

**Regular Meeting**  
**Tuesday, March 26, 2024**  
**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](http://www.ci.unalaska.ak.us)

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

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### **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

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## **AGENDA**

1. **Call to order**
2. **Roll call**
3. **Pledge of Allegiance**
4. **Recognition of Visitors**
5. **Adoption of Agenda**
6. **Approve Minutes of Previous Meeting:** [March 12, 2024](#) and [Special Meeting, March 18, 2024](#)

## 7. Reports

- a. Financials – [February](#)
- b. [City Manager](#)
- c. Board and Commission Minutes (information only, no presentation)
  - i. [Parks, Culture and Recreation Advisory Committee Meeting Minutes – January 22, 2024](#)

8. **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.*

9. **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.*

10. **Work Session** *Work sessions are for planning purposes, or studying and discussing issues before the Council.*

- a. [Capital Projects Update – Scott Brown, Public Works Director](#)
- b. [Draft FY25-34 CMMP – Cameron Dean, Planning Director](#)
- c. [FY25 Additional Staff Position Requests](#)
- d. [Proposal for IFHS Clinic Funding for FY25](#)

11. **Regular Agenda** *Persons wishing to speak on regular agenda items must sign up with the City Clerk. Three-minute time limit per person.*

- a. [Resolution 2024-09](#): Authorizing the City Manager to enter into a Project Partnership Agreement with the United States Army Corps of Engineers for the dredging the Iliuliuk Bay Entrance Channel, to include payment of an estimated \$8,644,000 for construction and an amount equal to 10% of the total project cost, estimated to be \$3,457,600
- b. [Resolution 2024-10](#): Supporting of the City's grant application to the U.S. Environmental Protection Agency's Climate Pollution Reduction Grant due April 1, 2024

## 12. Council Directives to City Manager

13. **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.*

14. **Executive Session** *Executive Session is closed to the public.*

- a. Breda v. City of Unalaska
- b. Real Estate Transaction

## 15. Adjournment

**Regular Meeting**  
**Tuesday, March 12, 2024**  
**6:00 p.m.**



**Unalaska City Hall**  
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**43 Raven Way**

**Council Members**  
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### **MINUTES**

1. **Call to order.** Mayor Tutiakoff called the regular meeting of the Unalaska City Council to order on March 12, 2024, 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.*
2. **Roll call.** The City Clerk called the roll. The Mayor and all Council Members were present. Mayor announced quorum established.
3. **Pledge of Allegiance.** Coleman led the Pledge of Allegiance.
4. **Recognition of Visitors.** No particular recognition made.
5. **Awards and Presentations.** The Mayor acknowledged the 10-year employment anniversary of Sean Peters from the Department of Public Safety. The Mayor also presented Mr. Peters with an anniversary plaque and pin.
6. **Adoption of Agenda.** Looby moved to adopt the agenda, with a second by Longo. There being no objection, the agenda was adopted by consensus.
7. **Approve Minutes of Previous Meeting.** Looby moved to approve the proposed minutes of the council meeting held February 27, 2024, as presented; with a second by Coleman. There being no objection, the minutes were approved by consensus.
8. **Reports**
  - a. Scott Goodman, Executive Director of the Bering Sea Fisheries Research Foundation, delivered a presentation about a high-priority crab research project focused on Bristol Bay Red King Crab, and answered questions from the Council.
  - b. City Manager Homka presented his report and answered Council questions.
  - c. Board and Commission Minutes (information only, no presentation): Library Advisory Meeting Minutes – January 8, 2024
9. **Community Input & Announcements**
  - a. PCR Director Roger Blakeley made announcements about PCR programs.

- b. M. Lynn Crane made announcements for the Museum of Aleutians and Unalaskans Against Sexual Assault and Family Violence.
- c. Katherine McGlashan announced the annual fundraising event for the Unalaska Visitors Bureau.
- d. City Clerk announced deadline for filing of Public Official Financial Disclosure forms.

**10. Public Comment on Agenda Items.** None.

**11. Public Hearing.**

- a. The Mayor opened the public hearing on Ordinance 2024-04 Amending UCO § 3.40.040 to adopt a new pay range matrix; and amending § 3.40.050 basis of pay rates. There being no testimony, the Mayor closed the public hearing.
- b. The Mayor opened the public hearing for Ordinance 2024-05 Creating Budget Amendment #5 to the Fiscal Year 2024 Budget to fund increases in wages, fringe benefits and associated State of Alaska PERS contribution for unrepresented employees. There being no testimony, the Mayor closed the public hearing.

**12. Regular Agenda**

- a. Ordinance 2024-04: 2<sup>nd</sup> Reading, Amending UCO § 3.40.040 to adopt a new pay range matrix; and amending § 3.40.050 basis of pay rates

Tungul made a motion to adopt Ordinance 2024-04, with a second by Longo.

Mr. Homka provided a brief introduction followed by Council discussion.

Ruth Marquez provided public comment in favor of adoption of the ordinance.

Roll call vote: Coleman – no; Bell – no; Nicholson – no; Longo – yes; Tungul – yes; Looby – no.

Motion failed: 4 no and 2 yes.

- b. Ordinance 2024-05: 2<sup>nd</sup> Reading, Creating Budget Amendment #5 to the Fiscal Year 2024 Budget to fund increases in wages, fringe benefits and associated State of Alaska PERS contribution for unrepresented employees

Tungul made a motion to adopt Ordinance 2024-05, with a second by Longo.

Mr. Homka provided a brief introduction.

Roll call vote: Nicholson – no; Looby – no; Coleman – no; Tungul – yes; Longo – yes; Bell – no.

Motion failed: 4 no and 2 yes.

- c. Resolution 2024-07: Acknowledging the closure and completion of various capital projects and purchases.

Coleman moved to adopt Resolution 2024-07, with a second by Looby.

Mr. Homka provided an overview of the ordinance followed by Council discussion.

Roll call vote: all Council Members voted in the affirmative.

Motion passed unanimously.

13. **Council Directives to City Manager.** Bell moved to direct the City Manager to bring to Council a comprehensive change to Title 3, with a second by Coleman.

Council discussion.

Roll call vote: Bell – no; Looby – no; Nicholson – no; Longo – no; Coleman – no; Tungul – no.

Motion failed unanimously.

Council Member Nicholson asked for a 5-minute recess.

Back from recess at 7:20 p.m.

14. Nicholson made a motion to reconsider regarding Ordinance 2024-04 and Ordinance 2024-05, with a second by Tungul.

Council discussion.

Mayor asked for a roll call vote. Coleman commented about not needing a roll call vote when the motion to reconsider has been seconded. Bell made a point of order, stating that motion to reconsider has to be seconded, and voted on. City Manager Homka asked for a 5-minute break to consult with the City Attorney. City Attorney Charles Cacciola provided clarification on the matters at hand.

Roll call vote on the Motion to Reconsider: Coleman, Bell and Looby voted no; while Nicholson, Longo and Tungul voted yes, resulting in a tie with 3 no and 3 yes. The Mayor broke the tie by voting yes. Motion carried with 4 yes and 3 no.

Ordinance 2024-04 is back on the floor to be debated. Council discussion.

Bell made a motion to amend Ordinance 2024-04 to bring the amount to the 80<sup>th</sup> percentile, with a second by Looby.

Council discussion.

Roll call vote on the amendment: Longo – no; Bell – yes; Coleman – yes; Tungul – no; Looby – yes; Nicholson – no.

Roll call vote with 3 yes and 3 no. The Mayor broke the tie by voting no. Motion failed with 4 no and 3 yes.

Council discussion on the main motion.

Roll call vote on Ordinance 2024-04: Bell – no; Looby – no; Nicholson – yes; Longo – yes; Tungul – yes; Coleman – no. Roll call vote with 3 yes and 3 no. The Mayor broke the tie by voting yes. Motion adopted with 4 yes and 3 no.

Ordinance 2024-05 is back on the floor to be discussed. Hearing no discussion, Mayor called for a roll call.

Roll call vote: All council members voted in the affirmative. Motion passed unanimously.

**15. Community Input & Announcements.**

- a. M. Lynn Crane thanked the Council for allowing USAFV to hold over some money from previous fiscal years to do some interior maintenance work. USAFV will have an open house later in the year.

**16. Executive Session.** Bell moved to go into an executive session to discuss matters which, if discussed in public, could harm the reputation of a person; and which if immediately disclosed would tend to adversely affect the finances of the city. Present in the executive session will be the Mayor, Council Members and Deputy City Manager; with a second by Longo.

Roll call vote: all Council Members voted in the affirmative.

With this vote, the Council entered into Executive Session at 7:56 p.m.

- a. Discussion of City Manager Annual Evaluation

Longo made a motion to return to regular session, with a second by Tungul.

Council reconvened to regular session at 8:20 p.m.

Mayor announced that no formal action was taken in Executive Session.

**17. Adjournment.** Having completed all items on the agenda, the Mayor adjourned the meeting at 8:22 p.m.

These minutes were approved by the Unalaska City Council on March 26, 2024.

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Estkarlen P. Magdaong  
City Clerk

**Special Meeting**  
**Monday, March 18, 2024**  
**12:00 p.m.**



**Unalaska City Hall**  
**Council Chambers**  
**43 Raven Way**

**Council Members**  
Thomas D. Bell  
Darin Nicholson  
Daneen Looby

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### **MINUTES**

1. **Call to order.** Mayor Tutiakoff called to order the Special Meeting of the Unalaska City Council on Monday, March 18, 2024 at 12:00 p.m.  
  
Council Member Nicholson read the City's Mission Statement: *To provide a sustainable quality of life through excellent stewardship of government.*
2. **Roll call.** City Clerk called the roll. The Mayor and all council members were present. Mayor announced quorum established.
3. **Pledge of Allegiance.** Tungul led the Pledge of Allegiance.
4. **Adoption of Agenda.** Nicholson moved to adopt the agenda, with a second by Tungul. There being no objection, the agenda was adopted by consensus.
5. **Regular Agenda**
  - a. **Resolution 2024-08:** Authorizing the City Manager to enter into a Project Partnership Agreement with the United States Army Corps of Engineers for the dredging of the Iliuliuk Bay Entrance Channel in an amount not to exceed \$8,644,000  
  
Coleman made a motion to adopt Resolution 2024-08, with a second by Tungul.  
  
City Manager provided a brief introduction of the resolution and invited Ports Director, Peggy McLaughlin to provide more information and respond to Council's inquiries.  
  
Council discussion  
  
Roll call vote: Coleman – yes; Bell – yes; Nicholson – yes; Longo – yes; Tungul – yes; Looby – yes Motion passed 6-0.
6. **Council Directives to City Manager.** None
7. **Adjournment.** Having completed all items on the agenda, the Mayor adjourned the meeting at 12:18 p.m.

These minutes were approved by the Unalaska City Council on March 26, 2024.

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Estkarlen P. Magdaong  
City Clerk

General Fund Operating Monthly Summary - Month Ending February 2024

	FY2024 Budget	February	FY2024 YTD	% OF BUD	FY2023 YTD	INC/(DEC) Last Year
<b>REVENUES</b>						
Raw Seafood Tax	4,000,000	307,034	3,237,884	81%	3,112,970	124,914
AK Fisheries Business	3,470,000	-	3,880,930	112%	4,258,312	(377,381)
AK Fisheries Resource Landing	5,600,000	-	6,780,164	121%	4,760,389	2,019,776
Property Taxes	8,809,809	11,754	8,772,543	100%	7,315,500	1,457,043
Sales Tax	9,781,800	367,124	7,652,800	78%	7,537,047	115,754
Investment Earnings	1,000,000	(177,314)	6,124,028	612%	846,501	5,277,527
Other Revenues	2,510,899	200,979	2,143,088	85%	2,829,279	(686,191)
<b>Total General Fund Revenues</b>	<b>35,172,508</b>	<b>709,577</b>	<b>38,591,438</b>	<b>110%</b>	<b>30,659,997</b>	<b>7,931,441</b>
<b>EXPENDITURES</b>						
Mayor & Council	624,255	67,133	368,223	59%	234,584	133,640
City Administration	2,476,499	122,063	1,543,006	62%	1,651,778	(108,772)
City Clerk	666,946	39,010	313,196	47%	388,594	(75,397)
Finance	2,413,193	126,797	1,341,677	56%	1,319,879	21,798
Planning	822,936	42,871	315,950	38%	311,442	4,508
Public Safety Admin	0	-	-	0%	645,788	(645,788)
Public Safety	6,140,669	410,846	3,075,183	50%	2,404,894	670,289
Fire, EMS	1,775,967	126,434	894,744	50%	916,586	(21,842)
Public Works	6,515,110	519,426	3,699,100	57%	3,914,563	(215,463)
Parks, Culture & Recreation	4,092,536	321,200	2,456,571	60%	2,257,026	199,545
Community Grants	1,166,000	86,750	819,000	70%	820,999	(1,998)
School Support	5,495,242	457,937	3,663,494	67%	3,336,607	326,888
<b>Total Operating Expenditures</b>	<b>32,189,352</b>	<b>2,320,467</b>	<b>18,490,143</b>	<b>57%</b>	<b>18,202,737</b>	<b>287,406</b>
<b>Net Operating Surplus</b>	<b>2,983,155</b>	<b>(1,610,890)</b>	<b>20,101,294</b>		<b>12,457,260</b>	<b>7,644,035</b>
<b>Capital Outlay and Transfers</b>						
Capital Outlay	1,368,967	-	44,923	3%	300,429	(255,506)
Transfers To Capital Projects	1,817,955	220,175	1,817,955	100%	3,229,807	(1,411,852)
Transfers To Enterprise Funds	300,000	-	300,000	100%	-	300,000
Transfers To Enterprise Capital	252,224	-	252,224	100%	3,494,500	(3,242,276)
<b>Total Capital Outlay and Transfers</b>	<b>3,739,146</b>	<b>220,175</b>	<b>2,415,102</b>	<b>65%</b>	<b>7,024,735</b>	<b>(4,609,633)</b>
<b>Net Surplus (Deficit)</b>	<b>(755,991)</b>	<b>(1,831,065)</b>	<b>17,686,192</b>		<b>5,432,524</b>	<b>12,253,668</b>
Appropriated Fund Balance	724,341	-	-		-	-
	<b>\$ (31,650)</b>	<b>\$ (1,831,065)</b>	<b>\$ 17,686,192</b>		<b>\$ 5,432,524</b>	<b>\$ 12,253,668</b>



	<u>FY2024 Budget</u>	<u>February</u>	<u>FY2024 YTD</u>	<u>% OF BUD</u>	<u>FY2023 YTD</u>	<u>INC/(DEC) Last Year</u>
<b>1% Sales Tax Special Revenue Fund</b>						
REVENUE						
Sales Tax	\$ 4,890,000	\$ 472,004	\$ 3,826,400	78%	\$3,768,523	\$ 57,877
TRANSFERS						
Govt Capital Projects	3,161,147	0	3,161,147	100%	0	3,161,147
Enterprise Capital	0	0	0	0%	3,860,000	(3,860,000)
Total Transfers	<u>3,161,147</u>	<u>-</u>	<u>3,161,147</u>	<u>100%</u>	<u>3,860,000</u>	<u>(698,853)</u>
1% Sales Tax Special Revenue Fund	<u>\$ 1,728,853</u>	<u>\$ 472,004</u>	<u>\$ 665,253</u>		<u>\$ (91,477)</u>	<u>\$ 756,730</u>

	<u>FY2024 Budget</u>	<u>February</u>	<u>FY2024 YTD</u>	<u>% OF BUD</u>	<u>FY2023 YTD</u>	<u>INC/(DEC) Last Year</u>
<b>Bed Tax Special Revenue Fund</b>						
REVENUE						
Bed Tax	\$ 175,000	\$ 17,193	\$ 92,973	53%	\$ 120,608	(\$ 27,635)
EXPENSES						
Unalaska CVB	210,000	17,500	140,000	67%	140,000	-
Bed Tax Special Revenue Fund	<u>\$ (35,000)</u>	<u>\$ (307)</u>	<u>\$ (47,027)</u>		<u>\$ (19,392)</u>	<u>\$ (27,635)</u>

	<u>FY2024 Budget</u>	<u>February</u>	<u>FY2024 YTD</u>	<u>% OF BUD</u>	<u>FY2023 YTD</u>	<u>INC/(DEC) Last Year</u>
<b>E911 Enhancement Special Revenue Fund</b>						
REVENUE						
E911 Enhancement Tax	\$ 75,000	\$ 5,740	\$ 54,022	72%	\$ 53,808	\$ 214
EXPENSES						
Public Safety Admin	75,000	175	3,918	5%	-	3,918
E911 Enhancement Special Revenue Fund	<u>\$ 0</u>	<u>\$ 5,565</u>	<u>\$ 50,104</u>		<u>\$ 53,808</u>	<u>\$ (3,704)</u>

	<u>FY2024 Budget</u>	<u>February</u>	<u>FY2024 YTD</u>	<u>% OF BUD</u>	<u>FY2023 YTD</u>	<u>INC/(DEC) Last Year</u>
<b>Tobacco Tax Special Revenue Fund</b>						
REVENUE						
Tobacco Tax	\$ 750,000	\$ 10,128	\$ 361,000	48%	\$ 493,071	(\$132,071)
EXPENSES						
Community Support	156,414	13,035	104,276	67%	58,667	45,609
Tobacco Tax Special Revenue Fund	<u>\$ 593,586</u>	<u>\$ (2,906)</u>	<u>\$ 256,724</u>		<u>\$ 434,404</u>	<u>\$ (177,680)</u>

	<u>FY2024 Budget</u>	<u>February</u>	<u>FY2024 YTD</u>	<u>% OF BUD</u>	<u>FY2023 YTD</u>	<u>INC/(DEC) Last Year</u>
<b>Electric Proprietary Fund</b>						
REVENUES	18,325,453	1,440,143	12,924,972	71%	13,630,750	(705,778)
EXPENSES - Cash Basis						
Electric Line Repair & Maint	1,421,907	155,527	918,231	65%	446,582	471,649
Electric Production	13,818,461	823,298	7,937,842	57%	8,136,995	(199,153)
Facilities Maintenance	136,661	4,946	36,135	26%	62,952	(26,817)
Utility Administration	2,295,485	81,961	1,416,403	62%	1,394,659	21,744
Veh & Equip Maintenance	67,352	1,384	20,199	30%	17,502	2,697
Total operating expenses - cash basis	<u>17,739,866</u>	<u>1,067,116</u>	<u>10,328,810</u>	<u>58%</u>	<u>10,058,690</u>	<u>270,119</u>
Net Profit (loss) from operations - cash basis	585,587	373,027	2,596,163		3,572,060	(975,897)
Depreciation	<u>2,877,546</u>	<u>262,779</u>	<u>2,102,236</u>	<u>73%</u>	<u>2,482,418</u>	<u>(380,183)</u>
Net Profit (loss) from operations - accrual basis	(2,291,959)	110,248	493,927		1,089,641	(595,714)
TRANSFERS and CAPITAL OUTLAY						
Transfers Out	<u>1,295,000</u>	<u>-</u>	<u>1,295,000</u>	<u>100%</u>	<u>1,135,266</u>	<u>159,734</u>
Total Transfers and Capital Outlay	<u>1,295,000</u>	<u>-</u>	<u>1,295,000</u>	<u>100%</u>	<u>1,135,266</u>	<u>159,734</u>
Net earnings (loss)	(3,586,959)	110,248	(801,073)		(45,625)	(755,448)
<b>Water Proprietary Fund</b>						
REVENUES	2,269,201	316,852	1,632,219	72%	1,447,743	184,476
EXPENSES - Cash Basis						
Facilities Maintenance	69,997	1,117	16,811	24%	41,378	(24,567)
Utility Administration	812,641	43,421	522,499	64%	503,279	19,220
Veh & Equip Maintenance	41,160	1,737	9,426	23%	13,923	(4,497)
Water Operations	1,590,543	96,495	681,215	43%	701,012	(19,796)
Total operating expenses - cash basis	<u>2,514,341</u>	<u>142,770</u>	<u>1,229,950</u>	<u>49%</u>	<u>1,259,591</u>	<u>(29,640)</u>
Net Profit (loss) from operations - cash basis	(245,140)	174,082	402,268		188,152	214,116
Depreciation	<u>1,011,634</u>	<u>79,512</u>	<u>705,242</u>	<u>70%</u>	<u>688,966</u>	<u>16,277</u>
Net Profit (loss) from operations - accrual basis	(1,256,774)	94,570	(302,974)		(500,814)	197,840
TRANSFERS and CAPITAL OUTLAY						
Transfers Out	<u>521,300</u>	<u>-</u>	<u>521,300</u>	<u>100%</u>	<u>1,434,754</u>	<u>(913,454)</u>
Total Transfers and Capital Outlay	<u>521,300</u>	<u>-</u>	<u>521,300</u>	<u>100%</u>	<u>1,434,754</u>	<u>(913,454)</u>
	(1,778,074)	94,570	(824,274)		(1,935,568)	1,111,294

