishment of an accompanied duty station. Separately, the Tri-Lateral Commission is working on a paper highlighting the community’s benefits and services (schooling, transportation, job opportunities, healthcare, etc.) for submission to the USCG.

- **Recommendations to the Delegation** – Urge the USCG to follow through on its proposed 2023 evaluation. Forward the community’s paper to the USCG when it is ready.

2. Arctic Port/Military Presence

The Port of Dutch Harbor is the only deep draft, year-round ice-free port from Unimak Pass west to Adak and north to the Bering Strait and has been designated a “Port of Refuge.” Unalaska used to host a Naval base (closed after WW2) and is interested in that role again should our strategic challenges with China and Russia reach a point where DOD believes it needs an operating base or greater presence in the region. As the Arctic ice sheet further retreats due to climate change, the Northwest Passage over the top of Alaska and Canada starts to become a viable trade route that would save on time and shipping costs for certain transit routes. Unalaska could be a waypoint for refueling, vessel maintenance and repair, crew rotation, search and rescue or oil spill response once the Northwest Passage becomes viable.

- **Recommendations To The Delegation** – Continued consideration and awareness of Unalaska’s potential as an Arctic Port as part of the long-term evolution of the Arctic in trade, security, research and natural resource matters.

ENERGY/ENVIRONMENT

1. Makushin Geothermal Energy Project

In August of 2020, the City entered into a 30 year Power Purchase Agreement (PPA) with Ounalashka Corporation-Chena Power (OCCP) to buy all of its electricity from the Makushin Geothermal Project once it is up and running. By doing so, the City demonstrated it strongly supports OCCP’s development of geothermal energy in our community and enabled OCCP’s efforts to obtain project financing. However, there are some challenges that must be met for the project to reach its potential. Per the PPA, the City has agreed to pay an annual lump sum

payment of \$16.3 million (with a 1% increase per year) starting in 2027. The payment will reach \$22 million in year 30. Other project details can be found at the link – <https://www.alaskageothermal.info/project>

OCCP previously qualified for submission of a Phase 2 application to the DOE for a Title 17 loan. However, the Inflation Reduction Act now makes the Tribal Energy Loan Program a more attractive option. OCCP is working directly with DOE to pursue funding under TELP. Phase 1 of the Title 17 Loan has been submitted to DOE LPO under the TELP. Survey work for location of undersea cable to bring power from the project site to the City was completed in 2021. After a year of negotiations, OCCP and Ormat Technologies Inc, an Israeli company, expect to have a virtual EPC signing ceremony soon to construct the project. The Ounalashka Corporation's investment in the project so far includes \$2.5 million for seeding the partnership; \$9 million for the purchase of 7,000 acres of private property where the geothermal production facility will be located; and \$8 million for construction of a utility access corridor. Additionally, the Qawalangin Tribe received \$2.5 million in Congressionally-directed spending in FY 2022 for the project and is working with DOE's Office of Energy Efficiency and Renewable Energy on one of two possible activities for use of the funds.

From the City's perspective, the two main challenges are as follows. First, much of the Unalaska's energy use is in private hands. Its heaviest energy users, the seafood processing companies, operate their own diesel energy electric power systems. While many are interested in the OCCP project, they are reluctant to commit to purchasing geothermal power at this point until they better understand the rates versus their own diesel operating costs. Without processor buy in, the City's residential rate payers, including residents, would see a major increase in their utility bills in order for the project to be economically-feasible. DOE's Office of Tribal Energy is funding a socioeconomic study which may help sell the value of geothermal energy to the processing community as well as to the Coast Guard during its vessel visits to Unalaska. The study has just been completed and provided to us last week,

Another one of the challenges will be the demands geothermal power will place on the City's electrical grid which is currently not ready to handle or distribute the power load from the project. Substantial municipal utility and grid upgrades will be necessary (see item #2 on pages 1-2 for pending FY 2023 community project funding). A detailed interconnection study is underway and will outline specific projects and improvements as well as their associated costs.

- **Recommendations to the Delegation** – Support for the OCCP DOE Tribal Energy loan application. Encourage Unalaska's seafood processing companies to pursue agreements to purchase OCCP geothermal power.

2. Environmental Remediation of Native & City Lands

Unalaska unfortunately has many contaminated lands that go back to the WW2 conflict on the Island, including leftover environmental hazards from the old Naval base, chemical agents and unexploded ordnance. The City has been working with the Army Corps of Engineers Formerly Utilized Defense Sites (FUDS) Program as part of the Amaknak Restoration Advisory Board on contaminated site identification and characterization. However, the FUDS program has a major backlog in project work, plus much of the former Federal lands are now in the possession of the City, Tribe and Ounalashka Corporation.

Without additional environmental assessment and follow on clean up, there are severe limitations on the use of these contaminated properties for economic development or human use. Additional sources of assistance beyond FUDS are necessary. We very much appreciated the field hearing and the chance to testify this summer before the Senate Indian Affairs Committee. The hearing was helpful in getting the relevant Federal agencies (Army Corps FUDs, EPA, DOI) on the record for the need to address contaminated Federal lands since conveyed to Alaska's tribes, but much more work needs to be done, including sustaining Federal agency focus, coordination and funding over a long period of time.

Last year the City submitted, and was awarded \$500,000 for an EPA Brownfields assessment grant. OC is now working in collaboration with the same environmental consulting firm, Stantec, and has just submitted a Brownfields assessment grant application (\$2 million) to EPA.

OC also has been certified as a Section 8a company in collaboration with Alaska Peninsula Corporation and Waste Management Inc. to clean up its own lands. The Tribe has been a recipient of funds from DOD's Native American Lands Environmental Mitigation Program. The Bipartisan Infrastructure Investment & Jobs Act increased funding for EPA's Brownfields Program and also raises the per project cap from \$500,000 to \$5 million, ostensibly to press EPA to dedicate more funding for actual clean up.

- **Recommendations to the Delegation**

- Advocacy with EPA to approve funding for OC's Brownfields grant application.
- Increase DOD's NALEMP funding nationally, or alternatively provide NALEMP funds directly to the Tribe.
- Increase Brownfields funding for actual remediation (not assessments) and encourage EPA to greater utilize existing funding for that purpose. EPA's most recent Brownfields funding awards leaned heavily toward assessment funding.

3. Solid Waste Gasifier -- The City of Unalaska has worked with the DOE National Renewable Energy Laboratory (NREL) to consider the best waste minimization technology pathway for our location. Gasification and/or anaerobic digestion was deemed to be the best long-term solution. A solid waste gasifier could be used to dispose of bales already buried in the landfill cells, vastly increasing the current landfill's projected lifespan, handling an estimated 86 percent of Unalaska's solid waste. In keeping with our commitment to clean geothermal power and an overarching goal of becoming carbon neutral, the City is seeking a technology provider that can offer a plant design that uses the syngas production from the gasification process to pre-dry the feedstock, reducing the diesel needed to reach a self-sustaining steady-state operation.

From a Federal agency perspective, the project falls between EPA (solid waste reduction) or DOE (waste to energy). We are interested to taking creative approaches to this project, including using the Tribe as the lead applicant if it results preferable consideration and seeking to fund different elements of the project from the two agencies.

- **Recommendations to the Delegation** – Support for this project as either a community project request in the FY 2024 appropriations process or as grant applications to relevant Federal programs should the City or the Tribe on its behalf submit them.

Briefing Memo – Unalaska, AK -- Washington, DC Visit (Dec. 2022)

Attendees

The Honorable Vince Tutiakoff Sr, Mayor of Unalaska & Chairman of Ounalashka Corp
The Honorable Dennis Robinson, Vice Mayor & President of Qawalangin Tribe
The Honorable Shari Coleman, Council Member
Chris Hladick, City Manager
Natalie Cale, Interim CEO, Ounalashka Corporation
Chris Price, CEO, Qawalangin Tribe
Dianne Blumer, Blumer & Associates
Brad Gilman, Sebastian O’Kelly & Rick Marks, Washington Reps -- Robertson, Monagle & Eastaugh

The visitors from Unalaska represent three entities – the City, the Qawalangin Tribe, and the Ounalashka Corporation that have signed an MOU (known as the Tri-Lateral Agreement with the group called the Tri-lateral Commission) to partner and collaborate on initiatives and projects important to Unalaska’s future, with the Federal priorities outlined below. This is the second year all three entities have traveled to Washington, DC to advocate for this shared Federal agenda.

CITY CAPITAL PROJECTS

1. Unalaska Bay Entrance Channel Dredging Project

The Port of Dutch Harbor has grown in importance as a regional port for the Alaska fishing fleet, transient vessels, Arctic exploration support vessels and drill ships, military craft, and vessels in distress. Filling in of the entrance channel to Dutch Harbor has increased the risks of larger cargo and other vessels hitting bottom or running aground.

The project has been authorized in WRDA, with a total project cost of \$35,956,000, of which \$26,967,000 is the Federal Share and \$8,989,000 is the Non-federal share. Subsequently, the Corps issued a Supplemental Report that the channel will have to be dredged 8’ deeper than originally planned to a depth of 58’ to meet keel clearance safety standards. The Corps is recommending in this case that the local cost-share remain 25 percent as opposed to a higher cost-share traditionally used for dredging at a greater depth. The FY 2023 NDAA includes this technical correction.

On a separate but related development, the Tribe was awarded a \$22.3 million DOT RAISE grant this summer in partnership with major vessel company and terminal operator CMA-CGM. The funds will be used to build a new commercial dock along with uplands development to increase the efficiency and volume of cargo movement in and out of Unalaska.

- **Recommendations To The Delegation** – Support for inclusion of \$25.6 million for the project in the Senate Energy & Water Appropriations Bill to be included in the final FY 2023 Omnibus Appropriations Bill. Support for technical correction amendment in WRDA that clarifies the 25 percent local cost-share for the deeper dredging.

2. City Utility Electrical Grid Upgrades

The City’s electrical utility infrastructure is aging and in need of upgrading, especially if it is to be ready to transmit electricity generated by the planned geothermal project. Based on an interim study, we have identified associated projects costing \$5.7 million which would include replacement of the aging

submarine cable at Iliuliuk Bay, upgrades to numerous feeder connections and substations, and improvements to the current data management system and automated controls.

- **Recommendations To The Delegation** – Support for inclusion of \$2.5 million for the project in the Senate Energy & Waters Approps Bill to be included in the final FY 2023 Omnibus Appropriations Bill.

FISHERIES

1. Crab Fisheries Disasters

Crab fisheries are critical to Unalaska. The Bristol Bay red king crab and the Eastern Bering Sea snow crab fisheries were closed or severely restricted during the 2021-2022 fishing seasons. Estimates of combined ex-vessel fishery value losses are upwards of \$165 million. In addition, the Governor also included the Bering Sea snow crab and tanner crab fisheries in that disaster request. These declarations are also pending, submitted by the Governor in March and October, 2022. The declines are believed to be environmental in nature and not the result of fishing pressure. The Governor estimated total losses to Alaska communities on the order of \$200 million.

The City derives substantial revenue from these crab fisheries from its raw fish tax on the landing of product in Unalaska. We estimate these losses to City coffers from the 2021-22 restrictions to be approximately \$2.7 million and a like amount in losses for 2022-23.

Separately but closely linked is legislation to reform the Federal fisheries disaster process -- S. 2923, the Fishery Resource Disasters Improvement Act, which passed the Senate in September 2021 and has been agreed to by the House Natural Resources Committee in recent weeks. The bill includes provisions that qualify local government loss of raw fish tax revenues as eligible for reimbursement from Federal fisheries disaster relief funds. However, there is a critical sticking point on timing that impacts all of the above AK crab disasters in that the bill disqualifies any disasters ***requested*** prior to passage of the bill from consideration of lost raw fish tax revenues.

Recommendations To The Delegation – Request that the Secretary expedite these fishery disaster declaration and support emergency fisheries disaster funding in appropriations. Amend and support passage of the Fishery Resource Disasters Improvement Act this year so that the City would be eligible for crab disaster relief to offset its raw fish tax losses.

2. Trawl Bycatch Issues

House legislation to reauthorize of the Magnuson-Stevens Act (MSA) seeks to strengthen the Act's bycatch protections, in part due to salmon bycatch in the large trawl pollock fisheries that Unalaska is dependent upon. Further, a December 2021 petition requested that the Secretary of Commerce close the 2022 pollock fishery and further restrict harvest levels but the petition was rejected by the Secretary based on the best available science. The issue remains a regional hot button.

These trawl fisheries are necessary for the landing and processing of Pacific cod and AK pollock in volumes sufficient to sustain Unalaska's primary workforce and economic base. Our trawl fisheries have worked hard to reduce bycatch over the years, with Chinook salmon bycatch down almost 90 percent from 15 years ago. The fleet has 100% observer coverage and has made and continues to make substantial modifications in fishing practices and technologies to further lower bycatch for a species whose declines are ***not fishing-related*** but connected to climate change.