	<b>FY2024 Budget</b>	<b>February</b>	<b>FY2024 YTD</b>	<b>% OF BUD</b>	<b>FY2023 YTD</b>	<b>INC/(DEC) Last Year</b>
<b>Wastewater Proprietary Fund</b>						
REVENUES	2,771,359	308,958	1,904,883	69%	1,834,736	70,147
EXPENSES - Cash Basis						
Facilities Maintenance	70,935	4,768	31,975	45%	35,462	(3,487)
Utility Administration	743,164	38,861	495,027	67%	465,132	29,894
Veh & Equip Maintenance	32,434	1,126	6,468	20%	20,003	(13,535)
Wastewater Operations	2,078,765	124,216	1,098,673	53%	1,150,666	(51,993)
Total operating expenses - cash basis	<u>2,925,298</u>	<u>168,972</u>	<u>1,632,143</u>	<u>56%</u>	<u>1,671,263</u>	<u>(39,120)</u>
Net Profit (loss) from operations - cash basis	(153,939)	139,987	272,740		163,473	109,267
Depreciation	<u>1,244,222</u>	<u>101,965</u>	<u>836,945</u>	<u>67%</u>	<u>849,433</u>	<u>(12,488)</u>
Net Profit (loss) from operations - accrual basis	(1,398,161)	38,022	(564,205)		(685,961)	121,755
TRANSFERS and CAPITAL OUTLAY						
Transfers Out	102,000	-	102,000	100%	28,272	73,728
Total Transfers and Capital Outlay	<u>102,000</u>	<u>-</u>	<u>102,000</u>	<u>100%</u>	<u>28,272</u>	<u>73,728</u>
	(1,500,161)	38,022	(666,205)		(714,233)	48,027
<b>Solid Waste Proprietary Fund</b>						
REVENUES	2,994,040	354,882	2,193,990	73%	2,051,137	142,853
EXPENSES - Cash Basis						
Facilities Maintenance	130,118	20,239	52,687	40%	55,478	(2,791)
Solid Waste Operations	2,061,030	94,518	873,402	42%	912,042	(38,640)
Utility Administration	846,929	105,306	548,042	65%	474,749	73,293
Veh & Equip Maintenance	155,877	733	49,003	31%	31,779	17,224
Total operating expenses - cash basis	<u>3,193,954</u>	<u>220,797</u>	<u>1,523,134</u>	<u>48%</u>	<u>1,474,048</u>	<u>49,086</u>
Net Profit (loss) from operations - cash basis	(199,914)	134,085	670,856		577,089	93,767
Depreciation	<u>884,204</u>	<u>73,911</u>	<u>591,285</u>	<u>67%</u>	<u>591,368</u>	<u>(83)</u>
Net Profit (loss) from operations - accrual basis	(1,084,118)	60,174	79,571		(14,279)	93,850
TRANSFERS and CAPITAL OUTLAY						
Capital Outlay	135,000	-	-	-%	-	0
Transfers Out	-	-	-	-%	400,000	(400,000)
Total Transfers and Capital Outlay	<u>135,000</u>	<u>-</u>	<u>-</u>	<u>0%</u>	<u>400,000</u>	<u>(400,000)</u>
Net earnings (loss)	(1,219,118)	60,174	79,571		(414,279)	493,850

	<u>FY2024 Budget</u>	<u>February</u>	<u>FY2024 YTD</u>	<u>% OF BUD</u>	<u>FY2023 YTD</u>	<u>INC/(DEC) Last Year</u>
<b>Ports &amp; Harbors Proprietary Fund</b>						
REVENUES	9,228,188	609,827	5,960,696	65%	5,654,872	305,824
EXPENSES - Cash Basis						
Bobby Storrs Small Boat Harbor	199,407	10,267	95,899	48%	87,065	8,834
CEM Small Boat Harbor	1,074,399	58,424	728,690	68%	715,554	13,136
Facilities Maintenance	56,832	1,374	19,470	34%	23,005	(3,534)
Harbor Office	2,912,238	221,376	1,818,365	62%	1,806,194	12,171
Ports Security	72,099	8,765	15,480	21%	2,971	12,508
Spit & Light Cargo Docks	729,506	67,100	494,469	68%	439,118	55,350
Unalaska Marine Center	1,256,000	70,906	817,207	65%	663,190	154,017
Veh & Equip Maintenance	66,667	2,985	21,658	32%	49,356	(27,697)
Total operating expenses - cash basis	<u>6,367,148</u>	<u>441,197</u>	<u>4,011,239</u>	<u>63%</u>	<u>3,786,452</u>	<u>224,786</u>
Net Profit (loss) from operations - cash basis	2,861,040	168,630	1,949,457		1,868,420	81,038
Depreciation	<u>4,227,743</u>	<u>352,398</u>	<u>2,819,186</u>	<u>67%</u>	<u>2,855,795</u>	<u>(36,609)</u>
Net Profit (loss) from operations - accrual basis	(1,366,703)	(183,768)	(869,729)		(987,376)	117,647
<b>TRANSFERS and CAPITAL OUTLAY</b>						
Capital Outlay	-	-	-	-%	206,923	(206,923)
Transfers Out	<u>480,160</u>	<u>-</u>	<u>435,118</u>	<u>91%</u>	<u>2,492,144</u>	<u>(2,057,026)</u>
Total Transfers and Capital Outlay	<u>480,160</u>	<u>-</u>	<u>435,118</u>	<u>91%</u>	<u>2,699,067</u>	<u>(2,263,949)</u>
Net earnings (loss)	(1,846,863)	(183,768)	(1,304,847)		(3,686,442)	2,381,596
<b>Airport Proprietary Fund</b>						
REVENUES	549,516	41,412	340,557	62%	333,211	7,346
EXPENSES - Cash Basis						
Airport Admin/Operations	443,978	32,696	297,582	67%	288,097	9,485
Facilities Maintenance	<u>182,967</u>	<u>18,352</u>	<u>77,888</u>	<u>43%</u>	<u>131,345</u>	<u>(53,458)</u>
Total operating expenses - cash basis	<u>626,944</u>	<u>51,048</u>	<u>375,470</u>	<u>60%</u>	<u>419,443</u>	<u>(43,972)</u>
Net Profit (loss) from operations - cash basis	(77,428)	(9,636)	(34,913)		(86,232)	51,318
Depreciation	<u>173,617</u>	<u>9,143</u>	<u>135,127</u>	<u>78%</u>	<u>185,114</u>	<u>(49,987)</u>
Net Profit (loss) from operations - accrual basis	(251,045)	(18,779)	(170,040)		(271,346)	101,305
<b>TRANSFERS and CAPITAL OUTLAY</b>						
Transfers Out	<u>-</u>	<u>-</u>	<u>-</u>	<u>-%</u>	<u>22,280</u>	<u>(22,280)</u>
Total Transfers and Capital Outlay	<u>-</u>	<u>-</u>	<u>-</u>	<u>0%</u>	<u>22,280</u>	<u>(22,280)</u>
Net earnings (loss)	(251,045)	(18,779)	(170,040)		(293,626)	123,585

	<u>FY2024 Budget</u>	<u>February</u>	<u>FY2024 YTD</u>	<u>% OF BUD</u>	<u>FY2023 YTD</u>	<u>INC/(DEC) Last Year</u>
<b>Housing Proprietary Fund</b>						
REVENUES	252,703	28,214	158,001	63%	151,725	6,277
EXPENSES - Cash Basis						
Facilities Maintenance	281,330	10,424	71,206	25%	108,779	(37,574)
Housing Admin & Operating	240,083	13,408	136,879	57%	133,366	3,513
Total operating expenses - cash basis	<u>521,413</u>	<u>23,832</u>	<u>208,084</u>	40%	<u>242,145</u>	<u>(34,060)</u>
Transfers In	300,000	-	300,000	100%	-	300,000
Net Profit (loss) from operations - cash basis	31,290	4,382	249,917		(90,420)	340,337
Depreciation	<u>195,246</u>	<u>16,270</u>	<u>130,164</u>	67%	<u>130,164</u>	<u>0</u>
Net Profit (loss) from operations - accrual basis	(163,956)	(11,889)	119,753		(220,584)	340,337
<b>TRANSFERS and CAPITAL OUTLAY</b>						
Net earnings (loss)	(163,956)	(11,889)	119,753		(220,584)	340,337

City of Unalaska  
Utility Revenue Report  
Summary

02/29/24

FY24 Budget Month	Electric	Water	Waste Water	Solid Waste	Monthly Revenue	FY24 Revenue	FY23YTD Revenue	YTD Inc/(Dec)
Jul-23	1,653,645	326,049	242,852	338,846	2,561,392	2,561,392	2,998,361	(436,969)
Aug-23	1,892,079	333,305	280,112	339,283	2,844,780	5,406,172	6,402,956	(996,784)
Sep-23	2,271,079	148,188	266,706	306,350	2,992,323	8,398,495	8,611,988	(213,493)
Oct-23	1,723,621	81,303	162,931	249,215	2,217,069	10,615,564	10,769,381	(153,817)
Nov-23	1,447,568	115,974	162,909	205,342	1,931,793	12,547,358	12,731,203	(183,845)
Dec-23	1,311,584	119,110	199,610	138,859	1,769,163	14,316,520	14,551,934	(235,414)
Jan-24	1,185,253	191,438	280,805	261,213	1,918,709	16,235,230	16,405,028	(169,798)
Feb-24	1,440,143	316,852	308,958	354,882	2,420,835	18,656,064	18,928,766	(272,702)
Mar-24	0	0	0	0	0	0	21,722,683	0
Apr-24	0	0	0	0	0	0	23,974,363	0
May-24	0	0	0	0	0	0	25,769,957	0
Jun-24	0	0	0	0	0	0	27,601,810	0
YTD Totals	12,924,972	1,632,219	1,904,883	2,193,990	18,656,064			
FY24 Budget	18,325,288	2,269,028	2,771,166	2,993,910	26,359,392			
% to budget	70.5	71.9	68.7	73.3	70.8			

City of Unalaska  
Electric Revenue Report  
Electric Fund

02/29/24

FY24 Budget Month	Residential	Small General	Large General	Industrial	P.C.E. Assist	Other Revenues	Monthly Revenue	FY24 YTD Revenue	FY23 YTD Revenue	YTD Inc/(Dec)
Jul-23	112,890	113,009	146,640	1,200,702	69,185	11,220	1,653,645	1,653,645	2,159,046	(505,401)
Aug-23	119,575	121,485	165,124	1,390,866	83,135	11,894	1,892,079	3,545,724	4,729,326	(1,183,602)
Sep-23	134,687	141,619	185,510	1,708,012	85,055	16,195	2,271,079	5,816,803	6,426,606	(609,803)
Oct-23	133,067	131,327	165,167	1,167,999	110,329	15,730	1,723,621	7,540,424	8,039,590	(499,166)
Nov-23	126,993	124,910	159,354	930,608	91,598	14,106	1,447,568	8,987,992	9,434,359	(446,367)
Dec-23	147,635	148,638	166,916	753,805	79,972	14,619	1,311,584	10,299,576	10,862,126	(562,550)
Jan-24	167,781	149,487	170,208	593,984	88,553	15,240	1,185,253	11,484,829	12,091,039	(606,210)
Feb-24	148,900	141,735	169,278	883,866	81,253	15,111	1,440,143	12,924,972	13,608,750	(683,778)
Mar-24							0	0	15,406,106	0
Apr-24							0	0	16,948,218	0
May-24							0	0	18,246,038	0
Jun-24							0	0	19,373,030	0
YTD Totals	1,091,528	1,072,210	1,328,198	8,629,843	689,079	114,116	12,924,972			
FY24 Budget	1,620,000	1,402,000	1,959,500	12,481,150	741,250	121,388	18,325,288			
% of Budget	67.4	76.5	67.8	69.1	93.0	94.0	70.5			

Kwh Sold

FY 24 Month	Residential	SM. Gen (Includes Street lights)	Large General	Industrial	Total FY24 Kwh Sold	Total FY23 Kwh Sold	Increase (Decrease)
July	285,608	277,952	374,030	2,976,825	3,914,415	4,103,770	(189,355)
August	290,146	286,099	412,057	3,365,910	4,354,212	4,712,048	(357,836)
September	284,167	285,789	385,264	3,465,040	4,420,260	3,182,656	1,237,604
October	346,608	319,124	405,259	2,802,040	3,873,031	3,327,984	545,047
November	320,646	293,501	387,202	2,244,215	3,245,564	2,861,454	384,110
December	350,465	347,710	395,096	1,776,875	2,870,146	2,939,379	(69,233)
January *	400,193	356,039	408,508	1,441,770	2,606,510	2,606,236	274
February	358,587	340,915	418,573	2,152,750	3,270,825	3,347,529	(76,704)
March					0	4,116,469	0
April					0	3,469,740	0
May					0	2,989,357	0
June					0	2,605,786	0
Total	2,636,420	2,507,129	3,185,989	20,225,425	28,554,963	40,262,408	1,473,907
Percent Sold	9.2%	8.8%	11.2%	70.8%	100.0%		

Generator Fuel	
FY24 Average Price Fuel	FY23 Average Price Fuel
3.5251	5.2724
4.2266	4.0382
4.4511	4.1865
3.8108	4.2822
3.4920	4.4177
3.9324	3.5295
3.0901	3.3526
3.1038	3.7226
	3.6021
	3.4545
	3.3451
3.7040	3.9276

FY24 Cumulative kwh Sold	FY23 Cumulative kwh Sold
3,914,415	4,103,770
8,268,627	8,815,818
12,688,887	11,998,474
16,561,918	15,326,458
19,807,482	18,187,912
22,677,628	21,127,291
25,284,138	23,733,527
28,554,963	27,081,056
28,554,963	31,197,525
28,554,963	34,667,265
28,554,963	37,656,622
28,554,963	40,262,408

% Change from Prior Year

City of Unalaska  
Water Revenue Report  
Water Fund

02/29/24

FY24 Month	Unmetered Sales	Metered Sales	Other Revenues	Monthly Revenue	FY24 YTD Revenue	FY23 YTD Revenue	YTD Inc/(Dec)
Jul-23	12,284	307,946	5,819	326,049	326,049	335,633	(9,584)
Aug-23	12,285	320,066	954	333,305	659,354	591,571	67,783
Sep-23	12,290	135,936	(38)	148,188	807,542	667,207	140,335
Oct-23	12,286	69,055	(39)	81,303	888,845	748,813	140,032
Nov-23	12,238	103,062	674	115,974	1,004,820	845,105	159,715
Dec-23	12,210	106,945	(46)	119,110	1,123,929	913,698	210,231
Jan-24	12,209	179,271	(42)	191,438	1,315,367	1,050,507	264,860
Feb-24	11,797	304,294	761	316,852	1,632,219	1,447,743	184,476
Mar-24				0	0	1,815,103	0
Apr-24				0	0	1,991,582	0
May-24				0	0	2,095,427	0
Jun-24				0	0	2,313,260	0
YTD Totals	97,599	1,526,576	8,043	1,632,219			
FY24 Budget	152,000	2,075,000	42,028	2,269,028			
% of Budget	64.2	73.6	19.1	71.9			

Million Gallons Produced

FY24 Month	FY 24 Produced	FY 23 Produced	Increase (Decrease)
July	139.274	148.673	(9.399)
August	144.090	102.648	41.442
September	92.068	42.857	49.211
October	48.493	41.598	6.895
November	49.522	41.802	7.720
December	49.727	44.347	5.380
January	10.166	92.605	(82.439)
February	162.353	140.665	21.688
March		152.749	0.000
April		79.263	0.000
May		46.234	0.000
June		98.829	0.000
Total	695.693	1032.270	40.498

FY24 Water Cumulative	FY23 Water Cumulative
139.274	148.673
283.364	251.321
375.432	294.178
423.925	335.776
473.447	377.578
523.174	421.925
533.340	514.530
695.693	655.195
0.000	807.944
0.000	887.207
0.000	933.441
0.000	1032.270



City of Unalaska  
Wastewater Revenue Report  
Wastewater Fund

02/29/24

FY24 Budget Month	Unmetered Sales	Metered Commercial	Metered Industrial	Other Revenues	Monthly Revenue	FY24 YTD Revenue	FY23 YTD Revenue	YTD Inc/(Dec)
Jul-23	45,167	160,638	32,810	4,237	242,852	242,852	227,269	15,583
Aug-23	45,171	181,790	41,109	12,042	280,112	522,964	475,799	47,165
Sep-23	45,190	189,170	26,206	6,141	266,706	789,671	688,031	101,640
Oct-23	45,176	122,212	(7,996)	3,539	162,931	952,601	894,378	58,223
Nov-23	44,998	108,444	3,444	6,023	162,909	1,115,510	1,139,713	(24,203)
Dec-23	44,893	144,809	6,915	2,992	199,610	1,315,120	1,303,597	11,523
Jan-24	44,889	213,065	16,258	6,593	280,805	1,595,925	1,536,092	59,833
Feb-24	43,375	212,156	43,929	9,498	308,958	1,904,883	1,827,136	77,747
Mar-24					0	0	2,106,374	0
Apr-24					0	0	2,338,494	0
May-24					0	0	2,523,447	0
Jun-24					0	0	2,725,766	0
YTD Totals	358,858	1,332,284	162,675	51,066	1,904,883			
FY24 Budget	515,000	2,025,000	128,000	103,166	2,771,166			
% of Budget	69.7	65.8	127.1	49.5	68.7			

FY24 Month	FY24 Effluent (Gal)	FY23 Effluent (Gal)	Increase (Decrease)
July	10,648,000	10,309,000	339,000
August	10,591,000	12,316,000	(1,725,000)
September	9,520,000	9,074,000	446,000
October	9,626,000	9,656,000	(30,000)
November	9,820,000	11,502,000	(1,682,000)
December	8,419,000	19,882,000	(11,463,000)
January	13,738,000	13,468,000	270,000
February	13,322,000	13,121,000	201,000
March		16,047,000	0
April		9,458,000	0
May		8,438,000	0
June		8,803,000	0
Total	85,684,000	142,074,000	(13,644,000)

FY24 Cumulative	FY23 Cumulative
10,648,000	10,309,000
21,239,000	22,625,000
30,759,000	31,699,000
40,385,000	41,355,000
50,205,000	52,857,000
58,624,000	72,739,000
72,362,000	86,207,000
85,684,000	99,328,000
0	115,375,000
0	124,833,000
0	133,271,000
0	142,074,000