The NPFMC manages the Bering Sea pollock fishery to avoid Chinook salmon bycatch under hard caps which if breached close the fishery. The overall bycatch limit is either 60,000 Chinook salmon or 45,000 Chinook salmon, depending on whether the previous year's Chinook run size was average or below average (which triggers the lower cap). The Council reports the pollock fleet in 2021 harvested 1.34 million metric tons of pollock with 13,884 Chinook salmon caught as bycatch, of which an estimated 2.3% (319) were fish destined for the upper Yukon watershed.

Regarding chum salmon the Council reports it has not set limits on chum salmon bycatch because the analyses indicated that measures to avoid chum salmon bycatch would likely result in increased Chinook bycatch. The Council has stated that establishing limits is complicated by consistent annual genetic data showing the majority of chum bycatch (~68%) is of Asian hatchery origin, that just < 1 % are fish destined for the middle and upper Yukon, and 8.9% are fish from western AK river systems. Because hard caps can lead to increased bycatch of other species, the Council has indicated it must proceed carefully to avoid unanticipated consequences.

Bycatch issues have also spilled into our crab fisheries as well. On October 28, 2022 NOAA requested comments on a petition to close the Red King Crab Savings Area/Subareas to gear with any potential for bottom contact which includes pelagic trawl (i.e. pollock), pot and longline gear. This is problematic for our community as upwards of 17% of the Pollock A Season harvest comes from the Area/Subareas and moving the fleet from the area has the potential to trigger other unintended bycatch concerns.

- **Recommendations to the Delegation** – Help protect Unalaska's fisheries from MSA legislative efforts to alter national bycatch standards that would spill over into managing our fisheries, likely through Court-litigated restrictions; support the North Pacific Fishery Management Council and the State of Alaska's efforts to better understand and address bycatch issues going forward; and support passage of S. 3429, the Alaska Salmon Research Task Force Act which passed the Senate Commerce Committee back in May 2022.

3. Heart of the Ocean (PRIME) Sanctuary

On June 8, 2022 NOAA formally added the "Heart of the Ocean" Sanctuary to the National Marine Sanctuary inventory for possible future designation. The request, submitted by the Aleut Tribe of St. Paul and supported by the Climate Action Network, Audubon, Ocean Conservancy, Oceana, and the World Wildlife Fund among others, is highly controversial. An earlier proposal identified an area of ocean off the Pribilof Islands that Unalaska's home and visiting fleet actively fishes. The Qawalangin Tribe requested formal tribal government-to-government consultation with NOAA on this process, which was just granted two weeks ago.

The proposal has precipitated uncertainty around possible boundaries, including the potential impact of fisheries management measures in the sanctuary on fisheries allocations and fleet economics in Unalaska. New and expanded marine sanctuaries such as the PRIME initiative are potentially consistent with the Administration's efforts pursuant to Executive Order 14008 requiring "conservation" of at least 30% of the EEZ by 2030. Communities such as ours that rely on access to Federally-managed fisheries in this area may be negatively impacted by a shift in fisheries management away from the MSA and NPFMC process toward decision-making by the National Ocean Service, home to the Office of Marine Sanctuaries, and an overly restrictive application of what constitutes marine "conservation".

- **Recommendations to the Delegation & NOAA** – Oppose/delay any movement on designation of the PRIME Sanctuary until key elemental uncertainties can be addressed including but not limited to: preserving the lead role of the NMFS & NPFMC for all fisheries management in the area; promote meaningful government-to-government consultation

between NOAA and the Qawalangin Tribe; and require extensive local and regional support as a prerequisite for any future designation.

COAST GUARD/ARCTIC POLICY

1. Coast Guard

The City appreciates the Coast Guard's long-time presence in our community which will grow in importance as marine transportation expands in the region. We encourage the USCG to become an accompanied duty station in Unalaska. After our meetings with the Coast Guard and the Delegation last year, Congressional staff informed us that the USCG would undertake a full evaluation in 2023 of the issues surrounding establishment of an accompanied duty station. Separately, the Tri-Lateral Commission is working on a paper highlighting the community's benefits and services (schooling, transportation, job opportunities, healthcare, etc.) for submission to the USCG.

- **Recommendations To The Delegation** – Urge the USCG to follow through on its proposed 2023 evaluation. Forward the community's paper to the USCG when it is ready.

2. Arctic Port/Military Presence

The Port of Dutch Harbor is the only deep draft, year-round ice-free port from Unimak Pass west to Adak and north to the Bering Strait and has been designated a "Port of Refuge." Unalaska used to host a Naval base (closed after WW2) and is interested in that role again should our strategic challenges with China and Russia reach a point where DOD believes it needs an operating base or greater presence in the region. As the Arctic ice sheet further retreats due to climate change, the Northwest Passage over the top of Alaska and Canada starts to become a viable trade route that would save on time and shipping costs for certain transit routes. Unalaska could be a waypoint for refueling, vessel maintenance and repair, crew rotation, search and rescue or oil spill response once the Northwest Passage becomes viable.

- **Recommendations To The Delegation** – Continued consideration and awareness of Unalaska's potential as an Arctic Port as part of the long-term evolution of the Arctic in trade, security, research and natural resource matters.

ENERGY/ENVIRONMENT

1. Makushin Geothermal Energy Project

In August of 2020, the City entered into a 30 year Power Purchase Agreement (PPA) with Ounalashka Corporation-Chena Power (OCCP) to buy all of its electricity from the Makushin Geothermal Project once it is up and running. By doing so, the City demonstrated it strongly supports OCCP's development of geothermal energy in our community and enabled OCCP's efforts to obtain project financing. However, there are some challenges that must be met for the project to reach its potential. Per the PPA, the City has agreed to pay an annual lump sum payment of \$16.3 million (with a 1% increase per year) starting in 2027. The payment will reach \$22 million in year 30. Other project details can be found at the link -- <https://www.alaskageothermal.info/project>

OCCP previously qualified for submission of a Phase 2 application to the DOE for a Title 17 loan. However, the Inflation Reduction Act now makes the Tribal Energy Loan Program a more attractive option. OCCP is working directly with DOE to pursue funding under TELP. Phase 1 of the Title 17 Loan has been submitted to DOE LPO under the TELP. Survey work for location of undersea cable to bring

power from the project site to the City was completed in 2021. After a year of negotiations, OCCP and Ormat Technologies Inc, an Israeli company, expect to have a virtual EPC signing ceremony soon to construct the project. The Ounalashka Corporation's investment in the project so far includes \$2.5 million for seeding the partnership; \$9 million for the purchase of 7,000 acres of private property where the geothermal production facility will be located; and \$8 million for construction of a utility access corridor. Additionally, the Qawalangin Tribe received \$2.5 million in Congressionally-directed spending in FY 2022 for the project and is working with DOE's Office of Energy Efficiency and Renewable Energy on one of two possible activities for use of the funds.

From the City's perspective, the two main challenges are as follows. First, much of the Unalaska's energy use is in private hands. Its heaviest energy users, the seafood processing companies, operate their own diesel energy electric power systems. While many are interested in the OCCP project, they are reluctant to commit to purchasing geothermal power at this point until they better understand the rates versus their own diesel operating costs. Without processor buy in, the City's residential rate payers, including residents, would see a major increase in their utility) bills in order for the project to be economically-feasible. DOE's Office of Tribal Energy is funding a socioeconomic study which may help sell the value of geothermal energy to the processing community as well as to the Coast Guard during its vessel visits to Unalaska. The study has just been completed and provided to us last week,

Another one of the challenges will be the demands geothermal power will place on the City's electrical grid which is currently not ready to handle or distribute the power load from the project. Substantial municipal utility and grid upgrades will be necessary (see item #2 on pages 1-2 for pending FY 2023 community project funding). A detailed interconnection study is underway and will outline specific projects and improvements as well as their associated costs.

- **Recommendations To The Delegation** – Support for the OCCP DOE Tribal Energy loan application. Encourage Unalaska's seafood processing companies to pursue agreements to purchase OCCP geothermal power.

2. Environmental Remediation Of Native & City Lands

Unalaska unfortunately has many contaminated lands that go back to the WW2 conflict on the Island, including leftover environmental hazards from the old Naval base, chemical agents and unexploded ordnance. The City has been working with the Army Corps of Engineers Formerly Utilized Defense Sites (FUDS) Program as part of the Amaknak Restoration Advisory Board on contaminated site identification and characterization. However, the FUDS program has a major backlog in project work, plus much of the former Federal lands are now in the possession of the City, Tribe and Ounalashka Corporation.

Without additional environmental assessment and follow on clean up, there are severe limitations on the use of these contaminated properties for economic development or human use. Additional sources of assistance beyond FUDS are necessary. We very much appreciated the field hearing and the chance to testify this summer before the Senate Indian Affairs Committee. The hearing was helpful in getting the relevant Federal agencies (Army Corps FUDs, EPA, DOI) on the record for the need to address contaminated Federal lands since conveyed to Alaska's tribes, but much more work needs to be done, including sustaining Federal agency focus, coordination and funding over a long period of time.

Last year the City submitted, and was awarded \$500,000 for an EPA Brownfields assessment grant. OC is now working in collaboration with the same environmental consulting firm, Stantec, and has just submitted a Brownfields assessment grant application (\$2 million) to EPA.

OC also has been certified as a Section 8a company in collaboration with Alaska Peninsula Corporation and Waste Management Inc. to clean up its own lands. The Tribe has been a recipient of funds from DOD's Native American Lands Environmental Mitigation Program. The Bipartisan Infrastructure Investment & Jobs Act increased funding for EPA's Brownfields Program and also raises the per project cap from \$500,000 to \$5 million, ostensibly to press EPA to dedicate more funding for actual clean up.

- **Recommendations To The Delegation**

- Advocacy with EPA to approve funding for OC's Brownfields grant application.
- Increase DOD's NALEMP funding nationally, or alternatively provide NALEMP funds directly to the Tribe.
- Increase Brownfields funding for actual remediation (not assessments) and encourage EPA to greater utilize existing funding for that purpose. EPA's most recent Brownfields funding awards leaned heavily toward assessment funding.

3. Solid Waste Gasifier -- The City of Unalaska has worked with the DOE National Renewable Energy Laboratory (NREL) to consider the best waste minimization technology pathway for our location. Gasification and/or anaerobic digestion was deemed to be the best long-term solution. A solid waste gasifier could be used to dispose of bales already buried in the landfill cells, vastly increasing the current landfill's projected lifespan, handling an estimated 86 percent of Unalaska's solid waste. In keeping with our commitment to clean geothermal power and an overarching goal of becoming carbon neutral, the City is seeking a technology provider that can offer a plant design that uses the syngas production from the gasification process to pre-dry the feedstock, reducing the diesel needed to reach a self-sustaining steady-state operation.

From a Federal agency perspective, the project falls between EPA (solid waste reduction) or DOE (waste to energy). We are interested to taking creative approaches to this project, including using the Tribe as the lead applicant if it results preferable consideration and seeking to fund different elements of the project from the two agencies.

- **Recommendations To The Delegation** – Support for this project as either a community project request in the FY 2024 appropriations process or as grant applications to relevant Federal programs should the City or the Tribe on its behalf submit them.

CITY OF UNALASKA
UNALASKA, ALASKA

RESOLUTION 2023-44

A RESOLUTION OF THE UNALASKA CITY COUNCIL AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT WITH BERRY DUNN TO PROVIDE A PARKS AND RECREATION MASTER PLAN (PR23A)

WHEREAS, the City of Unalaska needs a Master Plan for the Parks and Recreation Department; and

WHEREAS, this planning process will provide the City with another section of the overall City's Comprehensive Plan; and

WHEREAS, this has been part of the approved CMMP Plan for the last several years; and

WHEREAS, Berry Dunn is the most qualified and capable vendor to provide this service to the Parks and Recreation Department; and

WHEREAS, the FY 23 and 24 CMMP has been adopted for the project and came in at \$6,992 over the budget, needed to fund the entire amount; and

WHEREAS a budget amendment for the project cost of \$156,992 is in progress; and

WHEREAS, it is in the City's best interest to award this contract to Berry Dunn.

NOW THEREFORE BE IT RESOLVED that that the Unalaska City Council authorizes the City Manager to enter into a contract with Berry Dunn to provide Master Planning services for the Parks and Recreation Department Master Planning project (PR23A)

PASSED AND ADOPTED by a duly constituted quorum of the Unalaska City Council on November 14, 2023.