City of Unalaska  
Solid Waste Revenue Report  
Solid Waste Fund

02/29/24

FY24 Month	Residential Fees	Tipping Fees	Other Revenue	Monthly Revenue	FY24 YTD Revenue	FY23 YTD Revenue	YTD Inc/(Dec)
Jul-23	37,764	226,387	74,695	338,846	338,846	276,413	62,433
Aug-23	37,735	200,953	100,596	339,283	678,129	606,261	71,868
Sep-23	37,692	190,093	78,566	306,350	984,479	830,144	154,335
Oct-23	37,688	137,076	74,451	249,215	1,233,694	1,086,600	147,094
Nov-23	37,651	101,826	65,865	205,342	1,439,036	1,312,026	127,010
Dec-23	37,649	74,735	26,475	138,859	1,577,895	1,472,514	105,381
Jan-24	37,641	144,362	79,210	261,213	1,839,109	1,727,390	111,719
Feb-24	36,225	200,079	118,578	354,882	2,193,990	2,045,137	148,853
Mar-24				0	0	2,395,101	0
Apr-24				0	0	2,696,070	0
May-24				0	0	2,905,046	0
Jun-24				0	0	3,189,754	0
YTD Totals	300,044	1,275,512	618,435	2,193,990			
FY24 Budget	405,000	1,895,000	693,910	2,993,910			
% of Budget	74.1	67.3	89.1	73.3			

FY24 Month	FY24 Tons of Waste	FY23 Tons of Waste	Increase (Decrease)
July	762.36	564.59	197.77
August	594.89	747.78	(152.89)
September	593.35	474.02	119.33
October	459.70	488.77	(29.07)
November	375.19	389.88	(14.69)
December	176.00	257.23	(81.23)
January	470.49	550.78	(80.29)
February	628.96	699.57	(70.61)
March		708.29	0.00
April		669.80	0.00
May		367.35	0.00
June		552.53	0.00
Total	4060.94	6470.59	(111.68)

Cummulative	
FY24 Tons of Waste	FY23 Tons of Waste
762.36	564.59
1357.25	1312.37
1950.60	1786.39
2410.30	2275.16
2785.49	2665.04
2961.49	2922.27
3431.98	3473.05
4060.94	4172.62
0.00	4880.91
0.00	5550.71
0.00	5918.06
0.00	6470.59

**CITY OF UNALASKA  
FY24 PORTS REVENUE**

Month	Year	UMC Dock				Spit Dock		Small Boat Harbor		Cargo Dock		CEM		Other Rev&Fees	Monthly Revenue	FY24 YTD Revenue	% of Budget	FY23 YTD Revenue	YTD Inc(Dec)		
		Docking/ Moorage	Wharfage Fees	Rental Fees	Utility Fees	Docking / Moorage	Utility Fees	Docking / Moorage	Utility Fees	Dockage / Moorage	Wharfage Rental/Util	Docking/ Moorage	Utility Fees								
Jul	2023	122,698	216,133	59,035	16,240	17,299	742	14,640	665	2,860	18,618	9,781	9,451	4,160	492,320	492,320	5.3%	753,920	(261,600)		
Aug	2023	195,386	467,606	87,206	44,044	11,623	278	3,819	368	1,678	17,869	47,948	15,782	5,738	899,346	1,391,666	15.1%	1,851,305	(459,639)		
Sept	2023	189,872	325,823	83,668	26,532	42,157	5,576	10,437	333	3,232	17,231	93,419	31,586	7,762	837,629	2,229,295	24.1%	2,522,682	(293,387)		
Oct	2023	157,294	314,740	83,320	10,859	77,635	16,345	4,764	484	4,427	23,769	25,172	35,430	5,974	760,212	2,989,507	32.3%	3,232,928	(243,421)		
Nov	2023	109,018	167,191	82,443	7,166	95,635	31,674	8,467	935	3,437	17,949	78,329	91,738	4,298	698,279	3,687,786	39.9%	3,773,366	(85,580)		
Dec	2023	138,701	120,907	82,107	10,988	80,330	34,394	19,146	1,204	1,503	8,962	359,126	73,007	1,865	932,239	4,620,025	50.0%	4,591,076	28,949		
Jan	2024	132,590	163,057	83,949	36,918	69,287	38,007	4,469	2,187	6,539	7,057	10,501	89,394	2,693	646,648	5,266,673	57.0%	5,045,417	221,256		
Feb	2024	170,308	145,318	84,894	30,776	52,045	15,144	4,625	975	2,301	17,084	36,266	32,685	3,806	596,225	5,862,898	63.4%	5,599,329	263,569		
Mar	2024													0	0	0	0.0%	6,453,038	0		
Apr	2024													0	0	0	0.0%	7,147,890	0		
May	2024													0	0	0	0.0%	7,713,116	0		
Jun	2024													0	0	0	0.0%	8,205,459	0		
Totals		1,215,864	1,920,773	646,622	183,524	446,011	142,160	70,368	7,150	25,977	128,539	660,543	379,073	36,296	5,862,898						
Loc total		3,966,783				588,171		77,518		154,516		1,039,615									
Loc percent		67.7%				10.0%		1.3%		2.6%		17.7%									
FY24 Budget		1,995,500	3,450,000	976,500	250,000	520,000	150,000	85,000	11,700	40,000	165,675	980,000	520,000	99,000	9,243,375						
% to Budget		60.9%	55.7%	66.2%	73.4%	85.8%	94.8%	82.8%	61.1%	64.9%	77.6%	67.4%	72.9%	36.7%	63.4%						

**PORTS RECEIVABLES**

Month	Year	Current	Over 30 Days	Over 60 Days	Over 90 Days	Total Due	% Past Due 90 Days +	Cash Received
Jul	2023	431,578	103,089	46,244	76,722	657,633	11.7%	523,583
Aug	2023	756,555	114,981	26,776	62,130	960,442	6.5%	961,583
Sept	2023	955,148	112,853	22,672	88,267	1,178,940	7.5%	619,251
Oct	2023	761,599	327,572	71,271	126,442	1,286,884	9.8%	652,268
Nov	2023	1,093,262	78,285	190,830	134,655	1,497,033	9.0%	488,129
Dec	2023	939,895	213,119	126,023	163,933	1,442,970	11.4%	986,303
Jan	2024	669,926	449,982	78,454	242,042	1,440,405	16.8%	649,213
Feb	2024	682,181	146,025	108,286	311,170	1,247,661	24.9%	788,969
Mar	2024					0	0.0%	
Apr	2024					0	0.0%	
May	2024					0	0.0%	
Jun	2024					0	0.0%	
YTD Cash Received								5,669,299

**CITY OF UNALASKA  
FY24 AIRPORT REVENUE**

MONTH	YEAR	MONTHLY LEASES	MISC INCOME	LATE FEES	MONTHLY REVENUE	FY24 YTD REVENUE	% OF BUDGET	FY23 YTD REVENUE	YTD INC/(DEC)
JUL	2023	41,328	66	8	41,401	41,401	7.6%	39,582	1,819
AUG	2023	41,328	17	0	41,344	82,746	15.2%	79,694	3,052
SEP	2023	41,247	0	5	41,252	123,998	22.8%	119,528	4,470
OCT	2023	41,247	0	2	41,249	165,247	30.3%	159,385	5,862
NOV	2023	41,247	0	6	41,253	206,500	37.9%	201,761	4,739
DEC	2023	41,247	10,150	0	51,397	257,897	47.4%	246,826	11,071
JAN	2024	41,247	0	1	41,248	299,145	54.9%	291,865	7,280
FEB	2024	41,247	0	164	41,412	340,557	62.5%	333,211	7,346
MAR	2024				0	0	0.0%	379,104	0
APR	2024				0	0	0.0%	420,455	0
MAY	2024				0	0	0.0%	461,810	0
JUN	2024				0	0	0.0%	503,157	0
<b>TOTAL</b>		<b>330,138</b>	<b>10,232</b>	<b>186</b>	<b>340,557</b>		<b>0.0%</b>		
<b>FY24 BUDGET</b>		<b>540,000</b>	<b>4,000</b>	<b>500</b>	<b>544,500</b>				
<b>% TO BUDGET</b>		<b>61.1%</b>	<b>255.8%</b>	<b>37.2%</b>	<b>62.5%</b>				

**RECEIVABLE BALANCES**

MONTH	YEAR	CURRENT	OVER 30 DAYS	OVER 60 DAYS	OVER 90 DAYS	TOTAL DUE	% PAST DUE 90 DAYS +	CASH RECEIVED
JUL	2023	41,393	2,938	881	(29,204)	16,008	0.0%	42,371
AUG	2023	23,270	0	21,461	772	45,504	1.7%	16,515
SEP	2023	43,889	121	0	(28,602)	15,408	0.0%	69,703
OCT	2023	43,330	19,940	318	(29,204)	34,384	0.0%	28,543
NOV	2023	44,828	16,654	371	(28,883)	32,969	0.0%	44,317
DEC	2023	5,067	58,665	348	(28,756)	35,324	0.0%	53,122
JAN	2024	44,193	2,712	17,109	(29,114)	34,900	0.0%	48,394
FEB	2024	45,387	18,632	18,411	(28,654)	53,777	0.0%	26,676
MAR	2024					0	0.0%	
APR	2024					0	0.0%	
MAY	2024					0	0.0%	
JUN	2024					0	0.0%	
<b>YTD TOTAL</b>								<b>329,641</b>

### FY 24 HOUSING RENTAL REVENUE

MONTH	YEAR	HOUSING RENTALS	MISC. REVENUE	MONTHLY REVENUE	FY24 YTD REVENUE	% OF BUDGET	FY23 YTD REVENUE	YTD INC/(DEC)
JUL	2023	10,289	0	10,289	10,289	4.1%	28,048	(17,759)
AUG	2023	17,489	0	17,489	27,778	11.2%	47,331	(19,553)
SEP	2023	17,489	0	17,489	45,267	18.2%	65,970	(20,703)
OCT	2023	28,678	0	28,678	73,945	29.8%	77,409	(3,464)
NOV	2023	13,814	0	13,814	87,759	35.3%	96,048	(8,289)
DEC	2023	21,014	0	21,014	108,773	43.8%	113,972	(5,199)
JAN	2024	21,014	0	21,014	129,787	52.2%	134,236	(4,449)
FEB	2024	28,214	0	28,214	158,001	63.6%	151,725	6,276
MAR	2024			0	0	0.0%	169,214	0
APR	2024			0	0	0.0%	186,345	0
MAY	2024			0	0	0.0%	204,353	0
JUN	2024			0	0	0.0%	229,042	0
TOTAL		158,001	0	158,001				
FY24 Budget		248,500	0	248,500				
% TO BUDGET		63.6%		63.6%				

## CITY MANAGER'S REPORT

TO: Mayor Tutiakoff and City Council Members

FROM: William Homka, City Manager

DATE: March 26, 2024

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- **BACKHAUL SUPPORT:** U.S. Senator Lisa Murkowski (R-AK), announced big wins for Alaska within H.R. 4366, the Consolidated Appropriations Act 2024 that includes many good things for Alaska, including \$1.7 million to the Ocean Conservancy to support a pilot program for backhaul of marine debris from multiple remote coastal communities in Alaska, likely including Dutch Harbor, St. George, St. Paul, Port Heiden Nome, and Yakutat.
- **CRPG-EPA Grant:** We anticipate receiving a draft application on Monday March 25. I have requested support letters from state and federal officials as well as the processing community. The grant has been refined and will seek funds to prove the resource.
- **GRANTS:** My team is pursuing and administering over 20 grants from various sources and a wide range of amounts and uses. Preparing grant applications is only the first step; receiving grant awards is exciting but also brings a lot of administrative work. About 20 of us met at the Unalaska Library on 3/21/2024 to discuss present applications and awards. Our goal is to develop a better coordination and tracking process so we do not run afoul of the administrative elements.
- **DMV/CDL:** Representatives from the IBEU met with Alaska elected representatives on a recent lobbying trip and advocated for improved connectivity at the DMV as well as traffic crossing gates near the airport. Their assistance was of great help to the City. I am working to address problems our industries and citizens are still having regarding the CDL process.
- **DPU DIRECTOR RECRUITMENT:** On March 19 we interviewed two candidates for Unalaska's next Director of Public Utilities. We are inviting a candidate to the island for inperson interviews the week of April 15, 2024.
- **DOCK FACE DREDGING:** A team of three (3) from Benthic GeoScience Inc arrived in Unalaska the week of March 10 and began the geo-science data collection process at the Unalaska Marine Center (UMC) and the Light Cargo Dock (LCD). Benthic is a sub-contractor for PND Engineering, the data collected is for the LCD & UMC Dredging project detailed in the CMMP. Their work is expected to take just over two (2) weeks.
- **ARCTIC ENCOUNTER SYMPOSIUM:** I plan to attend this conference in Anchorage April 10-12.

- **STAFFING UPDATE:** The tables below summarize HR actions and position openings.

**Monthly HR Information**

**February 16, 2023 – March 15, 2024**

Type of Action	Number Of	Internal	External
Hires	4	1	3
Pending Hires	3	1	2
Pending Offers	1	NA	NA
Resignations	1	NA	NA
Separations	4	NA	NA

**Position Openings**

Department	# Of Openings	Notes
Administration	1	HR Mgr
DPS	5	Police Officer (1), Police Sergeant (3), Corrections Officer
DPU	7	Director of Public Utilities, Water Operator, Waste Water Supervisor, Util Lineman (2), Util Lineman Chief, Apprentice Lineman
DPW	2	City Engineer, Installation Maint Worker
Finance	1	Controller
PCR	4	3 Lifeguards, Rec Coordinator
Planning	1	GIS Admin Replacement
<b>TOTAL</b>	<b>21</b>	

Of the 21 open positions

- 3 pending hires will reduce the number of open positions
- Recreation coordinator position has a pending offer
- 4 positions are in on the electric line crew
- City Engineer position will be discontinued and replaced with project manager
- GIS Administrator position in process of being revamped
- We plan to use recruitment firm for Controller position



**City of Unalaska | Department of Parks, Culture and Recreation  
Advisory Committee Meeting Minutes for January 22, 2024**

Members present: Thomas Roufos, Greg Peters, Ben Knowles, Jill Spetz, Noel Rea

The Parks, Culture and Recreation Advisory Board Meeting was called to order at 5:30 p.m. on January 22, 2024, in the conference room at PCR

Recognized visitors to the meeting, Jolene Longo

The Advisory Board reviewed the minutes of October 23, 2023 and, it was a unanimous vote to approve.

**New Business**

Update on the Methodist Church Property, Roger had a meeting with the minister and regional leader of the Methodist Church to see if they would be willing to sell the athletic field that we are now renting for around \$21,000 a year. He was told that the Methodist Church was not willing to sell the property. The board agreed to look at this during the master planning process and to see if we needed the property for continued activities. The contract comes up for renewal in 2025.

Jolene, made a presentation on the Park master Plan and gave an up-date on the kick off meeting that will take place on February 7, 2024. Jill said that she could come to the Kick-Off meeting and represent the Parks Advisory Board at the meeting. We had some discussion of who the stakeholders could be and the group wanted the planning process to be complete and have a vision of the total community. Ben suggested emergency operations also need to be included in the plan. Noel said that we needed to make sure that one of the first projects was to relocate the skate board facility. Ben suggested that we give Berry Dunn photos of the vaccination clinics.

Jolene, informed the group that the Kelty Field soft ball field should be ready by August for soft ball leagues, and that we could also have soccer this year. Jill and Jolene met and have identified soccer nets and equipment that will need to be purchased. Jolene has ordered the nets and equipment and we should be ready to go for summer time leagues. Marc says that he will seed once more and fertilize once more before August.

Thomas went over the draft Report to City Council with the group the Board wanted to add in suggestions a social district for the Kelty Field. This is a way you can play at the field and adults could have alcohol at the games. The group also wanted a paragraph added to include PCR 's effort in hoisting the Japanese Navy.

During the new Business Section Thomas brought to the Board a new grant opportunity for receiving funding from a Brown Fields grand from 10- to <sup>20</sup>50 million dollars that could start the funding on the Emergency shelter project. It is a no match grant and the City will be hiring a grant consultant to write



the grant. The money has to be expended within three years. The City will have to work with O/C on this project. The funding will be available in October.

**Old Business**

**Committee Members Comments**

**Next meeting is March 18, 2024.**

Adjournment at 6:40 p.m.

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## MEMORANDUM TO COUNCIL

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To: Mayor and City Council Members  
From: Scott Brown, Public Works Director  
Through: William Homka, City Manager  
Date: March 20, 2024  
Re: Capital Project Update

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**SUMMARY:** The City of Unalaska's active capital projects. As of February 29, 2024, there are forty active and funded projects, collectively allocated a budget of \$63,716,872. Of this amount, \$21,112,110 has already been expended, leaving a balance of \$ 41,024,553 in available funds to complete these projects.

**PREVIOUS COUNCIL ACTION:** On March 12, 2024 the council approved the closer of eleven projects. These closures resulted in the unused funds to be returned to the appropriate funds, as follows:

General Fund	\$ 1,676,032.65
1% Fund	\$ 6,802.93
Electric Enterprise Fund	\$ 107,018.59
Water Enterprise Fund	\$ 39,083.29
Wastewater Enterprise Fund	\$ 52,000.00
<b>Total</b>	<b>\$ 1,880,937.46</b>

**BACKGROUND** N/A

**DISCUSSION:** It is important to note that regardless of the fiscal year in which a project was initiated and funded, some projects span multiple years.

The city of Unalaska's projects falls into one of four of the following categories. Throughout these phases, effective communication, project management, and collaboration among various stakeholders are crucial to ensure the project's success. Each phase has its own set of tasks, objectives, and challenges, and proper management of these phases contributes to the overall success of the capital project.

**Pre-Development:**

This typically is the CMMP process, in this phase, the initial concept of the capital project is developed and evaluated. This involves identifying the need for the project, assessing potential risks, estimating costs, and securing initial funding or approvals. The goal is to determine whether the project is viable.

**Engineering/Design:**

Once the project receives the green light, detailed planning and design work take place. This phase involves creating architectural and engineering designs, specifying materials and equipment, creating construction documents, obtaining necessary permits. The aim is to create a comprehensive plan that outlines the project's specifications, requirements, design elements and final costs.

**Construction:**

In this phase, the actual construction work begins based on the approved designs and plans. Contractors and construction teams execute the project, manage labor and materials, and ensure that the project is built according to the approved specifications. Regular inspections, quality control, and project management are essential to keep the construction on track and within budget.

**Project Closeout:**

Once construction is completed, the project transitions to the closeout phase. This involves final inspections, testing, and validation to ensure that the project meets all requirements and specifications.

The City Administration recognizes the diverse nature of these projects and is committed to delivering these capital projects successfully for the benefit to the city of Unalaska and its residents. We are committed to ensuring their successful completion within their respective budgets and timelines. Your continued support and guidance are vital in ensuring their overall success. I have provided a copy of the current open projects and status for your review, should you require any additional information or have any questions, please reach out to me.

Thank you

**ALTERNATIVES:** N/A

**FINANCIAL IMPLICATIONS:** N/A

**LEGAL:** None

**STAFF RECOMMENDATION:** N/A

**PROPOSED MOTION:** N/A

**CITY MANAGER'S COMMENTS:** The Department of Public Works is managing a lot of capital projects and this update provides insight to their status.