Vincent M. Tutiakoff, Sr.
Mayor

ATTEST:

Estkarlen P. Magdaong
City Clerk

MEMORANDUM TO COUNCIL

To: Mayor and City Council Members
From: Roger Blakeley, PCR Director
Through: William Homka, City Manager
Date: November 14, 2023
Re: Resolution 2023-44: Authorizing the City Manager to enter into a contract with Berry Dunn to provide a Parks and Recreation Master Plan (PR23A)

SUMMARY: The project has been included in the Capital Maintenance and Management Plan (CMMP) for the past few years with the intent of commencing it in 2024. The Parks and Recreation Advisory board has thoroughly assessed the project, and our staff has meticulously prepared all the bid documents, guiding this project to its current stage. A scoring committee was established to evaluate the submitted bids, using a predetermined scoring matrix that had been made available to all bidding firms before the bids were publicly submitted. Staff recommends that the City enter into a contract with Berry Dunn for Master Planning services for the Parks, Culture and Recreation Department that will become part of the City overall Comprehensive planning process.

PREVIOUS COUNCIL ACTION: On April 26, 2022, the City Council adopted the FY 2023 -2024 CMMP, which included the Parks Culture and Recreation Master Plan project, (PR23A), funded for \$150,000.

BACKGROUND: During the CMMP process it was identified that a Parks Culture and Recreation Master Plan was necessary to guide the development of recreational needs in Unalaska for the next 20 years.

DISCUSSION: A RFP was issued and Berry Dunn was selected as the vendor for the work. Berry Dunn was found to be the most qualified vendor, the price came in at \$156,992.

ALTERNATIVES: Alternatives include 1) award the contract to Berry Dunn and approve the City Manager to sign the contract 2) do not approve the work being done.

FINANCIAL IMPLICATIONS: The project budget was \$150,000, and the bid came in at \$156,992 A budget amendment is necessary for an additional \$6,992 to cover the costs of project. Staff intends to present a budget amendment in November.

LEGAL: Not applicable.

STAFF RECOMMENDATION: Staff recommends adoption of Resolution 2023-44.

PROPOSED MOTION: I move to adopt Resolution 2023-44.

CITY MANAGER COMMENTS: I agree with the staff recommendations.

ATTACHMENTS:

- Request for Proposals
- Scoring Matrix



REQUEST FOR PROPOSAL

Qualified Professional Consulting Services
for the City of Unalaska Parks and Recreation
Study Project PR23A

Issue Date: _____

Proposal Due Date: _____

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List of Attachments

- Attachment A – References
- Attachment B – DRAFT Consulting Services Agreement
- Attachment C – Evaluation Score Sheet
- Attachment D – Map of Parks

I. PURPOSE OF THE PROJECT

The City of Unalaska is soliciting Requests for Proposals from professional qualified firms to conduct a Comprehensive Master Plan of the City of Unalaska's Department of Parks, Culture and Recreation (PCR) Facilities.

The City of Unalaska has approximately 4,500 permanent residents and supports the largest seafood industry in the U.S. During various seafood processing seasons, the total population may swell to more than 10,000 due to the influx of transient employees hired to work for the local industries. The construction environment in Unalaska is challenging. There are special physics in Unalaska that include frequent hurricane force winds, strong seismic forces, high ground snow loads, wind driven precipitation, corrosive marine conditions and geographical remoteness.

DEPARTMENT OF PARKS, CULTURE AND RECREATION MISSION STATEMENT

To enrich our diverse community by providing exemplary, accessible, and safe cultural, leisure, and recreation facilities and services that nurture youth development and inspire people to learn, play, and engage with our unique and welcoming environment.

II. DESCRIPTION OF PARKS AND FACILITIES

The City of Unalaska's Department of Parks, Culture and Recreation (PCR) was created in 1980. Its greatest growth came during the 1990s when it built the Community Center (1995), took over the Aquatics Center from the school (1998), and built Unalaska's Public Library (1999) and the new expansion was completed in April 2023. Through the years Unalaska has witnessed PCR change and expand to what it is today. Today, PCR, under the leadership of our PCR Director, Roger Blakely. Roger oversees the Community Center, the Unalaska Public Library, the Aquatics Center, and eight (8) parks.

The Community Center opened 1995 and provides Unalaska residents with a large variety of recreational opportunities. For the person wanting to stay in shape the Community Center offers a variety of options:

- Full Size Gymnasium
- Cardio Room
- Weight Room
- Stretching Room
- Small Track
- Racquetball Courts
- Multipurpose Room

Aquatics Center: The City of Unalaska Parks, Culture and Recreation Department took over management of the Aquatic Center from the Unalaska City School District in 1999. Since then the City of Unalaska has

continued hosting the Unalaska City School Districts swim team and swim lessons as well as opening it up to community and offering programs such as Youth Swim League, Tot-Time Swims and fun events like the Pumpkin Plunge and Girls Night Out.

- 36x75 feet/141,000 gallon pool
- Sauna
- Workout Room
- Mezzanine
- Locker Rooms
- Laundry Room
- Pump Room

Library:

In FY18, the Library Building Improvement Project underwent a Pre-Development phase, during which the public outlined community library needs and gave feedback on various design options. Based on public input and the Pre-Development Architect’s assessment of the library building and its patterns of use, City Council decided to move forward with full design for the project in FY19 and completed in April 2023.

ECI Alaska Architects worked closely with the City Librarian and design team to incorporate input from the general public, library advisory committee, focus groups, and library staff during the early stages of design. Based on input from these groups, the building footprint has evolved so that it includes one 3,300 sq. ft. expansion on the front of the building. In addition to the expansion, the plan includes a substantial remodel of another 1,375 sq. ft. of the existing space, and a finishes and furnishings refresh for the remaining 7,100 sq. ft.

The expansion and renovation has improved children’s and teen spaces, added quiet seating areas and study rooms, and provide a community gathering space for large events and programs.

Ounalashka Community Park

Ounalashka Park, built in 1999, is located in the Unalaska valley. At 11.5 acres, this is the department's largest park. Several sports playing areas including a softball field, outdoor basketball/tennis court, and a paved trail with permanent exercise stations are located here. Ounalashka Park is also home of the city's largest playground apparatus.

Kelty Field at Ounalashka Community Park

Kelty Field is named after former mayor Frank Kelty. The PCR ships in clay for the upkeep of the field. The field has two enclosed dugouts, a backstop, and is lined seasonally.

The Alaska Softball Association uses the fields for their annual softball league and two annual charity tournaments. PCR programs that take place at this location include summer baseball camp, kickball

activities, and the annual Heart of Aleutians Festival. The field is also utilized by local businesses during the summer months for company ball games.

The Ounalashka Park has a playground with many play elements to keep children active and healthy. There are swinging, climbing, crawling, balancing, sliding, and jumping elements. The playground is fenced in and has a rubberized play surface to provide additional safety.

Walking Trail at Ounalashka Community Park

The exercise trail circles the perimeter of the park which makes it a great place to get in a workout while watching a softball game or letting your children enjoy the playground.

Ounalashka Community Park

The park trail also includes six permanent exercise stations. Each station has illustrated instructions on how to use the element to challenge a different muscle group for a full body workout. PCR activities that take place in this area include Summercise (youth summer fitness) and Hersey Track and Field program.

Pavilion at Ounalashka Community Park

Ounalashka Park includes a covered pavilion for community use that makes a great place to celebrate birthdays or simply have a picnic to enjoy a nice day. No reservations are needed for the pavilion, its use is on a first come, first served basis.

The park's snack shack is a great place to grab a burger during a softball game. Restrooms and water fountain are conveniently located behind the building.

Sitka Spruce Park

Sitka Spruce Park, also known as "Pirate Park", opened in 1979. The park is a National Historic Landmark and is one of few areas in Unalaska that has a wide area of trees. Also known as "Pirate Park" for its pirate ship piece of playground equipment is a very popular destination for the PCR's Parks Program because of its trails and trees. In fact, this park is a National Historic Landmark because it is one of the few places on the island that has trees. In addition, the park also has a grill, picnic tables, and men's and women's restrooms. During the summer of FY22 the park was renovated and all new playground equipment was installed, and a half basketball court and larger parking lot were added.

Memorial Park

The Memorial Park is a place of historical remembrance. The park features walkways that leads visitors through monuments dedicated to the history of Unalaska and its people. The military flags flown over Unalaska Memorial Park represent the United States Coast Guard, Prisoners of War, Navy, United States Marine Corps, United States Army, and the United States Air Force.

Town Park

Town Park, located in downtown Unalaska, was opened by the city in 1988. The park has a beautiful wooden gazebo, two picnic tables, a small playground, and is bordered by spruce trees (a rarity on the island!). The park serves as the awards ceremony and picnic location following the Bobby Johnson Summer Bay Classic Half Marathon held annually in August.

Skate Park

The Skate Park opened in 1998 and has several elements for skate enthusiasts. The PCR annual Skate Jam takes place here and brings out all the local skaters, friends, and families. Skate Club, offered through PCR, also regularly frequents the park for practice and safety development.

Tutiakoff Field

Tutiakoff Field is used and maintained by the City of Unalaska, but is owned by Unalaska Methodist Church. This property is under a long-time lease that has been in place since 1984. Tutiakoff Field is used for programs such as soccer, flag football, youth archery, and ultimate frisbee. Pet owners often meet here as this park is also the unofficial dog play area.

Expedition Park

Expedition Park, located on Amaknak Island, opened in 1997 and has the best view of all Unalaska's parks. This park is a perfect gathering place for small groups who want to enjoy the beautiful natural scenery and take advantage of the park's pavilion, fire pit, and grills.

Tanaadakuchax Park

Tanaadakuchax meaning "small land" is the name of the City's smallest park. Tanaadakuchax Park is nestled in Unalaska near the intersection of Ptarmigan and Loop Road. Although the park is small, it is highly enjoyed by the neighborhood children.

Unalaska City School District Playground

The Unalaska City School District Playground (known as the UCSD Park) is not technically a city park. However, we were extremely involved in replacing and improving some key factors during our CMMP process. While working with the superintendent of schools, we tore down the old equipment, improved the drainage of their grass field, provided a walking/running trail, and added four key features: a climbing rock, rope climber, swing set, and a full basketball/volleyball court.

III. SCOPE OF SERVICES

Respondents shall provide a narrative description of the methods proposed to accomplish a PCR Comprehensive Master Plan pertaining to the areas of assessment and the Firm's qualifications to perform the requested services as outlined below:

Scope includes a Comprehensive Master Plan for Parks and Recreation with the goals of the plan are to guide future (CMMP) Project Initiation and Development; Prioritization of Projects; Daily Programing; PCR Operations; Park Maintenance.

The City of Unalaska's Department of Parks, Culture and Recreation Comprehensive Master Plan for the purpose of ensuring that PCR facilities meet the needs of Unalaska residents and visitors; Ensure that PCR Parks offer families the opportunity to enjoy well maintained playground equipment while appreciating the outdoors; Look at the use patterns; Understanding that most of our outdoor areas are not owned by the city.

The intent is for the City of Unalaska to have an evaluation of the PRC Facilities and future needs in order to have a long-term plan for future growth and development. At a minimum, the PCR Comprehensive Master Plan should contain the following:

- Provide a description and functionality assessment of the existing Recreational opportunities.
- Describe existing, new, and pending regulations and their impacts to the Department.
- Evaluate future requirements and capabilities.
- Provide recommendations for PCR, both regulatory required and non-regulatory necessary. Clearly distinguish which recommendations are regulatory required and which are to meet industry standards. Explain the reasoning for these requirements, especially where the recommendation is to meet industry standards.
- Provide preliminary design level of effort with drawings and cost estimate, including O&M, for recommended regulatory required improvements.
- Provide preliminary design level of effort with drawings and cost estimate, including O&M, for non-regulatory driven recommended improvements.
- Provide short, medium, and long-term Capital Improvements Program for new recommended systems or processes, as well as current and future rehabilitation and replacement needs.
- Assess employee training and O&M needs.

The analysis will be conducted in accordance with industry standards.

Note: Drawings shall be provided in CAD, ARC-GIS, and PDF formats.

The project is expected to be complete by January 2025.

IV. TIMELINES AND PRESENTATION OF WORK PRODUCT

The Evaluation Team will be appointed by the Director of PCR from among City of Unalaska staff. The entire scoring procedure, including Evaluation Team meetings and scoring materials, will be held strictly confidential until after negotiations are concluded.

All Evaluation Team members will be required to certify that they have no conflicts of interest and that they will strictly adhere to the procedures herein described.

- The City of Unalaska receives the Proposal.
- Evaluation Team evaluates the Proposals according to established criteria.

- Negotiation with the Respondent with the highest scored Proposal or if necessary the next lower scored responsive Respondent and so on. The Contract will be the Engineering and Related Services Agreement, Attachment B. The City of Unalaska will be inflexible with regards to the Contract language. The Scope of Services, Schedule, and Fee for Services are negotiable.
- Director of PCR forwards evaluation results and the Contract to the City Manager.
- City Manager makes their recommendation to the City Council for Contract award.
- The City of Unalaska and the successful Respondent execute the Contract and a purchase order. The purchase order serves as notice to proceed.

Timeline

- A. Submittal of proposals due: August 1, 2023.
- B. Interview selected finalists: August 15, 2023 (if required).
- C. Award of Contract: August 31, 2023.
- D. Anticipated performance period: 180 days.

The final report should be presented in Unalaska, Alaska by February 15, 2024. The City may, in its sole discretion, extend any or all timelines set forth herein.

V. PROPOSAL REQUIREMENTS

It is expected that each respondent will undertake all inspections or investigations reasonably deemed necessary to become thoroughly acquainted with the project prior to preparation of a proposal. Consultants should demonstrate the professional/technical expertise necessary to accomplish the project. Unique solutions are encouraged which would result in a marked advance in scheduling, cost savings, or would use a state-of-the-art technique. For purposes of comparison, any unique solutions proposed should be made supplemental to, and not instead of, the Scope of Work as outlined.

To achieve a uniform review process and obtain the maximum degree of comparability, it is required that proposals be organized in the manner specified below.

- A. Title Page: Show the Request for Proposal subject, the name of the firm, address, telephone number, name of contact person, and the date.
- B. Table of Contents: Identify the material clearly by section and page number.
- C. Letter of Transmittal: Limit to no more than two printed pages. Briefly state the firm's understanding of the services to be provided and include the names of persons who will be authorized to make representations for the firm, their titles, addresses, and telephone numbers. This letter must be signed by an individual who has the authority to bind the firm.
- D. Qualifications/Proposal for Work as outlined in the rating criteria below. Proposals should be organized to address the following rating criteria in a clear and concise manner. Proposal lengths should be as short as practical and all material included should be germane to the project. All drawings or documentation in support of the proposal must be complete at the time of submittal.
 1. Methodology: Briefly describe the proposed methodology used to complete the Proposal. The descriptions should be clearly expressed and should reflect the major, individual elements of the overall effort set out as tasks to be accomplished. The proposal should be logical, reasonable, and should indicate an understanding of the project.
 2. Schedule and Deliverable Products: A schedule should be included, which represents the consultant's reasoned estimate of the time required for completion of each task. The schedule should be related to the Scope of Work. Deliverable products should be discussed and approximate submission dates included on the schedule.

3. Team Experience: Describe briefly the type of firm or firms comprising the project team and briefly explain areas of technical competence. Give specific examples of only related past projects, annotating those projects that parallel this proposal. Identify and include the resumes for the partners, managers, and supervisors who will work on the project. The satisfactory completion of similar projects of equal size and complexity will be an important element in the proposal's evaluation. Include information on all subcontractors that will be used. The City reserves the right to approve or disapprove the use of any or all subcontractor(s).

PROFESSIONAL QUALIFICATIONS

The Professional Qualifications section should include:

- A brief description of the number, qualifications and types of key personnel who would serve on this Project including employees and subcontractors.
- Identify and furnish resumes of personnel and subcontractors who will serve in key positions for this project. Include specific experience for each person on similar or related projects.
- Billing rates of key personnel in tabular format.
- The location of the home office and the scope of services offered there.
- Any additional information reflecting on the Respondents ability to perform on this Project.

EXPERIENCE AND REFERENCES

The satisfactory completion of similar projects of equal size and complexity will be an important element in the evaluation.

Provide information for (3) projects for which the Respondent has provided services most related to these Projects.

Provide a list of at least (3) references from the above projects that can comment on the firm's professional capabilities and experience. Names, email addresses, and phone numbers of individuals to contact must be included.

NARRATIVE

Briefly describe the methodology the Respondent would use to complete the PCR Project for the City of Unalaska.

Interpretations or clarifications considered necessary by the City of Unalaska in response to such questions will be issued by Addenda. Addenda will be emailed to all registered potential Respondents and also posted on the City of Unalaska website: <http://www.ci.unalaska.ak.us/rfps>

VI. PROPOSAL SUBMISSION REQUIREMENTS

A complete copy of qualifications and proposals must be submitted to the Office of the City Clerk at mveeder@ci.unalaska.ak.us; purchase@ci.unalaska.ak.us by 5:00P.M., 1st day, August. Proposals should be submitted via email. It is the respondent's sole and independent responsibility to timely submit their proposals and respondents assume the risk of delays in delivery of mail or delay or interruption of facsimile transmissions. Note that mail service to Unalaska is regularly delayed due to bad weather. The City may, in its sole discretion, relax or extend the submission deadline if reasonably deemed necessary. All questions or inquiries should be directed to:

Roger Blakely,
Director of Parks, Culture and Recreation
City of Unalaska
P.O. Box 610
Unalaska, AK 99685
rblakely@ci.unalaska.ak.us

Jolene Longo
Operations Manager
City of Unalaska
P.O. Box 610
Unalaska, AK 99685
jlongo@ci.unalaska.ak.us

VII. PROPOSAL EVALUATIONS AND SELECTION PROCESS

The purpose of the Statement of Qualifications is to evaluate each Respondent's capabilities for execution of the Project. Evaluation criteria and weight are as follows.

Major Factor	Weight
1. Professional Qualifications	40
2. Experience & References	30
3. Narrative	30
TOTAL	100

The Evaluation Team will rank each Respondent using a successive integer ranking system for each major factor. An Evaluator Score for each respondent will be calculated.

$100 - ((\text{Ranking1} \times \% \text{Weight1} + \text{Ranking2} \times \% \text{Weight2} + \text{Ranking3} \times \% \text{Weight3}) - 1) \times 5$

The Total Score for each Respondent is an average of all of the Evaluator Scores.

The Proposal Evaluation Score Sheet will be used by the Evaluation Team to score each Proposal
Attachment C.

VIII. OTHER ITEMS

The City reserves the right to reject any or all proposals received, or to negotiate for terms and conditions that may end up substantially different from the initial proposal received.

The selection of a successful proposal shall be at the sole discretion of the City of Unalaska. No proposed agreement between the City and any proposer shall be effective until approved by the City Council of the City of Unalaska and signed by the City Manager or authorized City official.

The City is not liable for any costs incurred by proposers in preparing or submitting proposals.

In submitting a proposal, each proposer acknowledges that the City shall not be liable to any person for any costs incurred therewith or in connection with costs incurred by any proposer in anticipation of City Council action approving or disapproving any agreement without limitation.

Nothing in this request for proposal or in subsequent negotiations creates any vested rights in any person. Payment will be made upon receipt of detailed invoices listing specific activities for which the charge is being made.

Relationship of Parties: The contractor shall perform its obligations hereunder as an independent contractor of the City. The City may administer the contract and monitor the architect firm's compliance with its obligations hereunder. The City shall not supervise or direct the architect firm other than as provided in this section; provided, however, that nothing in this paragraph shall preclude the City from insisting on complete and timely performance of obligations under the contract.

Nondiscrimination: The contractor will not unlawfully discriminate against any employee or applicant for employment because of race, color, religion, national origin, ancestry, age, sex, marital status, or mental or physical handicap.

The contractor shall state, in all solicitations for employees to work on contract jobs, that all qualified applicants will receive consideration for employment without unlawful discrimination based upon race, color, religion, national origin, ancestry, age, sex, marital status, or mental or physical handicap.

Permits, Laws and Taxes: The contractor shall acquire and maintain in good standing all permits, licenses, and other entitlements necessary to its performance under this contract. All actions taken by the contractor under this contract shall comply with all applicable statutes, ordinances, rules, and regulations. The contractor shall pay all taxes pertaining to its performance under this contract.

Required Insurance: The contractor shall carry and maintain throughout the life of this contract, at its own expense, insurance not less than the amounts and coverage herein specified, and the City, its employees, agents, and officials, both elected and appointed, shall be named as additional insured under the insurance coverage so specified and where allowed with respect to the performance of the work. There shall be no right of subrogation against the City or its agents performing work in connection with the work, and this waiver of subrogation shall be endorsed upon the policies. Insurance shall be placed with companies acceptable to the City; and these policies providing coverage thereunder shall contain provisions that no cancellation or material changes in the policy relative to this project shall become effective except upon 30 days prior written notice thereof to the City.

Prior to commencement of the work, the contractor shall furnish certificates to the City, in duplicate, evidencing that the Insurance policy provisions required hereunder are in force. Acceptance by the City of deficient evidence does not constitute a waiver of contract requirements.

The contractor shall furnish the City with certified copies of policies upon request. The minimum coverages and limits required are as follows:

Workers' Compensation insurance in accordance with the statutory coverages required by the State of Alaska and Employers Liability insurance with limits not less than \$1,000,000 and, where applicable, insurance in compliance with any other statutory obligations, whether State or Federal, pertaining to the compensation of injured employees assigned to the work, including but not limited to Voluntary Compensation, Federal Longshoremen and Harbor Workers Act, Maritime and the Outer Continental Shelf's Land Act.

Commercial General Liability with limits not less than \$1,000,000 per Occurrence and \$2,000,000 Aggregate for Bodily Injury and Property Damage, including coverage for Premises and Operations Liability, Products and Completed Operations

Liability, Contractual Liability, Broad Form Property Damage Liability, and Personal Injury Liability.

Commercial Automobile Liability on all owned, non-owned, hired, and rented vehicles with limits of liability of not less than \$1,000,000 Combined Single Limit for Bodily Injury and Property Damage per each accident or loss.

Umbrella/Excess Liability insurance coverage of not less than \$1,000,000 per occurrence and annual aggregate providing coverage in excess of General Liability, Auto Liability, and Employers Liability.

If work involves use of aircraft, Aircraft Liability insurance covering all owned and non-owned aircraft with a per occurrence limit of not less than \$1,000,000.

If work involves use of watercraft, Protection and Indemnity insurance with limits not less than \$1,000,000 per occurrence.

Professional Liability insurance with limits of not less than \$1,000,000 per claim and \$1,000,000 aggregate, subject to a maximum deductible \$10,000 per claim. The City has the right to negotiate increases of deductibles subject to acceptable financial information of the policyholder.

Any deductibles or self-insured retentions must be declared to and approved by the City. At the option of the City, either: the insurer shall reduce or eliminate such deductibles or self-insured retentions as

respects the City, its officers, officials, employees, and volunteers; or the contractor shall provide a financial guarantee satisfactory to the City guaranteeing payment of losses and related investigations, claim administration, and defense expense.

All insurance policies as described above are required to be written on an "occurrence" basis. In the event occurrence coverage is not available, the contractor agrees to maintain "claims made" coverage for a minimum of two years after project completion.

If the contractor employs subcontractors to perform any work hereunder, the contractor agrees to require such subcontractors to obtain, carry, maintain, and keep in force during the time in which they are engaged in performing any work hereunder, policies of insurance which comply with the requirements as set forth in this section and to furnish copies thereof to the City. This requirement is applicable to subcontractors of any tier.