**OPEN CAPITAL PROJECTS AS OF 02/29/24**

<b>General Fund</b>		<b>Budget</b>	<b>Expensed</b>	<b>Encumbered</b>	<b>Available</b>	<b>Pending</b>	<b>Actual Available</b>
GG22A	Communication Infrastructure	\$ 1,894,026	\$ 672,176	\$ -	\$ 1,221,850	\$ -	\$ 1,221,850
PR22B	Aquatics Center Roof Replacement	\$ 445,000	\$ 34,475	\$ 5,894	\$ 404,631	\$ -	\$ 404,631
PR23A	Parks & Recreation Study	\$ 160,000	\$ -	\$ 156,992	\$ 3,008	\$ -	\$ 3,008
PR601	Public Library Improvements	\$ 9,729,201	\$ 8,803,958	\$ 198,086	\$ 727,156	\$ -	\$ 727,156
PS18A	Repeater Site & Radio Upgrade	\$ 1,500,000	\$ 1,358,840	\$ 139,694	\$ 1,466	\$ -	\$ 1,466
PS23A	DPS Records Management System	\$ 534,450	\$ 214,037	\$ 203,075	\$ 117,338	\$ -	\$ 117,338
PW19A	Captain's Bay Road Improvements	\$ 5,725,703	\$ 1,836,906	\$ 4,672	\$ 3,884,125	\$ -	\$ 3,884,125
PW19B	Causeway Culvert Replacement	\$ 799,500	\$ 191,257	\$ 288	\$ 607,955	\$ -	\$ 607,955
PW20A	Burma Road Chapel Roof Upgrade	\$ 110,000	\$ 77,151	\$ -	\$ 32,849	\$ -	\$ 32,849
PW22C	Pavement Preservation - Sealcoating	\$ 1,000,000	\$ 174,129	\$ -	\$ 825,871	\$ -	\$ 825,871
PW23C	DPW Warehouse Fire Alarm/Sprinklers	\$ 45,000	\$ -	\$ -	\$ 45,000	\$ -	\$ 45,000
PW24A	DPW Warehouse Electrical Panel	\$ 152,500	\$ -	\$ -	\$ 152,500	\$ -	\$ 152,500
SS24A	High School Boiler Replacement	\$ 220,175	\$ -	\$ -	\$ 220,175	\$ -	\$ 220,175
<b>General Fund Totals</b>		<b>\$ 22,315,555</b>	<b>\$ 13,362,930</b>	<b>\$ 708,700</b>	<b>\$ 8,243,925</b>	<b>\$ -</b>	<b>\$ 8,243,925</b>

<b>Electric Fund</b>		<b>Budget</b>	<b>Expensed</b>	<b>Encumbered</b>	<b>Available</b>	<b>Pending</b>	<b>Actual Available</b>
EL18B	Automatic Meter Read	\$ 523,362	\$ 108,649	\$ 80,838	\$ 333,875	\$ -	\$ 333,875
EL18C	Wind Power Development	\$ 634,000	\$ 479,442	\$ 37,904	\$ 116,654	\$ -	\$ 116,654
EL22B	Makushin Geothermal	\$ 7,720,000	\$ 1,388,955	\$ 5,714	\$ 6,325,331	\$ -	\$ 6,325,331
EL23C	Electrical Distribution Equip. Replacement	\$ 200,000	\$ 17,204	\$ -	\$ 182,796	\$ -	\$ 182,796
EL24A	Generator Sets Rebuild (FY24)	\$ 1,000,000	\$ 30,382	\$ 59,760	\$ 909,858	\$ -	\$ 909,858
EL24B	Large Transformer Maintenance & Svc.	\$ 195,000	\$ -	\$ -	\$ 195,000	\$ -	\$ 195,000
<b>Electric Fund Totals</b>		<b>\$ 10,272,362</b>	<b>\$ 2,024,632</b>	<b>\$ 184,215</b>	<b>\$ 8,063,515</b>	<b>\$ -</b>	<b>\$ 8,063,515</b>

<b>Water Fund</b>		<b>Budget</b>	<b>Expensed</b>	<b>Encumbered</b>	<b>Available</b>	<b>Pending</b>	<b>Actual Available</b>
WA17B	Fiber Optic Development	\$ 59,127	\$ 15,313	\$ -	\$ 43,814	\$ -	\$ 43,814
WA17C	Pyramid Micro Turbines	\$ 2,317,019	\$ 2,266,410	\$ 32,980	\$ 17,629	\$ -	\$ 17,629
WA20A	CT Tank Interior Maintenance/Painting	\$ 1,053,000	\$ -	\$ -	\$ 1,053,000	\$ -	\$ 1,053,000
WA21A	Pyramid WTP Chlorine Upgrade	\$ 1,507,947	\$ 1,212,373	\$ 71,509	\$ 224,065	\$ -	\$ 224,065
WA22D	Captains Bay Rd Waterline Extension	\$ 1,198,646	\$ 341,107	\$ 59,797	\$ 797,742	\$ -	\$ 797,742
WA23B	East Point Crossing Water Line Inspection	\$ 162,500	\$ -	\$ -	\$ 162,500	\$ -	\$ 162,500
WA24A	Icy Lake Hydrographic Survey	\$ 72,800	\$ -	\$ -	\$ 72,800	\$ -	\$ 72,800
WA24B	WH1 & WH2 On-Site Chlorine Generation	\$ 448,500	\$ -	\$ -	\$ 448,500	\$ -	\$ 448,500
WA501	Pyramid Water Storage Tank	\$ 1,228,750	\$ 93,662	\$ -	\$ 1,135,088	\$ -	\$ 1,135,088
WA504	Water Utility Auto Meter Read	\$ 106,052	\$ 33,384	\$ 4,192	\$ 68,476	\$ -	\$ 68,476
<b>Water Fund Totals</b>		<b>\$ 8,154,341</b>	<b>\$ 3,962,250</b>	<b>\$ 168,477</b>	<b>\$ 4,023,614</b>	<b>\$ -</b>	<b>\$ 4,023,614</b>

<b>Wastewater Fund</b>		Budget	Expensed	Encumbered	Available	Pending	Actual Available
WW17B	Fiber Optic Infrastructure Development	\$ 59,127	\$ 6,887	\$ -	\$ 52,240	\$ -	\$ 52,240
WW24A	CBR Wastewater Line Installation	\$ 50,000	\$ -	\$ -	\$ 50,000	\$ -	\$ 50,000
<b>Wastewater Fund Totals</b>		\$ 109,127	\$ 6,887	\$ -	\$ 102,240	\$ -	\$ 102,240

<b>Solid Waste Fund</b>		Budget	Expensed	Encumbered	Available	Pending	Actual Available
SW21A	Solid Waste Gasifier	\$ 700,000	\$ -	\$ -	\$ 700,000	\$ -	\$ 700,000
<b>Solid Waste Fund</b>		\$ 700,000	\$ -	\$ -	\$ 700,000	\$ -	\$ 700,000

<b>Ports Fund</b>		Budget	Expensed	Encumbered	Available	Pending	Actual Available
PH17C	CEM Breakwater Repair	\$ 150,000	\$ 110,000	\$ -	\$ 40,000	\$ -	\$ 40,000
PH20A	Cruise Ship Terminal Demand Study	\$ 344,958	\$ -	\$ -	\$ 344,958	\$ -	\$ 344,958
PH20B	Emergency Mooring Buoy Maint.	\$ 50,000	\$ -	\$ -	\$ 50,000	\$ -	\$ 50,000
PH23A	Unalaska Marine Center Restroom	\$ 530,160	\$ -	\$ -	\$ 530,160	\$ -	\$ 530,160
PH24A	Emergency Cliff Face Stabilization	\$ 252,224	\$ 89,054	\$ -	\$ 163,170	\$ -	\$ 163,170
PH201	Entrance Channel Dredging	\$ 11,489,000	\$ 1,554,560	\$ -	\$ 9,934,440	\$ -	\$ 9,934,440
PH602	Light Cargo Dock & UMC Dredging	\$ 2,654,145	\$ -	\$ 496,455	\$ 2,157,690	\$ -	\$ 2,157,690
PH905	Robert Storrs SBH Improvements A&B	\$ 6,695,000	\$ 1,798	\$ 22,360	\$ 6,670,841	\$ -	\$ 6,670,841
<b>Ports Fund Totals</b>		\$ 22,165,487	\$ 1,755,412	\$ 518,815	\$ 19,891,260	\$ -	\$ 19,891,260

<b>Grand Totals</b>		\$ 63,716,872	\$ 21,112,110	\$ 1,580,208	\$ 41,024,553	\$ -	\$ 41,024,553
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**Project Description:** This project includes the final design, procurement, construction, integration and commissioning of one 1 MW energy storage system.

**Project Need:** Large equipment, such as ship to shore cranes, demand electrical supply loads that exceed the power supply system's intended loading profile. To smoothly provide a continuous, undiminished power supply under loads that can suddenly spike to 10 to 15% of the total load in seconds, the engines must constantly react to both the rapid increases and decreases of the system load. The engines' reactions decreases efficiency and create undue mechanical and electrical wear on the equipment and distribution system. Additionally, generation dispatch is often significantly affected due to the inability of the facilities to operate in the most efficient configuration possible. The proposed energy storage system will arrest the rapid changes in the electrical load.

**Development Plan & Status :** Design will be accomplished in FY25. Installation of the energy storage system will be in FY26. Permitting is not anticipated for this project. This project will be funded by the Electrical Proprietary Fund.

# FY25-34 CMMP

## Electric Energy Storage System

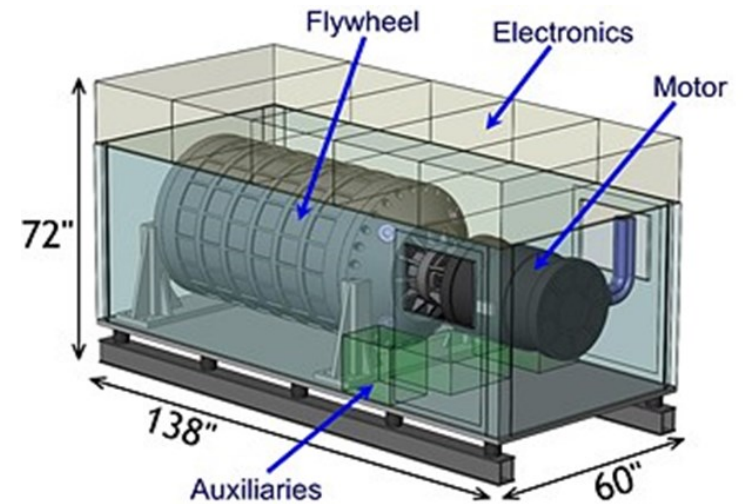
Electric

### Estimated Project & Purchase Timeline

Pre Design: FY25

Engineering/Design: FY25

Purchase/Construction: FY26



Cost Assumptions		
Other Professional Services		\$100,000
Engineering, Design, Construction Admin		\$271,312
Construction Services		\$1,489,000
Machinery & Equipment		\$1,370,406
	<b>Subtotal</b>	<b>\$3,230,718</b>
Contingency (30%)		\$969,215
	<b>Total Funding Request</b>	<b>\$4,199,933</b>

Source	Appropriated	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Electric Proprietary Fund	0	371,312	3,828,688	0	0	0	0	0	0	0	0	4,200,000
<b>Total</b>	0	371,312	3,828,688	0	0	0	0	0	0	0	0	4,200,000

# FY25-34 CMMP

## Electrical Breakers Maintenance and Service

Electric

### Estimated Project & Purchase Timeline

Pre Design: FY27

Engineering/Design: FY27

Purchase/Construction: FY27

**Project Description:** All Generation and distribution/feeder breakers at the New and Old Powerhouse and Town Substation will be serviced by a qualified industry service company. Breakers will be assessed and serviced. A detailed report indicating condition of the specific breakers will be provided along with recommended service maintenance intervals per the relevant industry codes.

**Project Need:** The City operates two powerhouses, New and Old Powerhouse, and one substation. Each of these facilities has at least one, possibly two primary electrical switchgear line-ups within each. Electrical switchgear require maintenance and cleaning to ensure proper operation. Safe operation switchgear reduces risks of arc-flash issues and improves operator safety. In the last five years, there has been very little major maintenance and testing activities performed at any of the powerhouses or Town Substation switchgear line-ups. Only general visual maintenance has been performed, except during the installation of the Unit 12 (CAT C280) project. A modification at the Town Substation was made as part of that project. During the implementation of the modification, the Contractor found that one of the substation breakers would not open/close properly. EPC onsite technicians working with EPC electrical maintenance leads in Anchorage were able to repair the breaker so that it will function properly. However, no other maintenance has been performed on this breaker or others. This project is part of the Electrical master Plan.

**Development Plan & Status :** This project will be funded by the Electric Proprietary Fund.

Cost Assumptions	
Engineering, Design, Construction Admin	\$150,000
Other Professional Services	
Construction Services	
Machinery & Equipment	\$30,000
<b>Subtotal</b>	<b>\$180,000</b>
Contingency (30%)	\$54,000
<b>Total Funding Request</b>	<b>\$234,000</b>

Source	Appropriated	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Electric Proprietary Fund	0	0	0	234,000	0	0	0	0	0	0	0	234,000
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>234,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>234,000</b>

# FY25-34 CMMP

## Electrical Distribution Equipment Replacement

Electric

**Project Description:** This project funds the purchase of ongoing replacement equipment for the electrical distribution system. It includes electrical switches, section cans, transformers, and cables. Electrical equipment will also be purchased for new customers and for existing customers who need to upgrade electrical service.

**Project Need:** Ongoing replacement of the distribution system equipment is necessary to maintain its reliability and protect the assets of the City and ensure the safe distribution of electricity. This project will correctly capture and capitalize the expenditures made to keep the system operational as well as in expand the system where necessary.

**Development Plan & Status :** Funding for this project will come from the Electrical Proprietary Fund retained earnings.

Source	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Electric Proprietary Fund	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	5,000,000
<b>Total</b>	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	5,000,000



# FY25-34 CMMP

## Electrical Intermediate Level Protection Installation

Electric

### Estimated Project & Purchase Timeline

Pre Design: FY

Engineering/Design: FY27

Purchase/Construction: FY28

**Project Description:** This project adds protective devices at the major industrial services, including APL and Horizon and at radial taps in the 35 kV system. Vacuum circuit re-closers will be installed to properly coordinate clearing times in the event of a system disturbance. This enables the rest of the system to stay on line and only remove the faulted service or radial feeder. Each location will require one recloser with dedicated relay control. The recloser will also require provisions for communications back to the NPH via radio link or fiber optic cable when available. An updated short circuit study and new protective relay settings will be required in order to properly complete the system coordination work. Engineering and installation of reclosers at five locations are assumed for this project.

**Project Need:** The 35 kV system does not have any intermediate level protective devices that would minimize power disruptions to customers. The system is only protected from faults via two main 35 kV re-closers at the powerhouse, two main 35 kV town substation breakers, Alyeska Seafoods recloser, Westward Seafoods recloser, Captains Bay Road tap recloser, and four main 12 kV town substation breakers. Other than primary fusing on customer transformers, the system lacks any coordinated protection scheme. Some under frequency and under voltage load shed schemes are currently employed in the system but still are limited in their ability to isolate the system in smaller manageable pieces that would minimize disturbances to as few customers as possible. The lack of adequate coordinated protection schemes and apparatus has caused system wide outages during to a fault or disturbance event most often induced by a single large industrial customer.

**Development Plan & Status :** Areas where intermediate level protection apparatus should be incorporated are as follows: 1. Ballyhoo Tap 2. APL 3. Horizon 4. Submarine Crossing 5. Bridge Crossing

Cost Assumptions	
Engineering, Design, Construction Admin	\$50,000
Other Professional Services	\$75,000
Construction Services	\$100,000
Machinery & Equipment	\$275,000
<b>Subtotal</b>	<b>\$500,000</b>
Contingency (30%)	\$150,000
<b>Total Funding Request</b>	<b>\$650,000</b>

Source	Appropriated	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Electric Proprietary Fund	0	0	0	650,000	0	0	0	0	0	0	0	650,000
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>650,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>650,000</b>

# FY25-34 CMMP

## Generator Sets Rebuild

Electric

**Project Description:** This project consists of inspection, major maintenance, and rebuilds of the primary generator sets in the Unalaska Powerhouse. The maintenance schedule for the generator sets at the Unalaska Powerhouse is determined by engine hours. Engine inspections are also conducted by the manufacturer's mechanics to determine if engine rebuilds are needed or if they can be prolonged according to the hourly schedule.

**Project Need:** These generator set rebuilds are needed to maintain our equipment and the reliability of our electrical production. Our Certificate of Fitness from the Alaska Energy Authority states that we must keep all electrical generating equipment in good running condition.

**Development Plan & Status :** Due to the high cost of the engine rebuilds, it has been determined that the cost will be capitalized. Costs for the Generator Sets rebuilds can fluctuate greatly according to what is determined by the maintenance inspections. Costs for these rebuilds has been determined by the worst case scenario according to the history of the engines. Money that is not used for rebuilds by the end of the fiscal year, will be returned to the proprietary fund.



Source	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Electric Proprietary Fund	500,000	500,000	500,000	0	0	0	0	0	0	0	1,500,000
<b>Total</b>	500,000	500,000	500,000	0	0	0	0	0	0	0	1,500,000

# FY25-34 CMMP

**Project Description:** Upgrade the existing SCADA and Reporting system servers and software at the City Powerhouse.

**Project Need:** The City of Unalaska Powerhouse is required to comply with State and Federal reporting regulations to multiple agencies including: the Alaska Department of Environmental Conservation (ADEC), the U.S. Energy Information Administration (EIA), and the Environmental Protection Agency (EPA). In order to comply with regulatory requirements, the Powerhouse utilizes a SCADA HMI (Human Machine Interface) server, operating on obsolete Microsoft Windows 2008, to furnish the necessary reports. As of January 2020, Microsoft terminated support for Windows Server 2008. This has created significant operational issues due to the lack of updates and incompatibility with newer platforms. This poses a substantial security threat as unsupported operating systems are more vulnerable to viruses, spyware, or other malicious software that may access, steal, or obtain protected information. Over the last three fiscal years the Powerhouse has spent roughly \$47,000 in SCADA related support, with the first six months of FY24 making-up approximately \$18,000 of that amount, so far. In an effort to minimize and avoid reporting delays, fines, and penalties; City staff, contractors, and consultants analyzed the need for upgrading the powerhouse’s current SCADA and reporting systems. After considering all factors; system age, compatibility, support availability, and reliability, it was determined that:

- SCADA servers require upgrading to a supported and secure version of Microsoft Windows (Windows Server 2022).
- Trending software requires updating.
- Current operating reports will require being duplicated and transferred to Inductive Automation’s Ignition reporting software. The new software will utilize the same data as the current database; plus staff will receive support and be able to build reports much more efficiently.

**Development Plan & Status :** Funding for this project will come from the Electric Proprietary Fund. The budget for this project was estimated by the City’s electrical consultant Electric Power Systems (EPS).

## Powerhouse SCADA & Reporting System Upgrades

Electric

### Estimated Project & Purchase Timeline

Pre Design: FY25

Engineering/Design: FY25

Purchase/Construction: FY25

Source	Appropriated	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Electric Proprietary Fund	0	150,000	0	0	0	0	0	0	0	0	0	150,000
<b>Total</b>	0	150,000	0	0	0	0	0	0	0	0	0	150,000

# FY25-34 CMMP

## Fire Station with Integrated Training Facility

Fire

### Estimated Project & Purchase Timeline

Pre Design: FY25

Engineering/Design: FY26

Purchase/Construction: FY27

**Project Description:** The proposed project entails the construction of a standalone fire station with an integrated training facility and housing units for live-in student firefighters, aligning with the fire department's 5-year strategic plan. This initiative addresses immediate and future community needs, including providing a safe refuge during major events, ensuring ADA compliance and planning for future expansion of current and new partnerships for the City.

**Project Need:** The integrated training center aims to conduct various in-house training programs, minimizing the need for external training and reducing associated costs. Specialized areas for live-fire exercises and high-angle rescue training ensure comprehensive instruction for staff. The inclusion of live-in student firefighters, as part of a robust 5-year strategic plan, fosters a dynamic learning environment, supported by dedicated educational spaces within the station. The live-in program mirrors successful programs elsewhere, offering a pathway for individuals to receive post-secondary education while bolstering staffing levels at minimal cost to the department.

**Development Plan & Status :** The development plan involves community listening sessions, feasibility studies, and exploring options for land acquisition or swap in FY25. Leveraging existing partnerships and collaborations aims to minimize costs and enhance project efficiency. The design phase in FY26 will focus on articulating the long-term vision for the station and securing an engineering and design team familiar with the unique geography of the area.

Construction is slated to begin in FY27, with operations continuing in existing offices to ensure seamless functionality during the transition. Concurrently, efforts will commence on the educational component of the strategic plan to address evolving community needs. The estimated funding required is \$25 million, with grant support sought through programs like the Assistance to Firefighter Grant (AFG) and the State of Alaska CAPSIS funding to offset costs.

City commitment is crucial for securing grant support and demonstrating dedication to project success. The optimal timeline targets construction completion in FY27-28 to harmonize with broader strategic planning goals. This phased approach ensures seamless integration of the new facility into the department's future vision and community needs.



Source	Appropriated	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
General Fund	0	0	2,080,000	23,400,000	0	0	0	0	0	0	0	25,480,000
<b>Total</b>	<b>0</b>	<b>0</b>	<b>2,080,000</b>	<b>23,400,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>25,480,000</b>

# FY25-34 CMMP

## Aquatics Center Mezzanine and Office Space Expansion

PCR

### Estimated Project & Purchase Timeline

Pre Design: FY

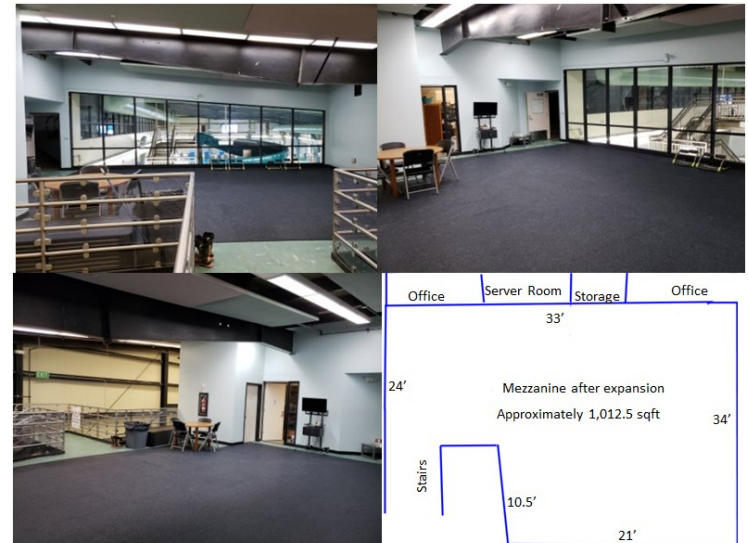
Engineering/Design: FY26

Purchase/Construction: FY27

**Project Description:** Expand the Aquatics Center Mezzanine and Office space to reach the walls over the loft area in the lobby. The Mezzanine consists of a multi-use open area, one office, a computer server room and janitors closet. The expansion will create about 500 sqft more usable space for use as offices. A bank of windows will improve natural light and air circulation in an otherwise very stuffy and hot room.

**Project Need:** PCR has added a new Coordinator and Head Lifeguard positions in 2020. The Aquatics Center lacks additional office space and the coordinator currently uses an office across the street at PCR. The head lifeguard uses the main admissions office downstairs during nonoperational hours. Programming has also increased with the new coordinator. The size of our upstairs facility constricts large events such as the Pumpkin Plunge and Youth Swim League's Award Ceremony. They become standing room only with people filtering down the stairs. Also, many requests for more free weights will take up even more space in the Mezzanine.

**Development Plan & Status :** In October 2018 the City Engineer, Information Systems and Maintenance did a walk through of the Mezzanine and Offices with the Aquatics Manager. A plan was discussed to achieve expansion. There are no physical obstacles to this expansion project.



Cost Assumptions		
Engineering, Design, Construction Admin		80,000
Other Professional Services		
Construction Services		635,385
Machinery & Equipment		
	<b>Subtotal</b>	<b>715,385</b>
Contingency (30%)		214,616
	<b>Total Funding Request</b>	<b>930,000</b>

Source	Appropriated	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
General Fund	0	0	80,000	850,000	0	0	0	0	0	0	0	930,000
<b>Total</b>	<b>0</b>	<b>0</b>	<b>80,000</b>	<b>850,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>930,000</b>

# FY25-34 CMMP

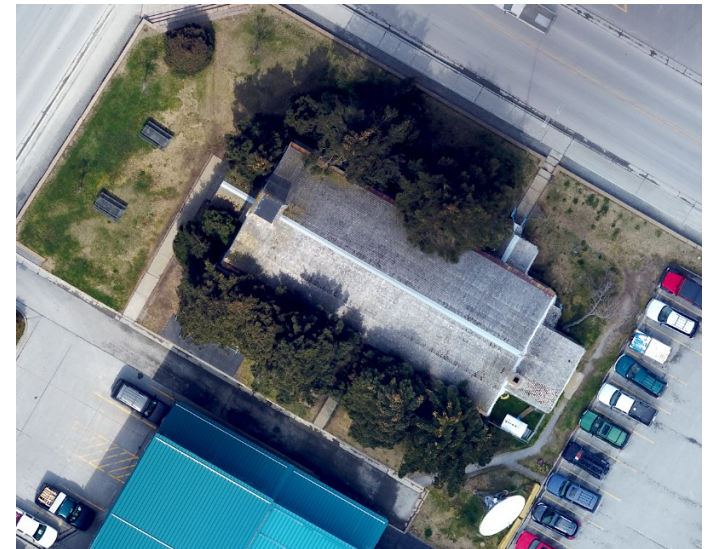
## Burma Road Chapel Kitchen Improvement PCR

### Estimated Project & Purchase Timeline

Pre Design: FY27

Engineering/Design: FY27

Purchase/Construction: FY27



**Project Description:** Renovate Burma Road Chapel's kitchen into a commercial kitchen.

**Project Need:** PCR hosts numerous events in Burma Road Chapel. A commercial kitchen would greatly improve the quality and quantity of PCR's programming. The space is frequently rented for patrons to host parties, and a commercial kitchen would also improve their experience in that space.

**Development Plan & Status :** This project will be funded through the General Fund.

Source	Appropriated	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
General Fund	0	0	0	150,000	0	0	0	0	0	0	0	150,000
<b>Total</b>	0	0	0	150,000	0	0	0	0	0	0	0	150,000

**Project Description:** New playground equipment is necessary to replace the outdated playground equipment in front of the Community Center.

**Project Need:** The current play structures are too close to the railing that encloses the playground from the parking lot and sidewalk.

**Development Plan & Status :** Funding for this project will come to the General Fund.

# FY25-34 CMMP

## Community Center Playground Replacement

PCR

### Estimated Project & Purchase Timeline

Pre Design: FY22

Engineering/Design: FY22

Purchase/Construction: FY29



Cost Assumptions		
Other Professional Services		
Engineering, Design, Construction Admin		50,000
Construction Services		180,769
Machinery & Equipment		
	<b>Subtotal</b>	230,769
Contingency (30%)		69,231
	<b>Total Funding Request</b>	300,000

Source	Appropriated	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
General Fund	0	0	0	0	0	300,000	0	0	0	0	0	300,000
<b>Total</b>	0	0	0	0	0	300,000	0	0	0	0	0	300,000

**Project Description:** Upgrading technology in the Community Center.

**Project Need:** Advances in technology offer more ways for Unalaska to be better connected via internet access. The Community Center will become a place where residents and visitors will seek to connect to these services. The meeting and exercise spaces need upgrades to meet current technology to accommodate the increasing demand. Examples include: Projectors and display monitors in the conference room and Multipurpose Room along with substantial audio/visual improvements, building-wide WIFI access and technological improvements in the Teen Room.

**Development Plan & Status :** Funding for this project will come from the General Fund.

# FY25-34 CMMP

## Community Center Technology Upgrades PCR

### Estimated Project & Purchase Timeline

Pre Design: FY26

Engineering/Design: FY26

Purchase/Construction: FY27

Source	Appropriated	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
General Fund	0	0	0	80,000	0	0	0	0	0	0	0	80,000
<b>Total</b>	0	0	0	80,000	0	0	0	0	0	0	0	80,000



**Project Description:** Replacing the playground at Community Park.

**Project Need:** Playgrounds are designed to last between 20 and 30 years. The Community Park playground was built in 1999 and reaches the end of its lifespan in FY28. Several structures have started to show age and the black rubber safety tiles now are easily moved out of place.

**Development Plan & Status :** Funding for this project will come from the General Fund.

# FY25-34 CMMP

## Community Park Replacement Playground

PCR

### Estimated Project & Purchase Timeline

Pre Design: FY27

Engineering/Design: FY27

Purchase/Construction: FY28



Source	Appropriated	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
General Fund	0	0	0	0	500,000	0	0	0	0	0	0	500,000
<b>Total</b>	0	0	0	0	500,000	0	0	0	0	0	0	500,000

**Project Description:** Replacing all the cable machines in the Cybex Room at the Community Center.

**Project Need:** The equipment in the Cybex Room at the Community Center is as old as the building and is starting to show its age. In many cases, Lifefitness no longer carries replacement parts. When something breaks now the maintenance department frequently has to create something from scratch to make the machine usable.

**Development Plan & Status :** Funding for this project will come from the General Fund.

# FY25-34 CMMP

## Cybex Room Replacement PCR

### Estimated Project & Purchase Timeline

Pre Design: FY26

Engineering/Design: FY26

Purchase/Construction: FY26

Source	Appropriated	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
General Fund	0	0	120,000	0	0	0	0	0	0	0	0	120,000
<b>Total</b>	0	0	120,000	0	0	0	0	0	0	0	0	120,000

# FY25-34 CMMP

**Dog Park**  
PCR

**Project Description:** With the new park at UCSD, Tutiakoff Park could be an ideal place for a dog park. Many community members already bring their dogs to the park for recreation so including some obstacles for dogs to play and jump on would greatly benefit dog owners.

**Project Need:** There is no dog park on the island and it's a request PCR receives frequently.

**Development Plan & Status :** We are hopeful to plan the park in FY 26 and build in FY27.

## Estimated Project & Purchase Timeline

**Pre Design: FY26**

**Engineering/Design: FY26**

**Purchase/Construction: FY27**



Source	Appropriated	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
General Fund	0	0	0	200,000	0	0	0	0	0	0	0	200,000
<b>Total</b>	0	0	0	200,000	0	0	0	0	0	0	0	200,000

# FY25-34 CMMP

## Elementary School Playground Replacement PCR

### Estimated Project & Purchase Timeline

Pre Design: FY26

Engineering/Design: FY26

Purchase/Construction: FY27

**Project Description:** Replacement of the playground at Eagle's View Elementary School.

**Project Need:** The current playground was installed when the school was built and has reached the end of its useful life. Repairs to the existing play structures are not practical and they will need to be replaced.

**Development Plan & Status :** This project was recommended by the Unalaska City School District. Like other PCR projects, it will be considered as part of the updated PCR master plan in 2024-2025. The budget and schedule shown is the current best estimate and will be updated with the completion of the plan.



Cost Assumptions	
Other Professional Services	
Engineering, Design, Construction Admin	200,000
Construction Services	1,338,462
Machinery & Equipment	
<b>Subtotal</b>	1,538,462
Contingency (30%)	461,538
<b>Total Funding Request</b>	2,000,000

Source	Appropriated	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
General Fund	0	0	200,000	1,800,000	0	0	0	0	0	0	0	2,000,000
<b>Total</b>	0	0	200,000	1,800,000	0	0	0	0	0	0	0	2,000,000

# FY25-34 CMMP

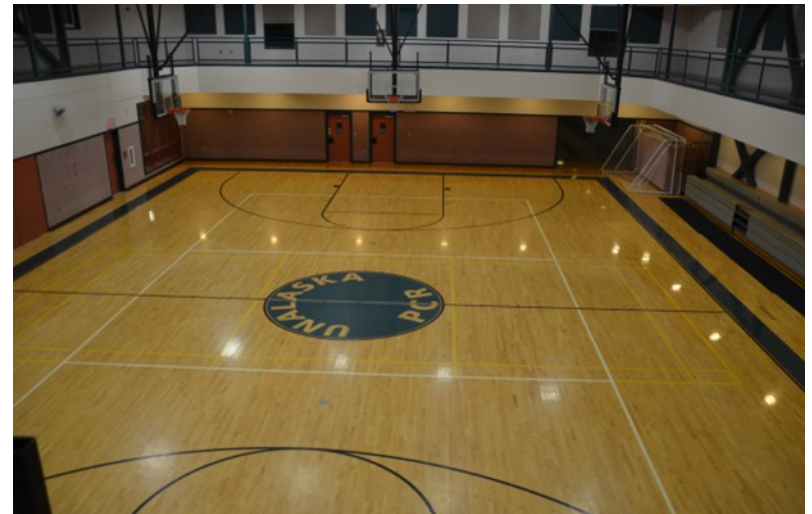
## Gymnasium Floor PCR

### Estimated Project & Purchase Timeline

Pre Design: FY26

Engineering/Design: FY26

Purchase/Construction: FY27



**Project Description:** The gymnasium floor was installed when the building was built in 1996 and is lined for a full size basketball court, volleyball court and badminton court. A replacement floor would include lines for the same sports. The new floor would be made of a synthetic material so it would no longer need to be protected during special events.

**Project Need:** The current wooden floor recoated once a year to improve it's appearance and remove scratches. Over the past 20 years scratches have become more significant and the floor is beginning to show its age. A replacement floor will provide a better experience for patrons and greatly improve staff's ability to deliver quality programming. Special events held in the gym require PCR staff to roll out tarps to protect the wood floor. Afterward, they need to be cleaned and mopped which takes a lot of time. The planned replacement floor can be mopped and cared for much like the Multipurpose Room floor.

**Development Plan & Status :** During FY26 PCR staff will identify the flooring material that best meets the needs for the community. The estimated cost is \$221,000 which means that \$51,000 or 10% is planned to be spent in FY26 for design and scoping. These numbers are estimates and may change as FY26 approaches.

Cost Assumptions	
Engineering, Design, Const Admin	51,000
Other Professional Services	
Construction Services	158,231
Machinery & Equipment	
<b>Subtotal</b>	<b>209,231</b>
Contingency (set at 30%)	62,769
<b>TOTAL</b>	<b>272,000</b>

Source	Appropriated	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
General Fund	0	0	51,000	221,000	0	0	0	0	0	0	0	272,000
<b>Total</b>	0	0	51,000	221,000	0	0	0	0	0	0	0	272,000

# FY25-34 CMMP

## Kelty Field SW Access

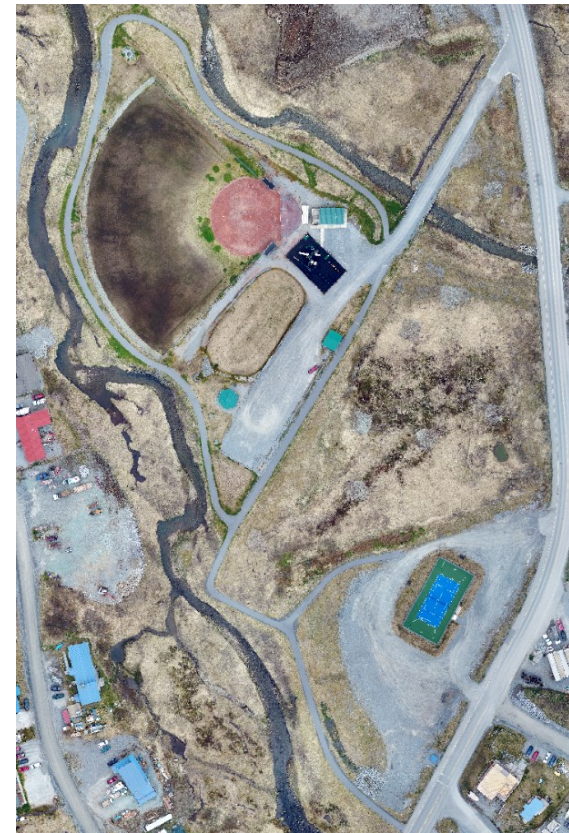
PCR

### Estimated Project & Purchase Timeline

Pre Design: FY29

Engineering/Design: FY30

Purchase/Construction: FY30



**Project Description:** Providing access to Community Park from the southwest side.

**Project Need:** Many children in the neighborhood adjacent to the south side of Kelty Field cross the stream to access the park. It is proposed to create walking access to the park in the southwest side to allow these children to safely cross the stream and gain access to the park.

**Development Plan & Status :** This project will be funded by the General Fund.

Source	Appropriated	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
General Fund	0	0	0	0	0	0	500,000	0	0	0	0	500,000
<b>Total</b>	0	0	0	0	0	0	500,000	0	0	0	0	500,000

# FY25-34 CMMP

**Project Description:** Turing the area in the Aquatic Center where the slide is into a Kiddie Pool/Splash Pad.

**Project Need:** The waterslide is the Aquatic Center's only attraction. It is not used often because it requires extra staffing and three swimming lanes are closed when running. Patrons are limited to one at a time and lifejackets are not allowed. If a child cannot reach the bottom of the pool where the slide comes out or they cannot swim to the side they are not able to use the slide. A kiddie pool with fountains and smaller slides will run continuously during open hours and with no additional staffing. Children who are not able to swim will be able to use this facility as a safe introduction to water. This also will be able to be utilized on its own, multiple kids can use it simultaneously and the new improvements can fit in the same space where the slide will be removed.

**Development Plan & Status :** This project will be funded by the General Fund.

**Kiddie Pool/Splash Pad**  
PCR

**Estimated Project & Purchase Timeline**

Pre Design: FY30

Engineering/Design: FY30

Purchase/Construction: FY31

Source	Appropriated	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
General Fund	0	0	0	0	0	0	0	500,000	0	0	0	500,000
<b>Total</b>	0	0	0	0	0	0	0	500,000	0	0	0	500,000

# FY25-34 CMMP

## Multipurpose Facility PCR

### Estimated Project & Purchase Timeline

Pre Design: FY26

Engineering/Design: FY27

Purchase/Construction: FY28



**Project Description:** This project would build a covered multipurpose facility for recreation and evacuation in the event of a tsunami or other disaster.

**Project Need:** In 2012, the court was resurfaced with plastic tiles in the hopes that they would be an improvement over the worn out court. However, they do not offer a realistic tennis surface and the court measures two feet too short. This project will:

- Serve as an emergency shelter for the island outside the tsunami inundation zone.
- Improve the quality of the park's amenities.
- Evaluate the current and future facility in an effort to best accommodate Unalaska residents for the next 20 to 30 years.
- Offer more recreational activities such as hockey, tennis, indoor soccer, or an indoor playground.
- Provide a multipurpose covered facility.

**Development Plan & Status :** There is grant funding available for emergency related service and the City will also seek a partnership with other island organizations to pursue available resources.

Cost Assumptions	
Engineering, Design, Const Admin	950,000
Other Professional Services	130,000
Construction Services	3,250,000
Machinery & Equipment	
<b>Subtotal</b>	<b>4,330,000</b>
Contingency (set at 30%)	1,299,000
<b>TOTAL</b>	<b>5,629,000</b>
Less Other Funding Sources (Grants, etc.)	
<b>Total Funding Request \$</b>	<b>5,629,000</b>

Source	Appropriated	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
General Fund	0	0	0	562,900	5,066,100	0	0	0	0	0	0	5,629,000
<b>Total</b>	0	0	0	562,900	5,066,100	0	0	0	0	0	0	5,629,000



**Project Description:** Creating a city park in the area above Westward Plant. This area of the community lacks any recreational amenities.

**Project Need:** Park development on west/southwest area of the city above Westward, build a park on city property. The road system and utilities are already in place reducing the costs of construction. It is a natural place of a park serving an under developed area of the city.

**Development Plan & Status :** This project will be funded by the General Fund.

# FY25-34 CMMP

## Park Above the Westward Plant

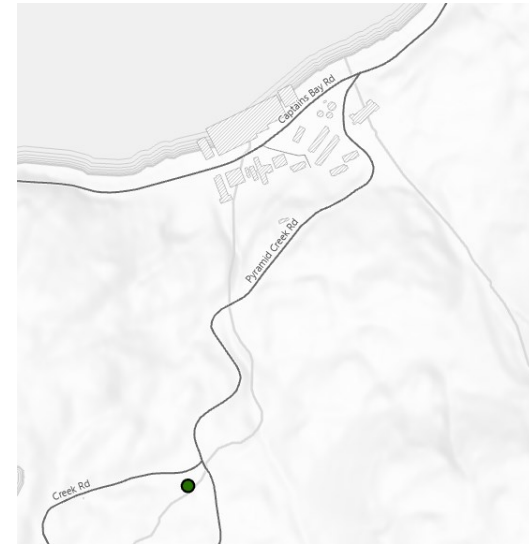
PCR

### Estimated Project & Purchase Timeline

Pre Design: FY31

Engineering/Design: FY31

Purchase/Construction: FY32



Source	Appropriated	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
General Fund	0	0	0	0	0	0	0	0	3,200,000	0	0	3,200,000
<b>Total</b>	0	0	0	0	0	0	0	0	3,200,000	0	0	3,200,000

# FY25-34 CMMP

**Project Description:** Expanding the pool towards the road in order to provide space for bleachers.

**Project Need:** We purchased a Colorado Timing System so our Aquatic Center can accommodate larger swim meets. However, the size of our Natatorium is barely able to hold two swim teams and spectators and definitely not comfortably. This project will expand the Aquatic Center on the south side to allow for bleachers for both spectators and teams and expand on the east side to install a small warm-up cool-down, 2 lane, 15 yard, 3 foot deep pool. This will make our pool competition ready and even open up the possibilities to having Regionals.