Attachment A – References

Please attach your references labeled as “Attachment A” here

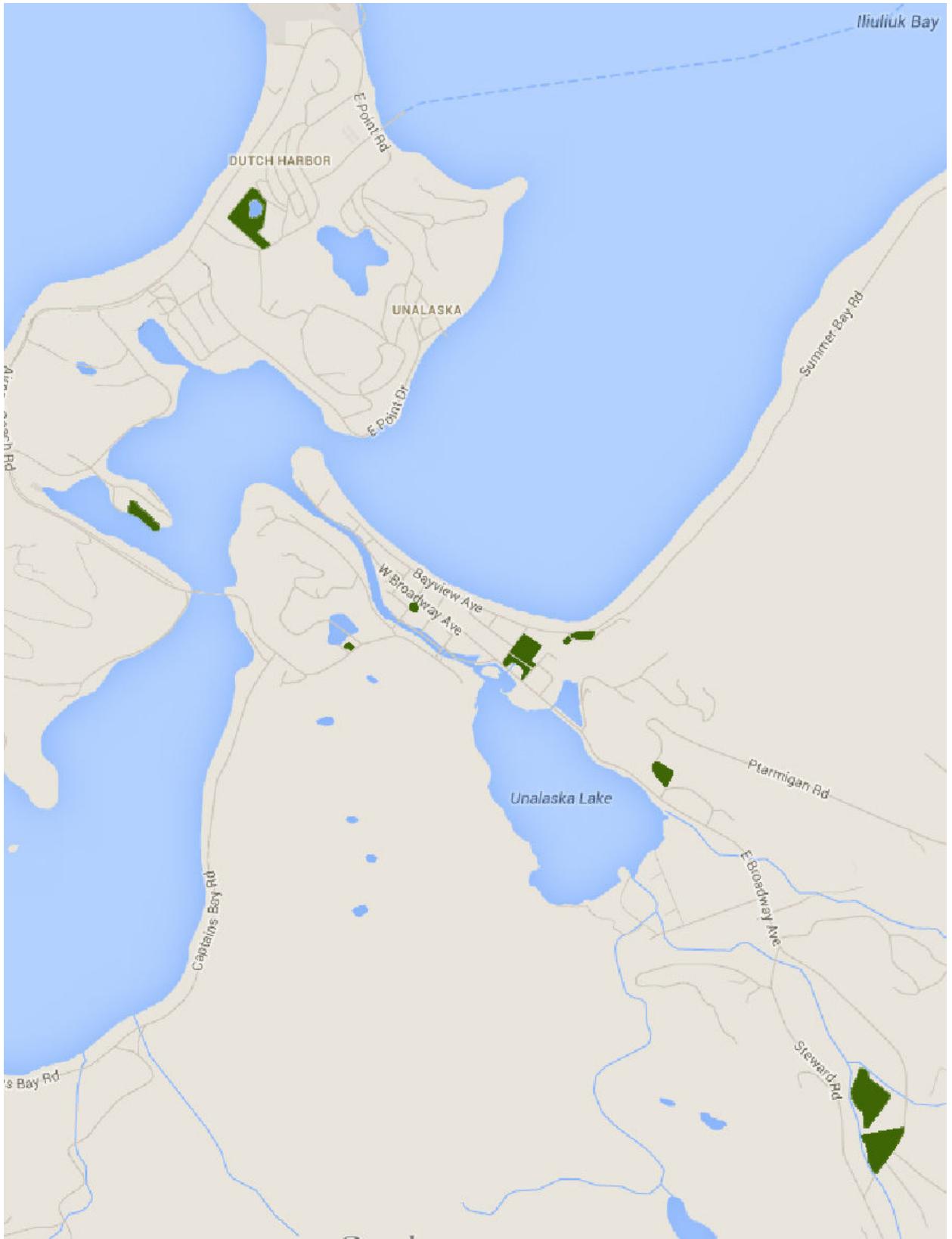
Attachment B - DRAFT Consulting Services Agreement

(we need to attach the draft)

Attachment C - Evaluation Score Sheet

Proposal Evaluation									
[PROJECT NAME]									
			For each Technical Attribute rank each Respondent starting with 1,2,3,4,5 and 6 and so forth. 1 is best, 2 is next best, 3 is third best, etc.. Do not skip or repeat numbers.						
Attributes	Weight	%	A	B	C	D			
Professional Qualifications	40	40.0%							
Experiences and References	30	30.0%							
Narrative	30	30.0%							
			Do not edit. The below calculates the rankings you entered above as a percentage. Each successive rank is a difference of 5%.						
Attributes	Weight	%	A	B	C	D			
Professional Qualifications	40	40.0%							
Experiences and References	30	30.0%							
Narrative	30	30.0%							
Total Weight	100	100.0%							
Ranking									
<p>I certify that I have no conflicts of interest and that I have strictly adhered to the procedures described in the Request for Qualifications.</p> <p>Evaluator Signature:</p> <p>_____</p> <p>Date:</p> <p>_____</p>									

Attachment – D



Consultant 1 Evaluation Matrix -Berry Dunn

			Weight %	Score 1	Score 2	Score 3	Score 4	Score 5	Average Score	Total Points+ (numerical score x weight)
Professional Qualifications			15	10	10	10	10	10	10	1.5
Experiences and References			15	10	10	10	10	10	10	1.5
Narrative			20	9	10	10	9	9	9.4	1.88
Deliverables and Creativity			40	10	10	10	8	9	9.4	3.76
Price			10	7	6	5	7	7	6.4	0.64
Total Weight Score			100							92.8

Consultant 2 Evaluation Matrix -110% Inc.

			Weight %	Score 1	Score 2	Score 3	Score 4	Score 5	Average Score	Total Points+ (numerical score x weight)
Professional Qualifications			15	10	8	6	10	10	8.8	1.32
Experiences and References			15	10	8	6	9	9	8.4	1.26
Narrative			20	8	7	8	9	7	7.8	1.56
Deliverables and Creativity			40	7	6	8	7	8	7.2	2.88
Price			10	9	10	10	10	9	9.6	0.96
Total Weight Score			100							79.8

CITY OF UNALASKA
UNALASKA, ALASKA

RESOLUTION 2023-45

A RESOLUTION OF THE UNALASKA CITY COUNCIL APPROVING A 67-YEAR LEASE PERIOD FOR AN AMENDED LEASE AGREEMENT BETWEEN THE CITY OF UNALASKA AND ILIULIUK FAMILY AND HEALTH SERVICES, INC., FOR TRACT A OF ILIULIUK HEALTH CAMPUS

WHEREAS, the City of Unalaska is the owner of Tract A of Iliuliuk Health Campus, containing 3.83 acres, more or less, according to the preliminary Survey Plat attached to the draft lease as Exhibit A; and

WHEREAS, Iliuliuk Family and Health Services, Inc. holds a 99-year lease from the City of Unalaska for Block 1, Reservoir Hill Subdivision, containing 2.38 acres, more or less, according to the Survey Plat recorded as Plat 92-12, Aleutian Islands Recording District; and

WHEREAS, Iliuliuk Family and Health Services, Inc. desires to locate a mobile CT machine, which will not fit within the current lease lot; and

WHEREAS, the City Council approved Resolution 2023-34, vacating Lavelle Court and combining of Block 1, Reservoir Hill Subdivision, Plat 92-12 and Block 2-A, Unalaska Pedestrian Pathway, Plat 97-14; and

WHEREAS, Unalaska Code of Ordinances § 7.12.020 UCO requires City Council approval of any lease of City property having a term greater than 5 years; and

WHEREAS, the City Council has determined that an amended 67-year lease is of benefit to the City as it promotes long-term, substantial, durable, and desirable investment in the City of Unalaska and allows for an existing healthcare provider to expand its services in our community.

NOW THEREFORE BE IT RESOLVED THAT THE UNALASKA CITY COUNCIL approves the 67-year lease period for a lease between the City of Unalaska and Iliuliuk Family and Health Services, Inc. for Tract A of Iliuliuk Health Campus.

PASSED AND ADOPTED by a duly constituted quorum of the Unalaska City Council on November 14, 2023.

Vincent M. Tutiakoff, Sr.
Mayor

ATTEST:

Estkarlen P. Magdaong
City Clerk

MEMORANDUM TO COUNCIL

To: Mayor and City Council Members
From: Cameron Dean, Planning Director
Through: William Homka, City Manager
Date: November 14, 2023
Re: Resolution 2023-45: Approving a 67-year lease period for an amended lease agreement between the City of Unalaska and Iliuliuk Family and Health Services, Inc. for Tract A of Iliuliuk Health Campus

SUMMARY: An amendment to the lease between the City of Unalaska and Iliuliuk Family and Health Services, Inc. (IFHS) has been drafted and is being processed in accordance with City code and policies. City Council approval is required for the lease because the term is greater than five (5) years. Staff recommends approval of Resolution 2023-45.

PREVIOUS COUNCIL ACTION: Council issued a directive to the City Manager on May 9, 2023 to bring to Council a plan for site control for IFHS. On September 12, 2023 Council passed Resolution 2023-34 approving the vacation of Lavelle Court and combination of the two parcels that comprise the expanded IFHS site.

BACKGROUND: The Unalaska City Planning Commission approved Resolution 2023-06 in support of the Clinic's desire to place a mobile CT machine on the front of the building with an overhang. The overhang and machine would sit in the setbacks placed by Lavelle Court.

The IFHS Clinic holds a ninety nine (99) year lease from the City on Block 1, Reservoir Hill Subdivision ending in 2090. The existing lease area is not large enough to place the mobile CT machine, reconfigure the parking lot and emergency bay approach, and IFHS is looking to expand its facility now thanks to support from Senator Merkowski.

The former lot on the other side of the vacated right of way, Block 2-A of Unalaska Pedestrian Pathway, consists of the skatepark and a gravel parking lot used by the Clinic. It was previously used for drive-thru COVID-19 testing.

DISCUSSION: The proposed lease would expand IFHS's premises to include the former Lavelle Court right of way and Block 2-A of Unalaska Pedestrian Pathway, the current skatepark location. The City intends to relocate the skatepark to another location off of IFHS's lease.

The lease term will not change; the proposed lease will also be effective through July 31, 2090.

The Planning Commission will consider the updated plat titled Iliuliuk Health Campus, attached as Exhibit A, at its meeting on November 16, 2023.

Staff will ensure that IFHS meets all insurance requirements as identified in the lease agreement.

All other required permits will need to be obtained prior to any new development. Additionally, required building permits will need to be obtained from the Department of Public Works. No

construction will be permitted by the City until documentation is provided to verify that these permits have been issued, as noted in the lease agreement.

ALTERNATIVES: If the City Council finds that it is not in the best interest of the City to approve Resolution 2023-45 as is, it may alternatively grant the lease agreement for less than sixty seven (67) years, or reject the application for lease altogether. Any further extension of the lease must come from the applicant.

FINANCIAL IMPLICATIONS: N/A

LEGAL: The lease was developed in consultation with the City Attorney.

STAFF RECOMMENDATION: Staff recommends adoption of Resolution 2023-45.

PROPOSED MOTION: I move to adopt Resolution 2023-45.

CITY MANAGER COMMENTS: I concur with staff's recommendation.

ATTACHMENTS:

Proposed Lease with Exhibit A

CITY OF UNALASKA
AMENDED AND RESTATED LAND LEASE AGREEMENT
FOR CITY OWNED LANDS
IFHS CLINIC

THIS Amended and Restated Lease Agreement (“Amended Lease Agreement”) is entered into on the _____, day of 2023, between the CITY OF UNALASKA (hereinafter called "Lessor"), whose address is P.O. Box 610, Unalaska, Alaska 99685, and the ILIULIUK FAMILY AND HEALTH SERVICES, INC. (hereinafter called "Lessee"), whose address is P.O. 144, Unalaska, Alaska 99685.

RECITALS

1. Iliuliuk Family Health Services, Inc. operates a health clinic in Unalaska, Alaska. The clinic is on land owned by the City of Unalaska. Iliuliuk Family Health Services, Inc. holds and uses the land pursuant to that certain lease agreement entered into on August 8, 1991 by and between the City of Unalaska, as Lessor, and Iliuliuk Family Health Services, Inc., as Lessee (“Original Lease Agreement”). A Memorandum of Lease of the Original Lease Agreement is recorded as Document No. 1992-000648, records of the Aleutian Islands Recording District, Third Judicial District, State of Alaska.
2. Lessee needs additional land to expand its existing Unalaska health facility.
3. Lessor has land suitable for Lessee’s health care facility expansion and has made a determination that the public interest will be served by leasing such additional lands to Lessee at less than the fair rental value of the land to facilitate improved health care services in the City of Unalaska.
4. Rather than terminate Lessee’s leasehold interest granted by the Original Lease Agreement or having two separate lease agreements, the parties have determined that the additional lands shall be added to Lessee’s existing leasehold and the Original Lease Agreement be amended and restated as set forth in herein.

TERMS AND CONDITIONS OF AGREEMENT

1. **Effect & Effective Date.** This Amended Lease Agreement amends and replaces the Original Lease Agreement. As of the Effective Date of this Amended Lease Agreement, all rights, obligations, and interests of Lessor and Lessee shall be governed by this Amended Lease Agreement. The Effective Date of this Agreement shall be when each party has a counter-signed copy.

2. **Premises.** Lessor agrees to lease to Lessee the following described real property, hereinafter called the "premises," more specifically described as Tract A of Iliuliuk Health Campus according to the preliminary plat thereof, a copy of which is attached here to as Exhibit A. Upon recording of said plat, premises shall be described as follows, and the parties agree to fill in the plat number for the purpose of recording this Amended Lease Agreement:

Tract A of Iliuliuk Health Campus, according to Plat No. 2023- _____,
Aleutian Islands Recording District, Third Judicial District, State of Alaska.