**Development Plan & Status :** This project will be funded by the General Fund.

## Pool Expansion PCR

### Estimated Project & Purchase Timeline

Pre Design: FY30

Engineering/Design: FY30

Purchase/Construction: FY31



Source	Appropriated	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
General Fund	0	0	0	0	0	0	0	2,000,000	0	0	0	2,000,000
<b>Total</b>	0	0	0	0	0	0	0	2,000,000	0	0	0	2,000,000

# FY25-34 CMMP

**Project Description:** Installing a pump track next to Kelty Field.

**Project Need:** The current Skate Park is old and needs to be replaced. It's had many different paint jobs and rust has made certainly areas dangerous. The current location of the Skate Park sits on real estate that can better serve the community, and discussions about various new facilities mention this property. If the site is designated for a new purpose, then the City needs to find a new location for wheeled recreation. Adding a pump track to Community Park would greatly increase what that park can offer and its use. The timing of this project depends on plans for the existing site's redevelopment.

**Development Plan & Status :** This project will be funded by the General Fund.

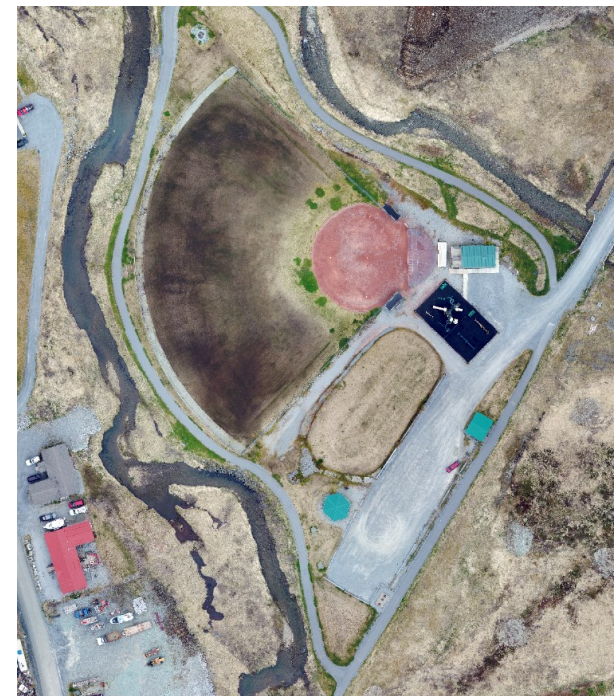
**Pump Track**  
PCR

**Estimated Project & Purchase Timeline**

Pre Design: FY25

Engineering/Design: FY25

Purchase/Construction: FY26



Source	Appropriated	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
General Fund	0	0	100,000	0	0	0	0	0	0	0	0	100,000
<b>Total</b>	0	0	100,000	0	0	0	0	0	0	0	0	100,000

**Project Description:** Repairing and replacing the rebar that has rusted through the bottom of the pool. Then replacing the plaster in order to complete the project.

**Project Need:** A pool should be re-plastered every 10 years and even sooner with a salt water pool. Our pool has had the same plaster on it for over 20 years. Due to the life of our current plaster and Gunite corrosion the rebar underneath has become corroded and needs restoration.

**Development Plan & Status :** These repairs will occur in tandem with boiler repairs to minimize downtime.

# FY25-34 CMMP

## Rebar Restoration and Re-plastering PCR

### Estimated Project & Purchase Timeline

Pre Design: FY25

Engineering/Design: FY25

Purchase/Construction: FY25

Source	Appropriated	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
General Fund	0	250,000	0	0	0	0	0	0	0	0	0	250,000
<b>Total</b>	0	250,000	0	0	0	0	0	0	0	0	0	250,000

**Project Description:** Repurpose the existing warming pool into a spa.

**Project Need:** The warming pool at the Aquatic Center currently has a jet system and filters that go through our filtration system. We could easily build a wall between the jets and the entrance of the pool to create an overflow spa. The only additions that would be required is a wall and a separate heating unit. The pool needs rebar restoration and replastering, building a wall in the warming pool during that project would be easily done. This would provide heated hydrotherapy to our community members who need it.

**Development Plan & Status :** This project will be funded by the General Fund.

# FY25-34 CMMP

**Spa**  
PCR

**Estimated Project & Purchase Timeline**

**Pre Design: FY30**

**Engineering/Design: FY30**

**Purchase/Construction: FY31**

Source	Appropriated	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
General Fund	0	0	0	0	0	0	0	200,000	0	0	0	200,000
<b>Total</b>	0	0	0	0	0	0	0	200,000	0	0	0	200,000

# FY25-34 CMMP

**Project Description:** Construct a new, state of the art Public Safety facility.

**Project Need:** Presently, the Department of Public Safety (DPS) structure is outdated and presents safety and operational issues. It does not support all the needs of the department. Issues include:

- Inadequate staff support, office, interview and observation space; and no locker rooms for uniform changes, post-exposure decontamination, etc.
- Building access restrictions required for Police operations constrain volunteer fire-fighter use.
- Detainee entrance is a narrow passage to parking area that conflicts with emergency response. The undersized booking area is potentially hazardous for staff with unruly prisoners. The remote evidence drop-off/storage raises chain of custody and security issues.
- Crowded dispatch area provides little security from the public lobby, creating a safety and confidentiality issue.
- The fire apparatus garage houses EMS supplies, turnout gear, air compressor and gym. This creates potential contamination hazards from fumes.

**Development Plan & Status :** May 22, 2018: Council funded the DPS Building Assessment project in the amount of \$100,000 via the FY2019 Capital & Operating Budget Ordinance No. 2018-04.

December 11, 2018: Council passed Resolution 2018-63 which authorized the City Manager to enter into an agreement with Jensen Yorba Lott, Inc (JYL) to perform the DPS Building Assessment Project for \$97,000.

December 11, 2018: Council approved Ordinance 2018-11, which effectively split the Department of Public Safety by creating the Department of Fire and Emergency Medical Services, thereby necessitating the furtherance of the DPS Building Assessment Project.

March 12, 2019: Corey Wall, JYL’s Principal Architect, gave a presentation to the Council on the Project’s progress and provided options for remodeling the existing facility as well as possible locations to place a new facility. At the conclusion of the presentation, Council directed staff to investigate the subsurface conditions of the existing Skate Park site as a likely location for a new Police facility. It was agreed that the Skate Park site was prime City owned real estate and a site investigation was warranted regardless of what future development occurred there.

In 2023, Council approved expansion of the IFHS clinic's lease to include the Skate Park area. A different location for the police station will be selected and coordinated with development of a new fire station.

## Police Station Public Safety

### Estimated Project & Purchase Timeline

Pre Design: FY30

Engineering/Design: FY31

Purchase/Construction: FY32



Source	Appropriated	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
1% Fund	0	0	0	0	0	0	0	0	22,090,000	0	0	22,090,000
General Fund	0	0	0	0	0	0	0	3,000,000	0	0	0	3,000,000
<b>Total</b>	0	0	0	0	0	0	0	3,000,000	22,090,000	0	0	25,090,000

# FY25-34 CMMP

## Burma Road Chapel Upgrades

Public Works

### Estimated Project & Purchase Timeline

Pre Design: FY20

Engineering/Design: FY21

Purchase/Construction: FY26



**Project Description:** In 2019 the PCR side of the Burma Road Chapel showed signs of rotten siding along the lower portions of the exterior wall. Architect Corey Wall, JYL Architects, crawled under the structure and took photos of the rim joists. Evidence of rot was observed below the building. The original scope of this project included removing shingles, roof boards, and damaged insulation, and installing framing for eave soffit ventilation/increased depth for insulation, insulation to R-30, new roof boards, re-roofing the building, and painting the new eaves and trim. Repairs to the roof are the only remaining project work to complete.

**Project Need:** Exterior siding, structural sill plates and rim joists all show signs of rot and need replacement. Also, the facility lacks proper insulation and ventilation, which causes snow melt on the roof that runs down to the eave, freezes and causes ice dams to separate the walls and roof. As ice dams grow larger, the water from the melting snows backs up and leaks between wood shingles into the building causing water damage. In FY08, metal flashing was installed on the eaves over the electric cable system to heat the flashing. A new roof will protect the facility for at least another 30 years.

**Development Plan & Status :** DPW's Facilities Maintenance budget will replace the metal flashing and heat trace on the eave as an interim solution when the present system fails. The rotten siding along the lower portions of the exterior wall and sill plate repair work began in November 2020 and will be completed by the end of FY21. The major roof repairs will be conducted in FY26 following the results of the citywide roof assessment.

Cost Assumptions	
Engineering, Design, Const Admin	70,000
Other Professional Services	10,000
Construction Services	373,077
Machinery & Equipment	-
<b>Subtotal</b>	<b>453,077</b>
Contingency (set at 30%)	135,923
<b>TOTAL</b>	<b>589,000</b>

Source	Appropriated	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
General Fund	110,000	0	479,000	0	0	0	0	0	0	0	0	589,000
<b>Total</b>	<b>110,000</b>	<b>0</b>	<b>479,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>589,000</b>

# FY25-34 CMMP

## Captains Bay Road Safety & Paving

Public Works

### Estimated Project & Purchase Timeline

Pre Design: FY24

Engineering/Design: FY25

Purchase/Construction: FY26

**Project Description:** This major infrastructure improvement project constructs drainage, utilities, and pavement out Captains Bay Road, 1.4 miles long, between Airport Beach Road and the south end of the Westward Seafoods Complex. Work on the existing gravel road includes widening the road to 13-ft lanes with 2-ft shoulders, base & various areas of embankment reconstruction, new asphalt pavement, and new 6-ft paved separated multi-use path. Project includes selective replacement of storm drain pipes & inlet structures. Utilities are ineligible for the CTP Grant.

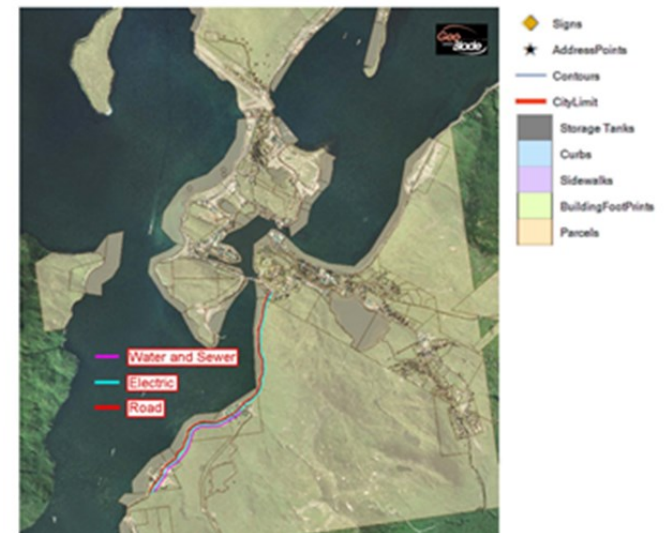
**Project Need:** Captains Bay Road is a primary transportation route for Westward Seafoods, North Pacific Fuel, Northland Services, Offshore Systems Inc., and several small businesses as well as residential areas. The road facilitates high traffic for heavy vehicles used by the fishing and support industries vital to the community's economy. In 2011 the City held public meetings regarding the Road Improvement Master Plan. Residents and industry representatives discussed Captains Bay Road and hazards its high road crown creates. The crown is needed for adequate drainage. There was strong support for improvements to Captains Bay Road. Captains Bay Road also presents future growth opportunities for the community as identified in the City's Comprehensive Plan.

**Development Plan & Status :** Segment A project funding was approved for the CTP, pending federal acceptance of the STIP. The grant and City match for that segment totals approximately \$13.16 million.

Segment A Paving, \$13,155,001  
 Safety Improvements, \$4,500,000  
 Segment B Paving, \$10,300,000  
 Segment C Paving, \$3,100,000  
 Segment D Paving, \$10,700,00

This project is grant dependent. Drainage and paving estimates are based on the Ballyhoo Road Drainage & Electrical Upgrades Project. As of April 10, 2020, the State did not award grant funds via the STIP / CTP. Additional grant opportunities will be sought out. A \$4,000,000 Legislative request was submitted via CAPSIS in February 2021. Preliminary Estimate by HDL Engineering for total project costs are \$53,700,003.

## Captains Bay Road and Utilities



Source	Appropriated	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
1% Fund	3,161,147	0	0	0	0	0	0	0	0	0	0	3,161,147
General Fund	2,564,556	0	0	0	0	0	0	0	0	0	0	2,564,556
Grant	0	9,992,538	4,500,000	24,100,000	0	0	0	0	0	0	0	38,592,538
<b>Total</b>	<b>5,725,703</b>	<b>9,992,538</b>	<b>4,500,000</b>	<b>24,100,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>44,318,241</b>



# FY25-34 CMMP

## Fishermen's Memorial Public Works

**Project Description:** In 2022, City Council committed \$250,000 to the Rusting Man Foundation to establish a memorial in Unalaska to commemorate fishermen lost at sea. The City is evaluating various sites to house the memorial and presented them to Council on June 13, 2023.

**Project Need:** Regardless of the site selected, utility extensions and improvements for safety and pedestrian access will need to be constructed.

**Development Plan & Status :** This project will consist of two phases:

- 1) Electric utility extensions for lighting and security cameras. Basic site preparation and necessary safety improvements will be completed to allow installing the memorial.
- 2) Improve the site with additional landscaping, parking and other improvements.

### Estimated Project & Purchase Timeline

Pre Design: FY24

Engineering/Design: FY25

Purchase/Construction: FY25



Source	Appropriated	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
General Fund	0	100,000	100,000	0	0	0	0	0	0	0	0	200,000
<b>Total</b>	0	100,000	100,000	0	0	0	0	0	0	0	0	200,000

# FY25-34 CMMP

**Project Description:** Replacement of the roof at the Public Works building.

**Project Need:** The current roof is failing and needs to be replaced.

**Development Plan & Status :** The subtotal for the entire Roof Replacement Project is \$1,928,662. a detailed specification for the roof replacement project at the Public Works Building. The cost estimate is based on the successful completion of a similar project involving the pool roof, with a cost of \$58 per square foot. Utilizing this cost for the Public Works Building, the estimated cost for roofing material is \$1,287,600.

The breakdown of costs for materials, labor, travel, and other miscellaneous expenses is as follows:

Roofing Material: \$1,287,600, based on \$58 per square foot

Additional Costs:

- Plywood Sheeting: \$50,424
- 4" Rigid Insulation: \$82,520
- Labor (2x cost of materials): \$265,888
- Shipping: \$20,000
- Permitting: \$7,500
- Dump Fees: \$15,000
- Room, Board, Travel: \$50,000
- Mechanical Contractor: \$150,000
- Total Additional Costs: \$641,062

Subtotal for Roof Replacement: \$1,928,662

30% Contingency: \$578,600.

Total Cost Estimate:

- Subtotal: \$1,928,662
- Contingency: \$578,600
- Grand Total for Roof Replacement: \$2,507,262

## Public Works Roof Replacement

Public Works

### Estimated Project & Purchase Timeline

Pre Design: FY24

Engineering/Design: FY25

Purchase/Construction: FY25



Source	Appropriated	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
General Fund	0	2,507,262	0	0	0	0	0	0	0	0	0	2,507,262
<b>Total</b>	0	2,507,262	0	0	0	0	0	0	0	0	0	2,507,262

# FY25-34 CMMP

**Project Description:** Remove the UST (underground storage tank) at City Hall and replace with an approved above ground fuel oil tank.

**Project Need:** UST's are known to rust and begin leaking. UST's are no longer approved and this tank needs to be replaced with an above ground tank with proper leak detection.

**Development Plan & Status :** General Fund

## Underground Fuel Tank Removal / Replacement Public Works

### Estimated Project & Purchase Timeline

Pre Design: FY29

Engineering/Design: FY29

Purchase/Construction: FY29



Source	Appropriated	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
General Fund	0	0	0	0	0	60,000	0	0	0	0	0	60,000
<b>Total</b>	0	0	0	0	0	60,000	0	0	0	0	0	60,000

# FY25-34 CMMP

## LCD & UMC Dredging Ports

### Estimated Project & Purchase Timeline

Pre Design: FY19

Engineering/Design: FY23

Purchase/Construction: FY25

**Project Description:** The dredging for the Unalaska Marine Center (UMC) and the Light Cargo Dock (LCD) is one of several projects that were developed to enhance commerce and safety for deep draft vessels in Dutch Harbor proper. In 2019 The City of Unalaska completed the renovation of Unalaska Marine Center (UMC) in preparation for deeper-draft cargo vessels. The renovation project of this industrial dock extended crane rails, added gantry crane infrastructure, fuel headers, and increased load capacity. The depth at the UMC dock face currently ranges from -38 to -40 feet. In 2019, the Corp of Engineers began the feasibility for Dredging the Entrance Channel into Dutch Harbor to -58 feet, currently at -43 feet. The USACE project is to accommodate the passage of deep-draft vessels to the cargo facilities inside Dutch Harbor. The dredging at UMC and LCD marries the USACE dredging and the UMC renovation projects together to meet the demands for deep-draft cargo operations. The UMC and LCD dredging project will bring the water depth at the face of UMC to -45' MLLW making it truly deep draft and operational for the deep draft vessels soon to navigate through the entrance channel. The dredging project for UMC and LCD have been earmarked and waiting for the approval of Congressional funding for the USACE entrance channel dredging so these projects could work in concert and recognize some efficiencies by sharing resources and the permitting processes. Congressional funding has been received for the USACE Entrance Channel Dredging project and in concert the City of Unalaska is moving forward with the UMC and LCD Dredging project. The Light Cargo Dock will be dredged to -35' and will then accommodate a wider range of fuel vessels, cargo vessels and catcher-processers. The Light Cargo Dock serves as a gear transfer dock and overflow for vessels not able to confirm space at UMC. The Light Cargo Dock, currently at -23 feet, will be dredged to -35 which is the maximum depth for the dock as designed and constructed. UMC will be dredged to -45 feet in order to accommodate deep-draft container ships and tankers. The UMC and LCD Dredging Project includes costs for the geotechnical work, bathymetry studies, permitting, means of dredging, disposal site, mobilization and demobilization and construction.

**Project Need:** The completion of this dredging will enhance current and future operations by creating usable industrial dock face that is designed for vessels in varying lengths and tonnage.

**Development Plan & Status :** It is estimated that the dredging project for the Unalaska Marine Center and the Light Cargo Dock will coincide with the timing of the USACE Dredging to begin in the fall of 2024. State funding has been requested through CAPSIS for FY25.



**LIGHT CARGO DOCK, BARGE, TRAMPER**  
BARGE IS BEING USED AS A "SPACER" TO PROVIDE DEPTH FOR TRAMPER

Cost Assumptions	
Other Professional Services	
Engineering, Design, Construction Admin	109,650
Construction Services	1,932,000
Machinery & Equipment	
<b>Subtotal</b>	2,041,650
Contingency (30%)	612,495
<b>Total Funding Request</b>	2,654,145

Source	Appropriated	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Ports Proprietary Fund	2,654,145	2,700,000	0	0	0	0	0	0	0	0	0	5,354,145
<b>Total</b>	2,654,145	2,700,000	0	0	0	0	0	0	0	0	0	5,354,145

# FY25-34 CMMP

**Project Description:** Following the engineer’s assessment and Rough Order of Magnitude of work and cost, the Ports Department will be requesting funding for the repair and resurfacing Unalaska Marine Center Positions 5-7.