3. **Use of Premises.** The premises shall be used solely for construction, operation, and maintenance of a health care facility. Upon written consent from Lessor's city manager, Lessee may additionally use the premises for accessory uses that are reasonably necessary for and beneficial to health care facility use, including employee and staff housing, provided that such use is allowed by and otherwise in accordance with the City of Unalaska zoning code, as may be amended from time to time. Lessor's consent shall not be unreasonably withheld. Lessee is aware of a small memorial on the premises. In any development of the premises, Lessee shall use all commercially reasonable efforts to avoid interfering with or removing the memorial. The memorial shall not be removed or substantially altered without Lessor's written consent.
4. **Term.** The term of this Amended Lease Agreement, and of the leasehold rights granted hereunder, shall be from the Effective Date though July 31, 2090, unless earlier terminated in accordance with the provisions of this Amended Lease Agreement.
5. **Rent.** The rent for the premises shall be \$1.00 per year.
6. **Construction of Improvements.** Any construction on the premises shall be neat, presentable and compatible with its use and surroundings. All construction shall be in accord with applicable construction codes, including those codes set forth in Title 17 of the Unalaska City Code.
7. **No Waste or Nuisance.** Lessee shall keep the premises and all improvements located thereon neat and presentable at Lessee's own expense. Lessee shall not strip, waste or remove any material from the premises without the prior written approval of Lessor.
8. **Utilities.** At no cost to Lessor, Lessee shall provide for all utilities, services and maintenance as is necessary to facilitate Lessee's use of the premises.
9. **Lessee's Improvements upon Termination.** (a) Within one hundred eighty (180) days following expiration, termination or cancellation of this Amended Lease Agreement, or any renewal thereof, improvements or other property, real or personal, owned by Lessee on the premises must either:
- (i) Be removed by Lessee if required by Lessor or desired by Lessee and if, in Lessor's opinion, removal will not cause injury or damage to the premises; or
 - (ii) Be sold to a succeeding Lessee, with Lessor's consent.

(b) Title to any improvements or other property owned by Lessee, which is not disposed of pursuant to paragraph 9, will vest in Lessor.

10. Indemnity. Lessee shall indemnify, defend and hold Lessor harmless from any liability, action, claim, suit, loss, property damage or personal injury, of whatever kind resulting from or arising out of any act of commission or omission by Lessee, its agents, employees or customers or arising from or connected with Lessee's use and occupation of the premises or the exercise of the rights and privileges granted by this Amended Lease Agreement.

11. Insurance. Lessee shall procure and maintain for the duration of the lease agreement, insurance against claims for injuries to persons or damages to property which may arise from or in connection with this lease agreement hereunder by Lessee, its employees, agents or representatives.

(a) **Minimum Scope and Limit of Insurance:** coverage shall be at least as broad as:

- (i) **Commercial General Liability** shall have limits not less than \$1,000,000 per occurrence and \$2,000,000 Aggregate, including coverage for Bodily Injury and Property Damage, Premises and Operations Liability, Products and Completed Operations Liability, Contractual Liability, Broad Form Property Damage Liability and Personal Injury Liability.
- (ii) **Workers' Compensation** insurance in accordance with the statutory coverages required by the State of Alaska and Employers Liability insurance with limits not less than \$1,000,000 per accident for bodily injury and disease, and, where applicable, insurance in compliance with any other statutory obligations, whether State or Federal, pertaining to the compensation of injured employees assigned to the work.

If Lessee maintains broader coverage and/or higher limits than the minimums shown above, the **City of Unalaska, its officials, employees, and volunteers (City)** require and shall be entitled to the broader coverage and/or the higher limits maintained by the Lessee. Any available insurance proceeds in excess of the specified minimum limits of insurance and coverage shall be available to the City.

(b) Additional Insurance Provisions

- (i) **Acceptability of Insurers:** Coverage shall be placed with insurance companies rated A:VIII by A.M. Best Company, or companies

specifically approved by the City. These policies providing coverage shall contain provisions and endorsements that no cancellation or material changes in the policy relative to this lease agreement shall become effective except upon 30 days prior *written* notice thereof to the City **and 20 days written notice if canceled for non-payment (Alaska State Statute AS 21.36.210).**

- (ii) **Additional insureds:** The City of Unalaska, its officials, employees, and volunteers shall be covered as additional insured status must be endorsed upon all the policies where applicable.
- (iii) **Primary Coverage:** For any claims related to this lease agreement the IFHS' insurance coverage shall be primary coverage as respects the City, its officials, employees and volunteers. Any issuance of self-insurance maintained by the City, its officials, employees or volunteers shall be excess of the IFHS' insurance and shall not contribute with it.
- (iv) **Waiver of Subrogation:** There shall be no right of subrogation against the City or its officials, employees or volunteers in connection with the lease agreement by any insurer of said IFHS and this waiver of subrogation shall be endorsed upon the policies. This provision applies regardless of whether or not the City has received a waiver of subrogation endorsement from the insurer.
- (v) **Deductibles and Self-Insured Retentions:** Any deductibles or self-insured retentions must be declared to and approved by the City. At the option of the City, either the insurer shall reduce or eliminate such deductibles or self-insured retentions as respects to the City, its officials, employees and volunteers.
- (vi) **Verification of Coverage:** Prior to signing the Amended and Restated Lease Agreement, Lessee shall furnish the City with Certificates of Insurance on standard Accord forms evidencing required insurance coverage, including all required amendatory endorsements. Failure to obtain the required documents prior to signing the Amended and Restated Lease Agreement, shall not waive the Lessee's obligation to provide them. Acceptance of Certificates of Insurance with lower or incorrect coverage does not absolve Lessee from carrying the required coverage.

Separate Certificates of Insurance shall be prepared and sent to:

- a. **City of Unalaska: City Manager's Office PO Box 610 Unalaska, AK 99685**
- b. **City of Unalaska: Risk Management: PO Box 610 Unalaska AK 99685 or email to: risk@ci.unalaska.ak.us**

The City reserves the right to require complete, certified copies of full insurance policies, including endorsements required by these specifications, at any time.

- (vii) **Special Risks or Circumstances:** The City Reserves the right to modify these requirements, including limits based on the nature of the risk, prior experience, insurer, coverage, or other special circumstances.

12. Renewal. In order to renew this Amended Lease Agreement, Lessee must file a written application with Lessor at least thirty (30) days before the expiration of the Amended Lease Agreement. The application must state the purpose of the renewal and any other information which Lessor may require. The filing of an application which fully conforms to the requirements stated herein will extend the terms of this Amended Lease Agreement on a month-to-month basis until one of the following occurs:

- (i) A lease renewal document is executed by both parties; or
- (ii) Lessor sends Lessee written notice that the request for renewal has been rejected, stating the reasons for rejection.

13. Hold Over. If Lessee holds over and remains in possession of the premises after the expiration of this Amended Lease Agreement without a written renewal, the holding over will not operate as a renewal or extension of the term of this Amended Lease Agreement but only creates a tenancy from month-to-month. Lessee's obligations for performance under this Amended Lease Agreement will continue until the month-to-month tenancy is terminated by Lessor. Lessor may terminate the tenancy at any time by giving Lessee at least ten (10) days prior written notice.

14. Assignment & Subletting. Lessee may not assign or sublet, either by grant or implication, the whole or any part of the premises, or any improvements thereon, without the written consent of Lessor. Lessor will respond within a reasonable time to any request from Lessee for approval of an assignment or a sublet. Any assignee or sublessee approved by the Lessor shall have the same requirements for insurance coverage as are set forth in paragraph 11 of this Amended Lease Agreement.

15. Termination by Lessor. Lessor may cancel this Amended Lease Agreement and recover possession of the premises by giving Lessee 30 days prior written notice upon the happening of any of the events listed below, unless the breach is cured within said 30 days:

- (i) The use of the premises by Lessee for any purpose not authorized by this Amended Lease Agreement.
- (ii) The failure of Lessee to perform any provision or covenant in this Amended Lease Agreement.

16. Return of Premises. At the expiration, cancellation or termination of this Amended Lease Agreement, Lessee must peaceably and quietly vacate the premises and return possession to Lessor. The premises must be left in a clean, neat and presentable condition to the satisfaction of Lessor.

17. Termination by Lessee. Lessee may cancel this Amended Lease Agreement by giving Lessor at least thirty (30) days advance written notice, provided however that if Lessee's interest is encumbered by a mortgage or assignment for security, such cancellation shall not be effective without the written consent of the mortgagee or assignee delivered to Lessor.

18. Lessor's Reservation of Rights. Lessor reserves the right to make grants to third parties or reserve to Lessor easements or rights-of-way through, on, or about the premises, provided that no such easement or right-of-way may be granted or reserved which unreasonably interferes with Lessee's use of the premises. Lessor reserves the right of ingress to or egress from the premises and the right to enter any part of the premises, including buildings thereon, for the purpose of inspection at any reasonable time. Except in the case of an emergency, all inspections will be coordinated with Lessee in order to minimize interference with Lessee's activities on the premises.

19. Compliance with Laws. At no expense to Lessor, Lessee will conduct all activities or business authorized by this Amended Lease Agreement in compliance with all federal, state, and local laws, now or hereafter in force which apply to the activities or business authorized herein, including but not limited to matters of health, safety, sanitation, and pollution. Lessee must obtain all necessary licenses and permits, pay all taxes and special assessments lawfully imposed upon the premises and pay any other fees and charges assessed under applicable statutes or ordinances.

20. Governing Law and Disputes. In any disputes between the parties, the laws of the State of Alaska will govern and any lawsuit must be brought in the courts of the State of Alaska. If any provision or covenant of this Amended Lease Agreement is declared to be invalid by a court of competent jurisdiction, the remaining covenants and provisions will be in full force.

21. Third-Party Claims. Lessee agrees to notify Lessor of any claim, demand, or lawsuit arising out of Lessee's occupation or use of the premises. Upon Lessor's request, Lessee will cooperate and assist in the investigation and litigation of any claim, demand, or lawsuit affecting the premises.

22. No Warranty. Lessor makes no specific warranties, express or implied, concerning the title or condition of the property, including survey, access, or suitability for any use, including those uses authorized by this Amended Lease Agreement. Lessee takes the

premises subject to any and all of the covenants, terms, and conditions affecting Lessor's title to the premises.

- 23. Liens.** Lessee shall keep the premises free of all liens, pay all costs for labor and materials arising out of any construction or improvements by Lessee on the premises, and hold Lessor harmless from liability for any liens, including costs and attorney fees. By this provision, Lessor does not recognize that it is in any way liable for any liens on the premises.
- 24. Waiver.** The failure of Lessor to insist in any one or more instances upon the strict performance by Lessee of any provision or covenant in this Amended Lease Agreement shall not be considered as a waiver or relinquishment for the future, but the provision or covenant will continue in full force. The waiver by Lessor of any provision or covenant in this Amended Lease Agreement cannot be enforced or relied upon unless the waiver is in a writing signed on behalf of Lessor.
- 25. Notices.** Any notice required by this Amended Lease Agreement must be hand delivered or sent by registered or certified mail to the appropriate party at the address set forth on page one of this Amended Lease Agreement or to any other address which the parties subsequently designate in writing.
- 26. Merger & Amendment.** This Amended Lease Agreement sets forth all the terms, conditions, and agreements of the parties and supersedes any previous understandings or agreements regarding the premises whether oral or written. No modification or amendment of this Lease Agreement is effective unless in writing and signed by both parties.
- 27. Approvals.** Any approvals required of Lessor by this Amended Lease Agreement will not be unreasonably withheld.
- 28. Required Improvements.** Lessee shall complete new land development and new substantial permanent improvements that do not exist on the premises as of the Effective Date of this Amended Lease Agreement no later than two years after the commencement of development or July 1, 2027, whichever is earlier. Lessor shall provide reasonable extension of the or July 1, 2027 deadline if, in Lessor's reasonable determination, Lessee has commenced construction of the improvements and continues to diligently prosecute the work to completion. Failure by Lessee to comply with the requirements of this special covenant will be sufficient grounds for cancellation of the Amended Lease Agreement by Lessor, or at Lessor's option, amendment to the premises demised under this Amended Lease Agreement.

IN WITNESS WHEREOF, the parties hereto have set their hands and day and year stated in the acknowledgement below.

LESSEE:

Noel Rey, CEO
Iliuliuk Family Health Services

STATE OF ALASKA)
) ss:
Third Judicial District)

The foregoing instrument was acknowledged before me on the ____ day of _____, 2023, by Noel Ray, CEO of Iliuliuk Family Health Services, an Alaska Non-Profit Corporation, on behalf of the corporation.

NOTARY PUBLIC in and for the State of Alaska
My Commission Expires: _____

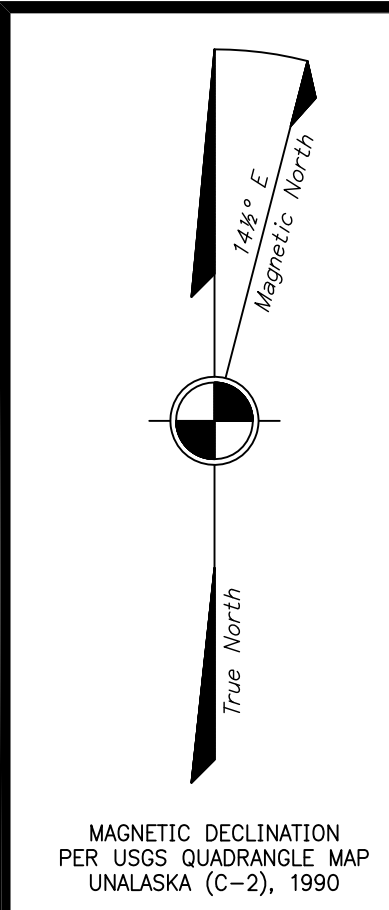
LESSOR:

William Homka, City Manager
City of Unalaska

STATE OF ALASKA)
) ss:
Municipality of Unalaska)

The foregoing instrument was acknowledged before me this ____ day of _____, 2023, by William Homka, City Manager for the City of Unalaska, a First Class Alaska Municipal Corporation, on behalf of the City of Unalaska.

NOTARY PUBLIC in and for the State of Alaska
My Commission Expires: _____

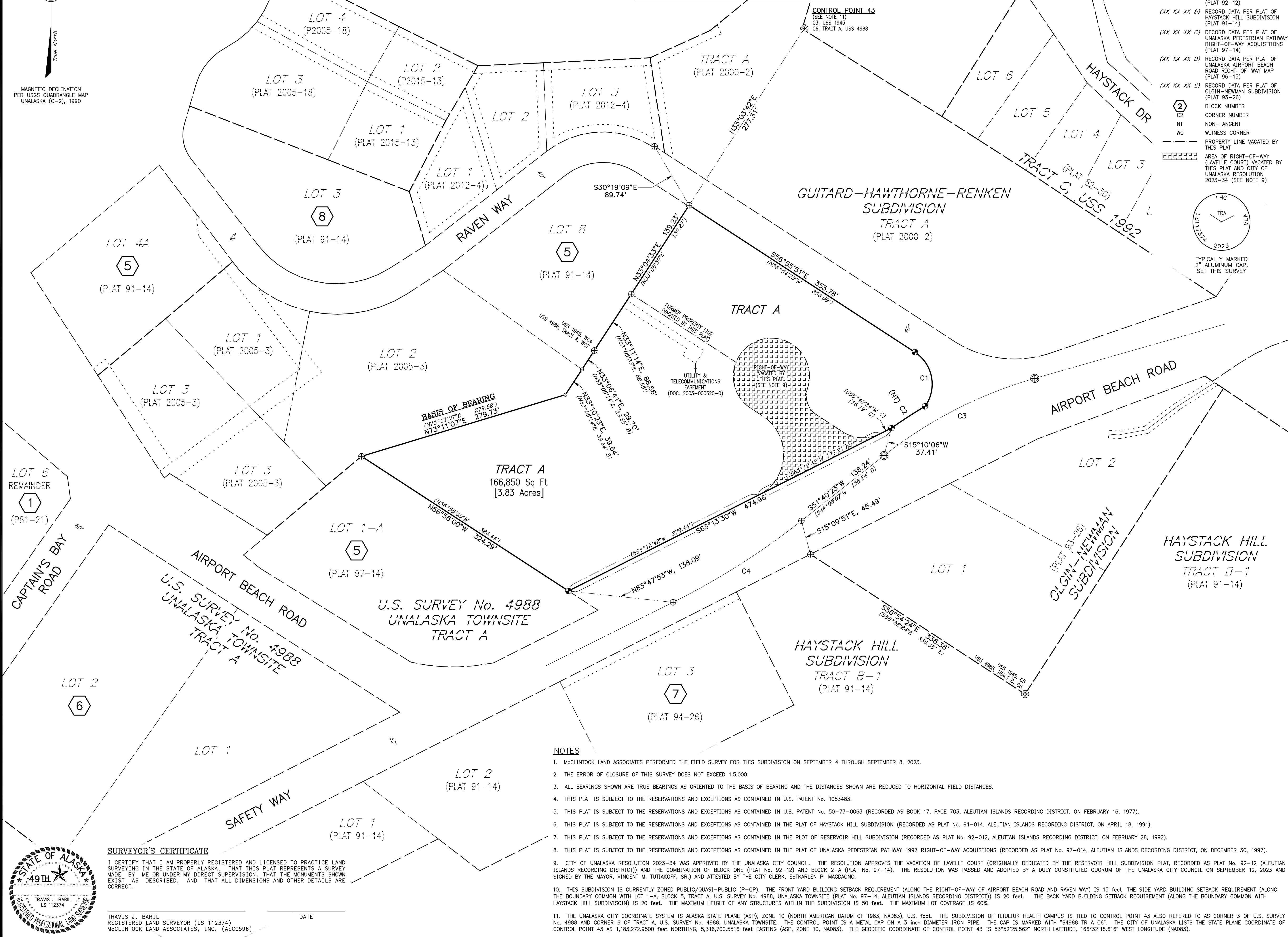


MAGNETIC DECLINATION PER USGS QUADRANGLE MAP UNALASKA (C-2), 1990

CURVE DATA TABLE					
CURVE	RADIUS	LENGTH	ANGLE	CHORD BEARING	CHORD LENGTH
C1	50.00' (50.00' D)	80.86' (80.92' D)	92°39'41"	S10°36'00"E	72.33'
C2	595.96' (595.96' C)	52.59' (52.51' C)	5°03'23"	S57°03'11"W	52.58'
C3	572.96' (572.96' D)	223.98' (223.98' D)	22°23'54"	S62°52'20"W	222.56'
C4	970.67' (970.67' D)	200.00' (200.00' D)	11°48'20"	S57°34'33"W	199.65'

Exhibit A

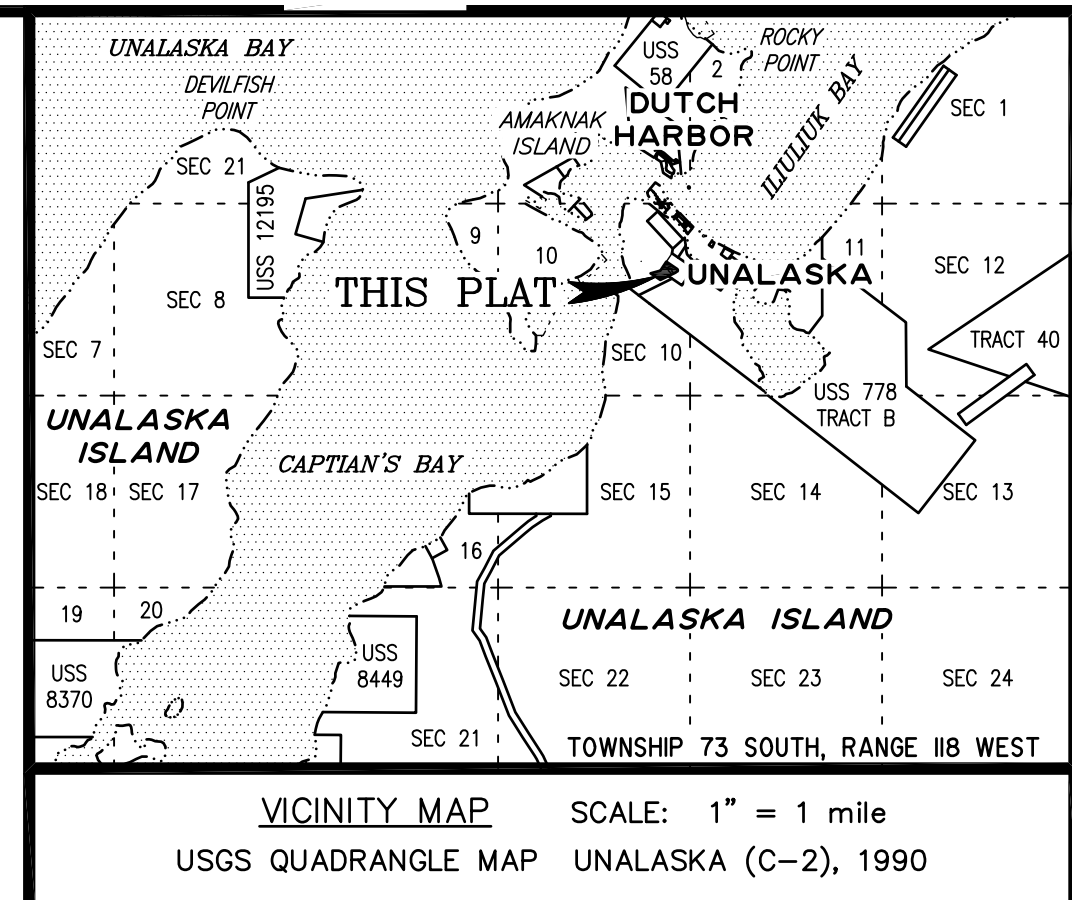
HAYSTACK DRIVE SUBDIVISION LOT 1 (PLAT 97-13)



LEGEND

- ⊗ FOUND METAL CAP ON 3" IRON PIPE
- ⊕ FOUND ALUMINUM CAP
- ⊙ FOUND PLASTIC CAP
- ⊖ FOUND STREET CENTERLINE MONUMENT IN CASE
- ⊙ SET 2" ALUMINUM CAP ON 5/8"x30" POINTED REBAR
- XX XX XX MEASURED DATA
- (XX XX XX) RECORD DATA PER PLAT OF RESERVOIR HILL SUBDIVISION (PLAT 92-12)
- (XX XX XX B) RECORD DATA PER PLAT OF HAYSTACK HILL SUBDIVISION (PLAT 91-14)
- (XX XX XX C) RECORD DATA PER PLAT OF UNALASKA PEDESTRIAN PATHWAY RIGHT-OF-WAY ACQUISITIONS (PLAT 97-14)
- (XX XX XX D) RECORD DATA PER PLAT OF UNALASKA AIRPORT BEACH ROAD RIGHT-OF-WAY MAP (PLAT 96-15)
- (XX XX XX E) RECORD DATA PER PLAT OF OLGIN-NEWMAN SUBDIVISION (PLAT 93-26)
- ② BLOCK NUMBER
- NT CORNER NUMBER
- WC NON-TANGENT WITNESS CORNER
- PROPERTY LINE VACATED BY THIS PLAT
- ▨▨▨▨▨▨▨▨ AREA OF RIGHT-OF-WAY (LAVELLE COURT) VACATED BY THIS PLAT AND CITY OF UNALASKA RESOLUTION 2023-34 (SEE NOTE 9)

1HC
TRA
M.A.
5111374
2023
TYPICALLY MARKED 2" ALUMINUM CAP, SET THIS SURVEY



CERTIFICATE OF OWNERSHIP AND DEDICATION

I, THE UNDERSIGNED, CERTIFY THAT THE CITY OF UNALASKA IS THE OWNER OF ILLIULIUK HEALTH CAMPUS, AS SHOWN ON THIS PLAT. ON BEHALF OF THE CITY OF UNALASKA, I APPROVE THIS SURVEY AND PLAT, AND DEDICATE OR RESERVE FOR PUBLIC OR PRIVATE USE, AS NOTED, ALL EASEMENTS, PUBLIC UTILITY AREAS, AND RIGHTS-OF-WAY AS SHOWN AND DESCRIBED ON THIS PLAT.

WILLIAM HOMKA, CITY MANAGER DATE
CITY OF UNALASKA
P.O. BOX 610
UNALASKA, ALASKA 99685

NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, BY WILLIAM HOMKA, CITY MANAGER, PERSONALLY APPEARING BEFORE ME.

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES: _____

CITY APPROVAL CERTIFICATE

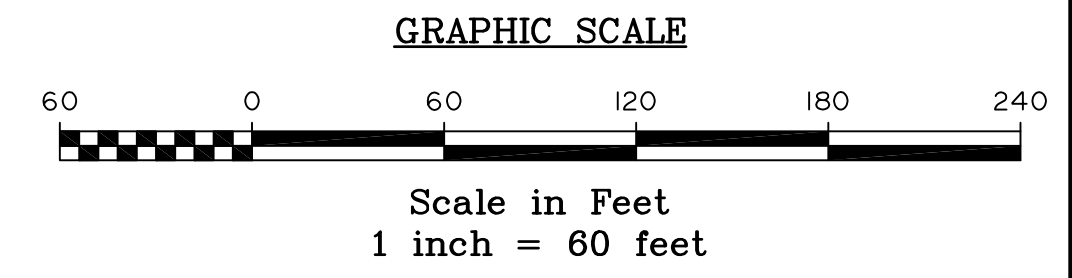
THE CITY OF UNALASKA HEREBY APPROVES THE SUBDIVISION SHOWN ON THIS PLAT.

CITY CLERK DATE
CHAIR OF THE PLATTING BOARD DATE

TAX CERTIFICATE

I HEREBY CERTIFY THAT NO TAX PAYMENT IS CURRENTLY DUE FOR THE PROPERTY SHOWN HEREON.