**Project Need:** Unalaska Marine Center opened for business in 1992 and over the last 31 years of cargo operations there has been settling of the compacted rock beneath the concrete surface. This has caused undulating surface, drainage issues and should it continue settle this could impact the integrity of the tale walls. The concrete needs to be removed, more rock added and compacted, drainage addressed, and resurfaced. Crane rails will also be inspected and repaired if necessary during this project. This is not unexpected maintenance. With the proven benefit of concrete pavers this project can now be done without significant impact to cargo operations less expense.

**Development Plan & Status :** The current CMMP funding request will be refined to an ROM upon completion of assessment and design by PND. The City intends to fund this project through grant opportunities in partnership with Matson.

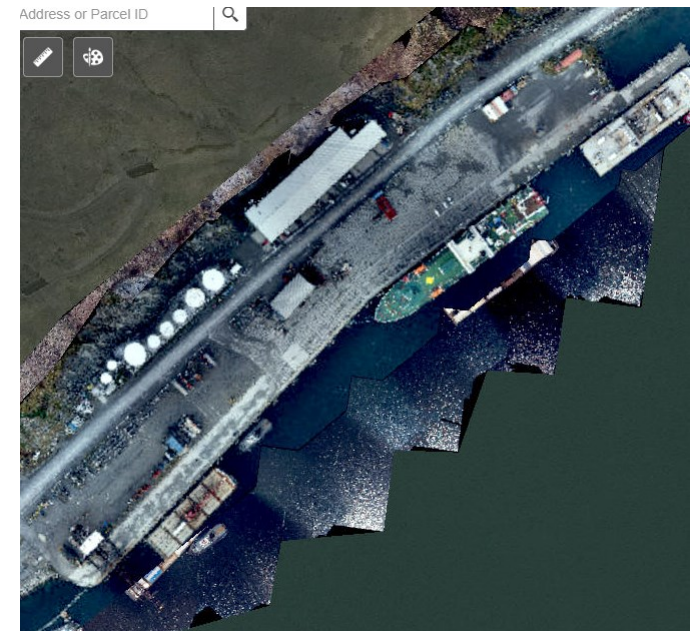
## UMC Positions 5-7 Resurfacing and Repair Ports

### Estimated Project & Purchase Timeline

Pre Design: FY24

Engineering/Design: FY25

Purchase/Construction: FY26



Source	Appropriated	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Ports Proprietary Fund	0	0	15,000,000	0	0	0	0	0	0	0	0	15,000,000
<b>Total</b>	0	0	15,000,000	0	0	0	0	0	0	0	0	15,000,000

# FY25-34 CMMP

## Baler Controls System Upgrades Solid Waste

### Estimated Project & Purchase Timeline

Pre Design: FY25

Engineering/Design: FY25

Purchase/Construction: FY25

**Project Description:** Upgrade and relocate the baler PLC (Programmable Logic Controller) panel and streamline the existing controls and hardware.

**Project Need:** Due to the City baler’s age, replacement PLC parts are now obsolete making repairs impractical. Since installed in 1997, the City baler controls have required minimal maintenance. However, in recent years due to age, hardware failures, and moisture exposure the controls have started failing. This causes the baler to spontaneously operate/run features without operator input and shut down unexpectedly. Solid Waste Division staff must exercise extreme caution while operating or working near the baler as a result. Furthermore, after years of repairs and modifications to the existing panel, certain sensors on the baler system are energized differently than others, AC instead of DC, creating a hazardous situation for operators and contractors during breakdowns. City staff, contractors, and inspectors have evaluated the baler controls and determined it is time to upgrade and relocate the PLC panel to a dry location and to simplify the existing controls to better fit the Landfill’s needs. This project will provide the Solid Waste Division Staff with improved safety and reliable baler controls to prevent future shutdowns and accidents; ultimately maximizing productivity and safety.

**Development Plan & Status :** Funding for this project will come from the Solid Waste Proprietary Fund. The budget for this project was estimated based on needs and hardware requirements identified by City staff, contractors, and inspectors in FY24. The project will be completed in two phases to minimize down time: 1. Design and Product Procurement. 2. Execution and Implementation.

Source	Appropriated	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Solid Waste Proprietary Fund	0	125,000	0	0	0	0	0	0	0	0	0	125,000
<b>Total</b>	0	125,000	0	0	0	0	0	0	0	0	0	125,000

# FY25-34 CMMP

**Project Description:** The replacement of the Solid Waste facility weighing/scale system. This project would cover materials cost, installation and commissioning.

**Project Need:** The current scale/weighing system at the Landfill is reaching the end of its lifetime. Since installed in 1997 the scale system has required minimal maintenance and repairs; however, due to its age and environmental conditions, a replacement will be needed in the near future. If a major breakdown were to occur, the Solid Waste Division would have to use an alternative measuring method for receiving solid waste at the City’s Landfill (cubic yards). The following key points are provided to reference the current condition of the scale/weighing system:

- Cell covers have been rebuilt several times due to excess rust.
- Top plates, expansion plates are worn to the point of replacement.
- Conduits, conduit holding racks have been damaged throughout years of use and maintenance.
- Overall structural integrity has diminished due to excess rust.

**Development Plan & Status :** Funding for this project will come from the Solid Waste Proprietary Fund. The budget for this project was estimated based on quotes provided by vendors in past years. Once materials are procured, City staff will work with contractor to complete the replacement and commissioning.

## Scale Replacement Solid Waste

### Estimated Project & Purchase Timeline

Pre Design: FY25

Engineering/Design: FY26

Purchase/Construction: FY26



Source	Appropriated	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Solid Waste Proprietary Fund	0	0	175,000	0	0	0	0	0	0	0	0	175,000
<b>Total</b>	0	0	175,000	0	0	0	0	0	0	0	0	175,000

# FY25-34 CMMP

## Solid Waste Gasifier Solid Waste

### Estimated Project & Purchase Timeline

Pre Design: FY25

Engineering/Design: FY25

Purchase/Construction: FY26

**Project Description:** The pre-design, design, and construction of a Gasifier to incinerate garbage.

**Project Need:** The Landfill cells are reaching capacity. Unalaska has about five years to come up with alternatives for the City’s garbage or must find a new place to build new cells. Thermal processing of solid waste is the future of Landfills. Gasification is a process that uses a feedstock, often municipal or industrial waste, for a thermo chemical conversion of waste in high heat. This is done in a low oxygen environment and causes material breakdown at the molecular level. Once the molecular breakdown occurs, the gasification process recombines them to form a syngas, a gas similar to natural gas.

**Development Plan & Status :** Combination of grant funds and Landfill proprietary funds. Future funding is to be determined at a later date.



### Cost Assumptions

Engineering, Design, Const	
Admin	800,000
Other Professional Services	100,000
Construction Services	3,000,000
Machinery & Equipment	2,500,000
Subtotal	6,400,000
Contingency (set at 30%)	1,920,000
<b>TOTAL</b>	<b>8,320,000</b>

Source	Appropriated	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
<b>Solid Waste Proprietary Fund</b>	700,000	0	7,620,000	0	0	0	0	0	0	0	0	8,320,000
<b>Total</b>	700,000	0	7,620,000	0	0	0	0	0	0	0	0	8,320,000



# FY25-34 CMMP

**Project Description:** This project will extend 2.5 miles of wastewater line from Airport Beach Road to OSI.

**Project Need:** Captains Bay Road is the logical location for future commercial and residential expansion for the community of Unalaska. Captains Bay has the docking facilities and space for equipment storage to accommodate this and other industrial growth. Oil companies have expressed interest in Unalaska’s deep-water port as a resupply port for their northern seas oil exploration and drilling operations. Construction of the road and utility improvements needs to begin now so Unalaska can meet the current and future needs of the community.

**Development Plan & Status :** Captains Bay Road currently has sewer line services from the intersection of Airport Beach Road to Westward Seafoods, a distance of one mile. This project will eventually install a new wastewater line from Westward Seafoods entirely to OSI.

## Captains Bay Road Wastewater Line Installation

Wastewater

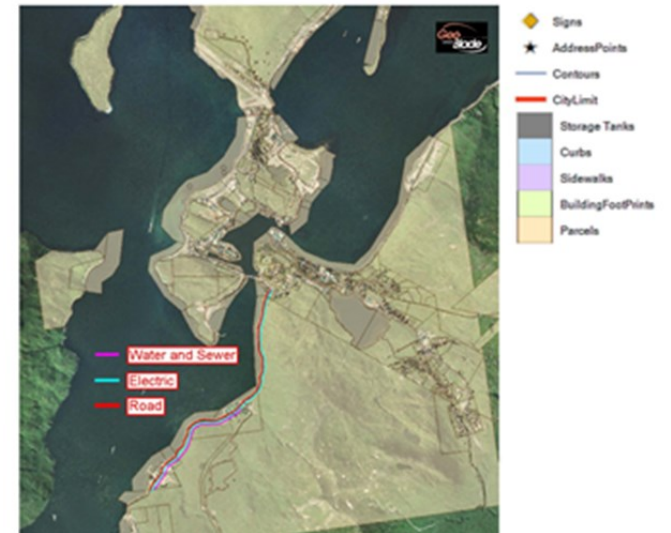
### Estimated Project & Purchase Timeline

Pre Design: FY24

Engineering/Design: FY25

Purchase/Construction: FY26

## Captains Bay Road and Utilities



Source	Appropriated	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Grant	0	0	11,187,600	0	0	0	0	0	0	0	0	11,187,600
Wastewater Proprietary Fund	50,000	0	0	0	0	0	0	0	0	0	0	50,000
<b>Total</b>	<b>50,000</b>	<b>0</b>	<b>11,187,600</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>11,237,600</b>

# FY25-34 CMMP

**Project Description:** This project will evaluate solutions to prevent the grease from entering the scum decant tank. This CMMP item includes the costs for an engineering evaluation and implementation of the improvements.

**Project Need:** At times, there can be large mats of accumulated grease in the clarifier. While skimming, the water/grease mixture is directed down the clarifier drainpipe to the scum decant tank. The water/grease mixture enters the scum decant tank, and the grease re-suspends in the water, allowing the grease to flow under the baffle with the water into the tank drain to the lift station. The grease then congeals and becomes a maintenance challenge for the lift station.

**Development Plan & Status :** The budget for this project was estimated from the Water Master Plan and is a WAG at this point in the process. A more accurate budget will be determined during the design phase of the project. Funding for this project will come from the Wastewater Proprietary Fund.

## Scum Decant Tank Wet Well Improvements

Wastewater

### Estimated Project & Purchase Timeline

Pre Design: FY26

Engineering/Design: FY27

Purchase/Construction: FY28



Cost Assumptions		
	Other Professional Services	
	Engineering, Design, Construction Admin	50,000
	Construction Services	60,000
	Machinery & Equipment	60,000
	Subtotal	170,000
	Contingency (15%)	25,500
	Total Funding Request	195,500

Source	Appropriated	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Wastewater Proprietary Fund	0	0	0	50,000	145,500	0	0	0	0	0	0	195,500
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>50,000</b>	<b>145,500</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>195,500</b>

# FY25-34 CMMP

## Wastewater Clarifier Baffling Improvements

Wastewater

### Estimated Project & Purchase Timeline

Pre Design: FY28

Engineering/Design: FY29

Purchase/Construction: FY30

**Project Description:** This project involves the engineering to evaluate and installing potential improvements to the two WWTP clarifiers. The evaluation should include a review of the record drawings, a site tour of the plant, and an evaluation of alternatives to optimize the configuration of the clarifiers.

**Project Need:** After screening, the wastewater is rapidly mixed with a coagulant and polymer to improve the settling process in the clarifier. The wastewater in the first clarifier portion is clear and settles well.

As the wastewater effluent passes under the clarifier baffle wall at the discharge end, the water quality degrades by becoming turbid. It is presumed that the settled sludge is carried downstream to the chlorine contact tanks, where it settles. This is very inefficient and requires the operators to clean the tank at least twice a month to prevent excessive sludge buildup. The stirred sludge also requires more chlorine for disinfection and, as a result, more sodium bisulfate for dechlorinating. Significant benefit will be realized in both labor and chemical costs if the clarifier's performance is improved.

**Development Plan & Status :** The budget for this project was estimated from the Wastewater Master Plan and is an estimate at this point in the process. A more accurate budget will be determined during the design phase of the project. Funding for this project will come from the Wastewater Proprietary Fund.



Cost Assumptions	
Engineering, Design, Construction Admin	\$50,000
Other Professional Services	
Construction Services	\$100,000
Machinery & Equipment	\$100,000
<b>Subtotal</b>	<b>\$250,000</b>
Contingency (30%)	\$75,000
<b>Total Funding Request</b>	<b>\$325,000</b>

Source	Appropriated	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Wastewater Proprietary Fund	0	0	0	0	0	50,000	275,000	0	0	0	0	325,000
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>50,000</b>	<b>275,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>325,000</b>

# FY25-34 CMMP

**Project Description:** This project would include purchase and installation of back-pressure valves to replace the existing check valves in the system.

**Project Need:** When the sludge flocculator starts, the discharge valve positions are opened and closed several times, and plant staff verifies that the valve position is closed upon operation. If the valves are left open, the contents of the solids storage tank can drain to the influent pump station. The WWTP staff are careful to set the valves to the appropriate position. Several options were evaluated by the City’s WWTP design consultant and it was determined that replacing the sludge pump check valves with backpressure valves was the best option. This would prevent the sludge from getting past the Penn Valley sludge pumps and exiting the plant if the valve is accidentally left open. Proposed for FY25 – FY26

**Development Plan & Status :** The budget for this project was estimated from the Wastewater Master Plan and is an estimate at this point in the process. A more accurate budget will be determined during the design phase of the project. Funding for this project will come from the Wastewater Proprietary Fund.

## Wastewater Sludge Pump Check Valve Replacement

Wastewater

### Estimated Project & Purchase Timeline

Pre Design: FY  
 Engineering/Design: FY26  
 Purchase/Construction: FY27



Cost Assumptions	
Engineering, Design, Construction	\$20,000
Other Professional Services	
Construction Services	\$30,000
Machinery & Equipment	\$20,000
<b>Subtotal</b>	<b>\$70,000</b>
Contingency (30%)	\$21,000
<b>Total Funding Request</b>	<b>\$91,000</b>

Source	Appropriated	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Wastewater Proprietary Fund		0	0	20,000	71,000	0	0	0	0	0	0	91,000
<b>Total</b>		0	0	20,000	71,000	0	0	0	0	0	0	91,000

# FY25-34 CMMP

## Biorka Drive Cast Iron Waterline Replacement

Water

### Estimated Project & Purchase Timeline

Pre Design: FY28

Engineering/Design: FY28

Purchase/Construction: FY29

**Project Description:** This project will replace approximately 600 linear feet of cast iron pipe segment under Biorka Drive with ductile iron. The replacement of this pipe was designed already by Regan Engineering, but the project was dropped when paving of Biorka Drive, which was the driving factor, was shelved.

**Project Need:** This section of water pipe was installed in the 1940's with cast iron pipe, the last section of cast iron pipe in Unalaska's water system. This line has been repaired in the past and has been in service longer than its life expectancy. Cast iron is a brittle material that is also susceptible to corrosion. Cast iron pipe often fails catastrophically when subjected to excessive pressure surge or ground movement. Pipe failure becomes more frequent with a cast iron pipe as it ages and loses wall thickness to corrosion. Emergency repairs after an unexpected catastrophic pipe failure are usually many times more expensive than proactive pipe replacement due to incidental damage, overtime, lack of in-stock repair materials, and general disruption of utility operations. Preventative replacement of pipes with high failure risks is a good practice in order to avoid the more costly emergency repair situation brought by a pipe failure.

**Development Plan & Status :** The budget for this project was estimated from the Water Master Plan and is an estimate at this point in the process. A more accurate budget will be determined during the design phase of the project. Funding for this project will come from the Water Proprietary Fund. Total cost for this project is estimated at \$396,500.



Cost Assumptions		
Engineering, Design,		\$30,000
Other Professional Ser-		
Construction Services		
Machinery & Equipment		\$275,000
<b>Subtotal</b>		<b>\$305,000</b>
Contingency (30%)		\$91,000
<b>Total Funding Request</b>		<b>\$396,500</b>

Source	Appropriated	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Water Proprietary Fund		0	0	0	396,500	0	0	0	0	0	0	396,500
<b>Total</b>		0	0	0	396,500	0	0	0	0	0	0	396,500

**Project Description:** This project will construct a waterline out Captains Bay Road to the entrance of Offshore Systems, Inc. (OSI).

**Project Need:** Captains Bay Road is the logical location for future expansion for the community of Unalaska. Captains Bay has the docking facilities and space for equipment storage to accommodate this and other industrial growth. Oil companies have expressed interest in Unalaska’s deep-water port as a resupply port for their northern seas oil exploration and drilling operations. Construction of the road and utility improvements needs to begin now so Unalaska can meet the current and future needs of the community.

Extension is needed to retire the leaking wood-stave waterline serving part of the area now.

**Development Plan & Status :** Captains Bay Road currently has water line services from the intersection of Airport Beach Road to Westward Seafoods, a distance of one mile. This project will install a new waterline from Westward Seafoods to OSI and retire the old, failing wood-stave waterline.

# FY25-34 CMMP

## Captains Bay Road Water Line Installation

Water

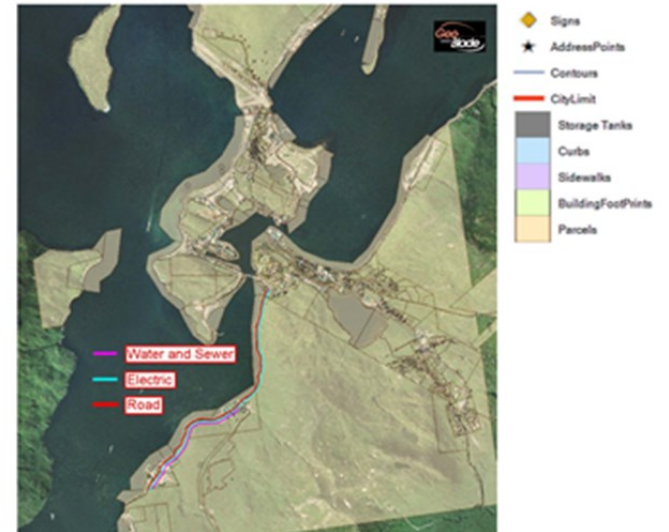
### Estimated Project & Purchase Timeline

Pre Design: FY22

Engineering/Design: FY24

Purchase/Construction: FY25

## Captains Bay Road and Utilities



Source	Appropriated	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
<b>1% Fund</b>	0	4,700,000	0	0	0	0	0	0	0	0	0	4,700,000
<b>Grant</b>	1,186,400	0	0	0	0	0	0	0	0	0	0	1,186,400
<b>Water Proprietary Fund</b>	12,246	0	0	0	0	0	0	0	0	0	0	12,246
<b>Total</b>	1,198,646	4,700,000	0	0	0	0	0	0	0	0	0	5,898,646

# FY25-34 CMMP

## Icy Lake Capacity Increase & Snow Basin Diversion Water

### Estimated Project & Purchase Timeline

Pre Design: FY30

Engineering/Design: FY31

Purchase/Construction: FY31

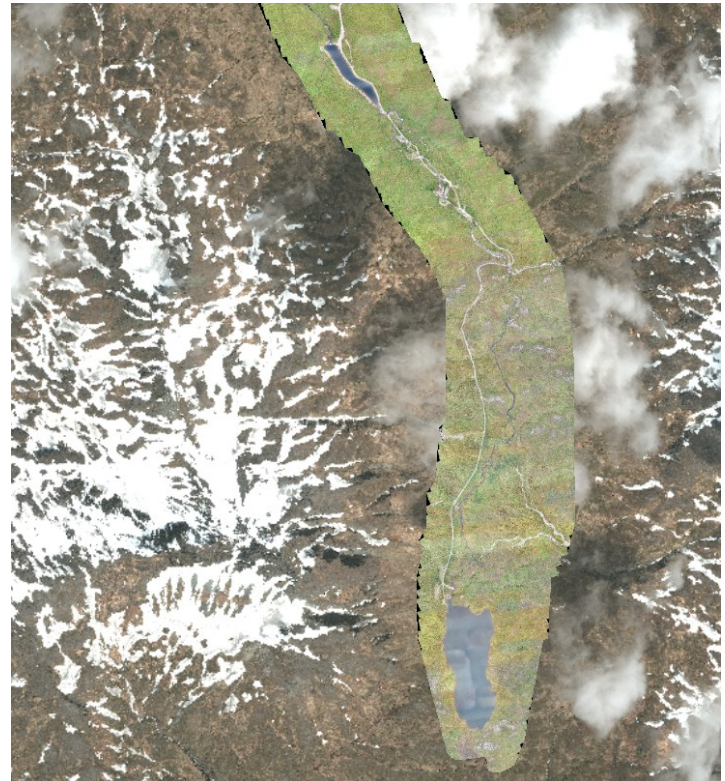
**Project Description:** This project will increase the height of the existing dam on the north side of Icy Lake and construct a new dam on the south end of Icy Lake. The 2006 Golder-letter the project describes as follows:

- The existing sheet pile dam at the north end of the lake would be raised 5 feet and the dam length increased from 67 to 98 feet.
- A new sheet pile dam, approximately 6 feet tall by 193 feet long would be built at the south end of the lake.
- Additional grading and riprap would be required for a larger spillway apron at the north dam.
- Riprap would be required for wave erosion protection of the south dam. · Grouting at the north and south dams would be required to seal fractured bedrock.