TAX OFFICIAL, CITY OF UNALASKA DATE



NOTES

- McCLINTOCK LAND ASSOCIATES PERFORMED THE FIELD SURVEY FOR THIS SUBDIVISION ON SEPTEMBER 4 THROUGH SEPTEMBER 8, 2023.
- THE ERROR OF CLOSURE OF THIS SURVEY DOES NOT EXCEED 1:5,000.
- ALL BEARINGS SHOWN ARE TRUE BEARINGS AS ORIENTED TO THE BASIS OF BEARING AND THE DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES.
- THIS PLAT IS SUBJECT TO THE RESERVATIONS AND EXCEPTIONS AS CONTAINED IN U.S. PATENT No. 1053483.
- THIS PLAT IS SUBJECT TO THE RESERVATIONS AND EXCEPTIONS AS CONTAINED IN U.S. PATENT No. 50-77-0063 (RECORDED AS BOOK 17, PAGE 703, ALEUTIAN ISLANDS RECORDING DISTRICT, ON FEBRUARY 16, 1977).
- THIS PLAT IS SUBJECT TO THE RESERVATIONS AND EXCEPTIONS AS CONTAINED IN THE PLAT OF HAYSTACK HILL SUBDIVISION (RECORDED AS PLAT No. 91-014, ALEUTIAN ISLANDS RECORDING DISTRICT, ON APRIL 18, 1991).
- THIS PLAT IS SUBJECT TO THE RESERVATIONS AND EXCEPTIONS AS CONTAINED IN THE PLOT OF RESERVOIR HILL SUBDIVISION (RECORDED AS PLAT No. 92-012, ALEUTIAN ISLANDS RECORDING DISTRICT, ON FEBRUARY 28, 1992).
- THIS PLAT IS SUBJECT TO THE RESERVATIONS AND EXCEPTIONS AS CONTAINED IN THE PLAT OF UNALASKA PEDESTRIAN PATHWAY 1997 RIGHT-OF-WAY ACQUISITIONS (RECORDED AS PLAT No. 97-014, ALEUTIAN ISLANDS RECORDING DISTRICT, ON DECEMBER 30, 1997).
- CITY OF UNALASKA RESOLUTION 2023-34 WAS APPROVED BY THE UNALASKA CITY COUNCIL. THE RESOLUTION APPROVES THE VACATION OF LAVELLE COURT (ORIGINALLY DEDICATED BY THE RESERVOIR HILL SUBDIVISION PLAT, RECORDED AS PLAT No. 92-12 (ALEUTIAN ISLANDS RECORDING DISTRICT)) AND THE COMBINATION OF BLOCK ONE (PLAT No. 92-12) AND BLOCK 2-A (PLAT No. 97-14). THE RESOLUTION WAS PASSED AND ADOPTED BY A DULY CONSTITUTED QUORUM OF THE UNALASKA CITY COUNCIL ON SEPTEMBER 12, 2023 AND SIGNED BY THE MAYOR, VINCENT M. TUTIAKOFF, SR. AND ATTESTED BY THE CITY CLERK, ESTKARLEN P. MAGDAONG.
- THIS SUBDIVISION IS CURRENTLY ZONED PUBLIC/QUASI-PUBLIC (P-QP). THE FRONT YARD BUILDING SETBACK REQUIREMENT (ALONG THE RIGHT-OF-WAY OF AIRPORT BEACH ROAD AND RAVEN WAY) IS 15 FEET. THE SIDE YARD BUILDING SETBACK REQUIREMENT (ALONG THE BOUNDARY COMMON WITH LOT 1-A, BLOCK 5, TRACT A, U.S. SURVEY No. 4988, UNALASKA TOWNSITE (PLAT No. 97-14, ALEUTIAN ISLANDS RECORDING DISTRICT)) IS 20 FEET. THE BACK YARD BUILDING SETBACK REQUIREMENT (ALONG THE BOUNDARY COMMON WITH HAYSTACK HILL SUBDIVISION) IS 20 FEET. THE MAXIMUM HEIGHT OF ANY STRUCTURES WITHIN THE SUBDIVISION IS 50 FEET. THE MAXIMUM LOT COVERAGE IS 60%.
- THE UNALASKA CITY COORDINATE SYSTEM IS ALASKA STATE PLANE (ASP), ZONE 10 (NORTH AMERICAN DATUM OF 1983, NAD83), U.S. FOOT. THE SUBDIVISION OF ILLIULIUK HEALTH CAMPUS IS TIED TO CONTROL POINT 43 ALSO REFERRED TO AS CORNER 3 OF U.S. SURVEY No. 4988 AND CORNER 6 OF TRACT A, U.S. SURVEY No. 4988, UNALASKA TOWNSITE. THE CONTROL POINT IS A METAL CAP ON A 3 INCH DIAMETER IRON PIPE. THE CAP IS MARKED WITH "54988 TR A C6". THE CITY OF UNALASKA LISTS THE STATE PLANE COORDINATE OF CONTROL POINT 43 AS 1,183,272.9500 FEET NORTHING, 5,316,700.5516 FEET EASTING (ASP, ZONE 10, NAD83). THE GEODETIC COORDINATE OF CONTROL POINT 43 IS 53°52'25.562" NORTH LATITUDE, 166°32'18.616" WEST LONGITUDE (NAD83).

SURVEYOR'S CERTIFICATE

I CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA, THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE MONUMENTS SHOWN EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT.

TRAVIS J. BARIL REGISTERED LAND SURVEYOR (LS 112374) DATE
McCLINTOCK LAND ASSOCIATES, INC. (AEOCC596)



A PLAT OF
ILLIULIUK HEALTH CAMPUS
CREATING
TRACT A

A SUBDIVISION OF
BLOCK ONE, RESERVOIR HILL SUBDIVISION (PLAT No. 92-12) and
BLOCK 2-A, UNALASKA PEDESTRIAN PATHWAY RIGHT-OF-WAY
ACQUISITIONS (PLAT No. 97-14) and
RIGHT-OF-WAY VACATION OF LAVELLE COURT
(CITY OF UNALASKA RESOLUTION No. 2023-34)
LOCATED WITHIN
SECTION 10, TOWNSHIP 73 SOUTH, RANGE 118 WEST
SEWARD MERIDIAN, ALASKA
CONTAINING 3.83 ACRES, MORE OR LESS
ALEUTIAN ISLANDS RECORDING DISTRICT

PREPARED BY:
McCLINTOCK LAND ASSOCIATES, INC.
16942 NORTH EAGLE RIVER LOOP ROAD
EAGLE RIVER, ALASKA 99577
(907) 206-5000

PREPARED FOR:
CITY OF UNALASKA
P.O. BOX 610
UNALASKA, ALASKA 99685
(907) 581-1251

PLAT: 1"=60' CHK: BM JOB: 23-244 DWG: PL23244B FB NO: LL
GRID: UNALASKA DWN: JC DATE: 11-03-23 DISK: MLASERVER SHEET: 1 OF 1

CITY OF UNALASKA
UNALASKA, ALASKA

ORDINANCE 2023-11

CREATING BUDGET AMENDMENT #2 TO THE FISCAL YEAR 2024 BUDGET, APPROPRIATING \$10,000 FROM THE GENERAL FUND FOR AN INCREASE TO THE PARKS & RECREATION STUDY PROJECT (PR23A).

BE IT ENACTED BY THE UNALASKA CITY COUNCIL

- Section 1. Classification: This is a non-code ordinance.
 Section 2. Effective Date: This ordinance becomes effective upon adoption.
 Section 3. Content: The City of Unalaska FY24 Budget is amended as follows:

- A. That the following sums of money are hereby accepted and the following sums of money are hereby authorized for expenditure.
 B. The following are the changes by account line item:

Amendment No. 2 to Ordinance 2023-03

	Current	Requested	Revised
I. OPERATING BUDGETS			
A. General Fund			
Sources:			
Appropriated Fund Balance	\$ 252,224	\$ 10,000	\$ 262,224
Uses:			
Transfer to Govt Capital Projects	\$ 1,503,330	\$ 10,000	\$ 1,513,330
II. CAPITAL BUDGETS			
A. Governmental Project Budget			
Parks & Recreation Study			
Sources:			
Transfers from General Fund	\$ 150,000	\$ 10,000	\$ 160,000
Uses:			
Parks & Recreation Study	\$ 150,000	\$ 10,000	\$ 160,000

PASSED AND ADOPTED by a duly constituted quorum of the Unalaska City Council on November 28, 2023.

 Vincent M. Tutiakoff, Sr.
 Mayor

Attest:

 Estkarlen P. Magdaong
 City Clerk

City of Unalaska
Summary of Budget Amendment and Schedule of Proposed Accounts
FY24 Budget Amendment 2

- 1) General Fund - Operating Budget
 - Add \$10,000 to Appropriated Fund Balance
 - Add \$10,000 to Transfers to Govt Capital Projects for Parks & Rec Study

- 2) Governmental Fund Capital Projects Budget
 - Add \$10,000 to Transfers from General Fund
 - Add \$10,000 to Parks & Rec Study budget

	<u>Org</u>	<u>Object</u>	<u>Project</u>	<u>Current</u>	<u>Requested</u>	<u>Revised</u>
1) <u>General Fund - Operating Budget</u>						
Sources:						
Appropriated Fund Balance	01010049	49900		\$ 252,224	\$ 10,000	\$ 262,224
Uses:						
Transfer to Govt Capital Projects	01029854	59920		\$ 1,503,330	\$ 10,000	\$ 1,513,330
2) <u>Govt Fund - Capital Project Budgets</u>						
Parks & Recreation Study						
Sources:						
Transfer from General Fund	31019848	49100	PR23A	\$ 150,000	\$ 10,000	\$ 160,000
Uses:						
Other Professional Svcs	31022053	53300	PR23A	\$ 150,000	\$ 10,000	\$ 160,000

MEMORANDUM TO COUNCIL

To: Mayor and City Council Members
From: Roger Blakeley, PCR Director
Through: Patricia Soule, Finance Director
William Homka, City Manager
Date: 11/14/2023
Re: Ordinance 2023-11: Creating budget amendment #2 to the fiscal year 2024 budget, providing \$10,000 in additional monies to fully fund the Park & Recreation Study.

SUMMARY: This budget amendment request seeks Council's approval to transfer \$10,000 in General Fund Revenue into MUNIS Project PR23A, the Parks and Recreation Study.

PREVIOUS COUNCIL ACTION: Council funded the Parks and Recreation Study in the FY23-032 CMMP Plan. It was funded at \$150,000. After doing a RFP Berry Dunn was selected as the vendor but the amount of the Study proposed is \$156,992 requiring a Budget Amendment before the contract can be signed.

BACKGROUND: The project was included in the 2023 CMMP with the intent of commencing it in 2024. The Parks and Recreation Advisory Board has thoroughly assessed the project, and our staff has meticulously prepared all the bid documents, guiding this project to its current stage. A scoring committee was established to evaluate the submitted bids, using a predetermined scoring matrix that had been made available to all bidding firms before the bids were publicly submitted. Staff recommends that the City enter into a contract with Berry Dunn for Master Planning Services for the Parks, Culture and Recreation Department that will become part of the City's overall Comprehensive 20 year planning process.

DISCUSSION: If Council approved the Budget Amendment it will allow the City to enter into a contract with Berry Dunn.

ALTERNATIVES: Council could decide not to approve the requested budget amendment in its entirety which would preclude entering into a contract to do the Park & Recreation Plan.

FINANCIAL IMPLICATIONS: The project budget was \$150,000. Staff requests an additional \$10,000 to increase the budget to \$160,000 to cover the increased cost of the project.

		Org	Object	Project	Current	Requested	Revised
1)	<u>General Fund - Operating Budget</u>						
	Sources:						
	Appropriated Fund Balance	01010049	49900		\$ 252,224	\$ 10,000	\$ 262,224
	Uses:						
	Transfer to Govt Capital Projects	01029854	59920		\$ 1,503,330	\$ 10,000	\$ 1,513,330
2)	<u>Govt Fund - Capital Project Budgets</u>						
	Parks & Recreation Study						
	Sources:						
	Transfer from General Fund	31019848	49100	PR23A	\$ 150,000	\$ 10,000	\$ 160,000
	Uses:						
	Other Professional Svcs	31022053	53300	PR23A	\$ 150,000	\$ 10,000	\$ 160,000

LEGAL: Not applicable

STAFF RECOMMENDATION: Staff recommends Council adopt Ordinance 2023-11 so the contract can be signed.

PROPOSED MOTION: I move to schedule Ordinance 2023-11 for a second reading and public hearing on November 28, 2023.

CITY MANAGER COMMENTS: I am pleased the study is progressing and the bids came in as close to the budget as they did. I support staff's recommendation.