**Project Need:** Additional capacity for raw water storage at Icy Lake would be beneficial to help span processing seasons that occur during the more prolonged and frequent dry weather periods. Water system operators use the lake to “bank” surplus water between processing seasons when demand is low, with the intent that by the beginning of a processing season the utility is starting out with a full lake. During heavy processing the lake level gradually drops as demands exceed the combined capacity of Icy Creek and the wells and operators release lake water into Icy Creek. This operational strategy has been stressed in recent years when dry weather coincides with processing seasons and the lake is drawn nearly empty. If the lake is run empty and the water system is not able to meet demands, then the result would be water rationing and having to reduce fish processing throughput or diverting fish to processors in other communities.

**Development Plan & Status :** The budget for this project was estimated from the Water Master Plan and is a approximate guess at this point in the process. A more accurate budget will be determined during the design phase of the project. Funding for this project will come from the Proprietary Fund and State Grants.

Cost Assumptions	
Engineering, Design, Construction Admin	\$150,000
Other Professional Services	\$30,000
Construction Services	\$2,020,000
Machinery & Equipment	
<b>Subtotal</b>	<b>2,200,000</b>
Contingency (30%)	\$660,000
<b>Total Funding Request</b>	<b>2,860,000</b>



Source	Appropriated	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
<b>Water Proprietary Fund</b>	0	0	0	0	0	0	0	2,860,000	0	0	0	2,860,000
<b>Total</b>	0	0	0	0	0	0	0	2,860,000	0	0	0	2,860,000

# FY25-34 CMMP

## Installation of Meter and Booster Pump at Agnes Beach PRV Station

Water

### Estimated Project & Purchase Timeline

Pre Design: FY28

Engineering/Design: FY29

Purchase/Construction: FY30

**Project Description:** This recommended project would add water metering and a booster pump system at the Agnes Beach PRV station. The water metering will aid in leak detection, and utility management and understanding of where water is being used and when. The booster pump will provide water supply redundancy to Westward Seafoods, one of the largest customers in the water system, as well as redundancy to any further development along Captain’s Bay Road.

**Project Need:** The Agnes Beach PRV station drops the pressure of water from Pressure Zone 2 (Captains Bay Road) to Pressure Zone 3 (Town) hydraulic grade. The station also allows for water to flow to the higher elevation areas of Haystack Hill with an option to allow external boosting in the event of a fire demand on Haystack Hill. The current PRV set up does not allow any method of measuring water flow through the station and severely limits the ability to reverse flow from the wells in the lower pressure Zone 3 to higher pressure Zone 2 (Westward Seafoods). A booster pump will allow for the pumping of water from the lower pressure zone to the higher pressure zone in the event of a shut-down of the Pyramid Water Treatment Plant due to, for example, high turbidity.

**Development Plan & Status :** The budget for this project was estimated from the Water Master Plan and is a WAG at this point in the process. A more accurate budget will be determined during the design phase of the project. Funding for the project will come from the Water proprietary Fund.

Cost Assumptions	
Engineering, Design,	\$50,000
Other Professional Ser-	\$20,000
Construction Services	\$160,000
Machinery & Equipment	\$70,000
<b>Subtotal</b>	<b>\$300,000</b>
Contingency (30%)	\$90,000
<b>Total Funding Request</b>	<b>\$390,000</b>

Source	Appropriated	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
<b>Water Proprietary Fund</b>	0	0	0	0	0	70,000	320,000	0	0	0	0	390,000
<b>Total</b>	0	0	0	0	0	70,000	320,000	0	0	0	0	390,000



# FY25-34 CMMP

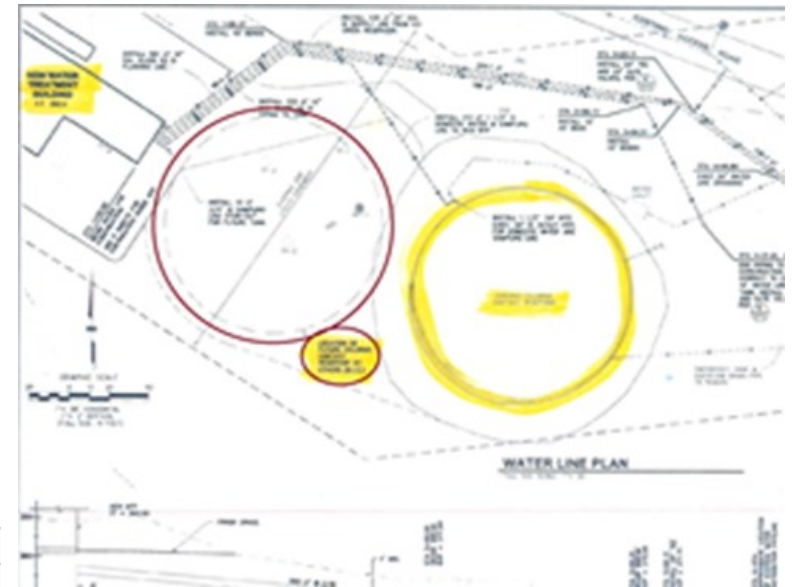
## Pyramid Water Storage Tank Water

### Estimated Project & Purchase Timeline

Pre Design: FY14

Engineering/Design: FY25

Purchase/Construction: FY26



**Project Description:** This project will construct a second 2.6 million gallon Chlorine Contact Tank (CT Tank) next to the existing CT Tank. It will provide much needed clear water storage and enable maintenance to be done on the interior of either tank regardless of process seasons or weather. The project will require the installation of approximately 200 ft. of 16" DI water main, 200 ft. of 8" DI drain line, and 100 ft. each of 1" sample line and control wiring

**Project Need:** Additional storage provided by this tank will help to meet many of the issues mentioned in the 2004 Water Master Plan. Even in the Water Distribution System's current configuration, this new tank will provide an additional 960,000 gallons of the additional 4 MG of finished water storage recommended in the Master Plan. When planned future development is completed on Captain's Bay Road, over 2.2 MG of water storage will be available at the maximum Pyramid Water Treatment Plant capacity of 9 MGD. The additional storage will provide a much needed buffer, allowing time to troubleshoot and repair problems in the event of an equipment failure or system malfunction. It will reduce the likelihood of water shortages and/or outages during the Pollock Processing seasons. Additional benefits include:

- ☑ Reduce service interruption, boil water notices, and risk of system contamination during maintenance.
- ☑ Allow routine maintenance to be done on the interior or exterior of either tank during any season, prolonging the life of these tanks.
- ☑ Expand and upgrade both the water treatment and distribution systems, using the full 9 MGD design capacity of the new water treatment plant will be possible.
- ☑ Improve the flow characteristics of the new Pyramid Water Treatment Plant. Plant operators will be able to allow the tanks to absorb the high and low flows, maintaining a more stabilized treatment process and allowing the new Ultra Violate treatment process to operate more efficiently.

**Development Plan & Status :** A "Certificate to Construct" and a "Certificate to Operate" are required from ADEC, obtained through application by the designing engineer.

Engineering, Design, Const Admin	647,000
Other Professional Services	-
Construction Services	6,379,879
Machinery & Equipment	-
<b>Subtotal</b>	<b>7,026,879</b>
Contingency (set at 30%)	2,108,064
<b>TOTAL</b>	<b>9,134,943</b>
Less Other Funding Sources (Grants, etc.)	-

Source	Appropriated	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
<b>Water Proprietary Fund</b>	1,228,750	0	7,906,193	0	0	0	0	0	0	0	0	9,134,943
<b>Total</b>	1,228,750	0	7,906,193	0	0	0	0	0	0	0	0	9,134,943

# FY25-34 CMMP

## Sediment Traps Between Icy Lake and Icy Creek Reservoir Water

### Estimated Project & Purchase Timeline

Pre Design: FY26

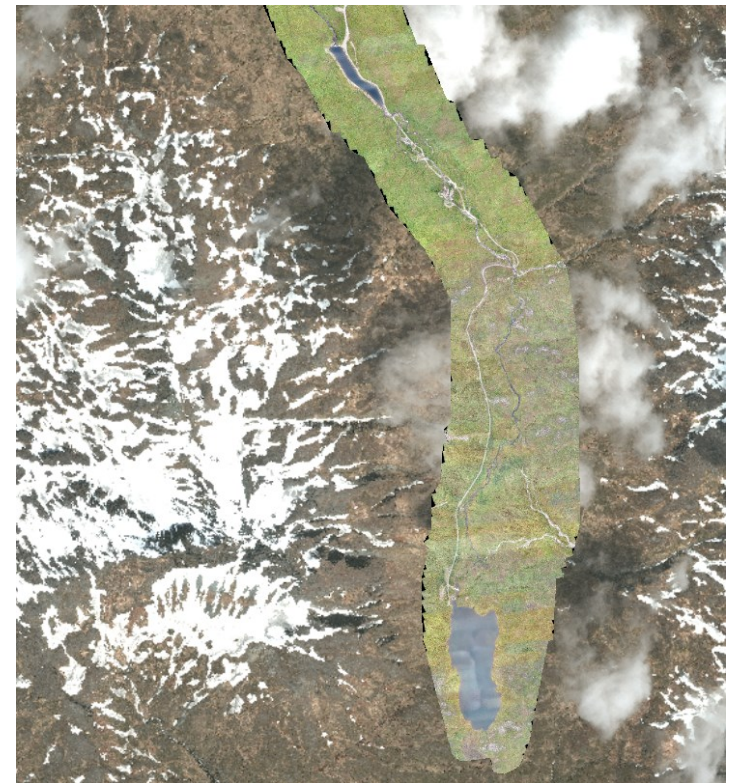
Engineering/Design: FY26

Purchase/Construction: FY27

**Project Description:** This project consists of constructing one or more sediment traps in Icy Creek upstream of the reservoir. The sediment trap system should essentially be a series of deep, wide step pools with rock check dams along the creek that decrease the flow velocity and allow rocks and sediment to settle out. The sediment traps should also create a location for rocks and sediment to accumulate that would be easier for heavy equipment to access, easier to clean out, and potentially allow the reservoir and Pyramid WTP to remain in service while the upstream sediment traps are being cleaned. Although the sediment traps will not eliminate shutdown of the Pyramid WTP due to turbidity spikes during high flow events, it could reduce the occurrence and duration of shutdowns.

**Project Need:** Large amounts of rock and sediment move downstream along Icy Creek during high flow events. The rocks accumulate at the inlet end of the Icy Creek Reservoir as seen in Figure 30 and heavier sediment accumulates behind the dam. The rocks and sediment reduce the capacity of the reservoir. Draining of the reservoir and removal of rocks and sediment is a challenging exercise that is required periodically and also requires a lengthy shutdown of the Pyramid WTP. Turbidity issues due to suspended fine-grained sediments during high flow events also regularly cause shutdown of the Pyramid Water Treatment Plant.

**Development Plan & Status :** The budget for this project was estimated from the Water Master Plan. A more accurate budget will be determined during the design phase of the project. Funding for this Project will come from the Water Proprietary Fund.



Cost Assumptions	
Engineering, Design, Construction Admin	\$50,000
Other Professional Services	\$50,000
Construction Services	\$400,000
Machinery & Equipment	
<b>Subtotal</b>	<b>\$500,000</b>
Contingency (30%)	\$150,000
<b>Total Funding Request</b>	<b>\$650,000</b>

Source	Appropriated	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
<b>Water Proprietary Fund</b>		0	650,000	0	0	0	0	0	0	0	0	650,000
<b>Total</b>		0	650,000	0	0	0	0	0	0	0	0	650,000

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## MEMORANDUM TO COUNCIL

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To: Mayor and City Council Members  
From: Cameron Dean, Planning Director  
Through: William Homka, City Manager  
Date: March 26, 2024  
Re: Review of Draft FY25-34 Capital and Major Maintenance Plan (CMMP)

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**SUMMARY:** City Council reviews the Capital and Major Maintenance Plan (CMMP) every year. This is the first draft of the FY25-34 CMMP, intended to review newly proposed projects.

**PREVIOUS COUNCIL ACTION:** Council reviews drafts of the CMMP each year in Winter/Spring. No formal action is taken at this time.

**BACKGROUND:** Last year Council approved the FY24-33 CMMP, with 49 projects and a total portfolio of \$162,832,010 over ten years. The first year of the CMMP is the most important because the financial figure represents what is approved to be budgeted. Council approved \$8,342,937 for FY24 excluding external funding.

Council approved Resolution 2023-47 adopting its priorities for this year's CMMP. Regulatory Compliance, Impact on Operational Budget and External Funding were identified as top concerns. Staff is focusing on these factors while reviewing nominations.

Beginning in November, Planning has worked with each department to update their capital projects. The Technical Advisory Committee has met multiple times to revise this year's CMMP.

New project nominations were presented to Council in a work session on January 23, 2024.

**DISCUSSION:** When Council votes on the final FY25-34 CMMP it will commit funding for only FY25. This draft of the proposes \$4,496,312 from proprietary funds, \$4,700,000 from the 1% Fund and \$3,350,562 from the General Fund in FY25:

General Fund	3,350,562
1% Fund	4,700,000
Electric Proprietary Fund	1,671,312
Solid Waste Proprietary Fund	125,000
Ports Proprietary Fund	2,700,000
Grant (Captains Bay Road CTP)	9,992,538
<b>Total</b>	<b>22,539,412</b>

The CMMP outlines a strategy for both immediate and long-term infrastructure needs. FY25 prioritizes urgent repairs to the Public Works Building and utility systems. On Captains Bay Road, the waterline will be extended, fixing significant leaks. A comprehensive roof assessment and feasibility studies for a fire station and ports office, as well as ongoing efforts like the PCR master plan and electrical generation study, will address future development.

**Operations vs. Capital Budgets**

This year, Staff revisited the criteria for including projects on the CMMP rather than the operating budget.

Moving forward, only projects that result in a fixed asset will appear on the CMMP. A fixed asset is a tangible item with long-term value and useful life, including buildings, infrastructure improvements and major equipment. Feasibility studies, plans and smaller equipment purchases will transition to departmental operating budgets rather than the CMMP where they have sometimes been included.

As such, several FY25 projects shown on previous drafts have been removed from the CMMP and added to operating budgets:

Department	Project	Amount
CMO	Unalaska Public Transportation	\$250,000
DPS	DPS Camera Replacement	\$29,000
Finance/IS	City Hall Security Improvements	\$50,000
DPW	Comprehensive Roof Assessment	\$330,000
Ports	Ports Office Feasibility	\$250,000

Feasibility study for the Fire Station and Integrated Training Facility will accordingly be part of the Fire Department’s operating budget request for FY25.

The Public Trails System project previously included on the CMMP for FY27 has similarly been removed and will be considered for inclusion in the operations budget for that year.

***The Facilities Maintenance Plan and Painting Plan will move to operating budgets. Rolling Stock will remain on the CMMP.***

Council will have an opportunity to discuss these projects during the upcoming budget meeting on April 8th. This approach focuses the CMMP on capital investments that create lasting value for the City and is consistent with best accounting practices.

**Roof Replacements**

As discussed in January, several buildings need roof replacements soon: the airport terminal, the Aquatics Center and the Public Works Building. Staff request funding this year for replacement of the Public Works roof, which at \$2.5 million accounts for the

majority of General Fund requests in FY25. Staff is estimating remaining costs for the others and will recommend adding those roofs as projects in the final draft if needed.

DPW's operating budget will include a comprehensive roof assessment for remaining City buildings in FY25. Future roof replacements in the CMMP will be based on the results of that assessment.

## **Electric**

The projects on the CMMP represent major maintenance at the powerhouse and reliability improvements to the City's grid. They are known needs. A comprehensive power generation study is currently underway by EPS. The study will help the City plan for near and long-term power demand and identify upgrades to the distribution system needed to bring new generation sources online.

At the powerhouse, the CMMP includes the Generator Sets Rebuild project every year to fund ongoing major maintenance. The Powerhouse SCADA and Reporting System Upgrades project is essential this year to maintain system security and compliance with regulations. The City has spent nearly \$50,000 in the last three fiscal years on SCADA related support, and these upgrades should reduce support requests in the future.

Electrical Distribution Equipment Replacement funds ongoing replacement of switches, section cans, transformers and cables. Prices and lead times for distribution equipment have risen significantly since COVID, and Staff decided to raise the yearly funding request to \$500,000 to address this.

The City has long recognized the need for an electric energy storage system, such as a flywheel or battery, to improve grid reliability. This system would enhance our ability to respond to fluctuating energy demands, particularly for electric cranes, and integrate renewable sources like wind or solar.

Initially included in the CMMP as a separate project, the energy storage system was later incorporated into the Makushin Geothermal PPA related distribution upgrades. With the City exiting the PPA, the energy storage system is once again a standalone project. Funding for its design will be shifted from the former geothermal distribution upgrades project. The City is additionally applying for funding for design and construction of the energy storage system through its geothermal grant.

## **Captains Bay Road Paving and Utility Extensions**

Captains Bay Road improvements are split into separate projects for water and wastewater extensions and paving.

Grant funding has been secured for multiple components, most recently with paving through the end of Westward Seafoods being recommended for a Community Transportation Program (CTP) award. The nearly \$10 million award is currently pending federal approval of Alaska's State Transportation Improvement Program (STIP). Funding previously appropriated by Council to the project from the General and 1% Funds will

cover the required \$3.16 million match. If awarded the project will be fully managed by the Alaska Department of Transportation & Public Facilities.

Extending water is the priority for FY25. Besides expanding service to new customers, this will address significant ongoing leaks, reducing waste for the utility. ***This year's CMMP includes \$4.7 million from the 1% Fund for the extension.*** The City received grant funding for the design of the waterline extension and is pursuing similar opportunities for the wastewater extension.

While significant progress has been made, the full scope of improvements to Captains Bay Road surpasses currently available funding. A separate discussion will be necessary to explore various financing options for completion of all project phases.

## **PCR**

The PCR master plan is underway and will continue through 2024. There will be numerous opportunities this year for the public to participate and share their input to the plan. PCR projects shown on this year's CMMP were previously planned by Staff and the PCR Committee, and they represent the current best assessment of projects for the next decade. However, the master plan will guide future projects, and these should be expected to change.

The only project that will be funded through this year's CMMP is rebar restoration and re-plastering at the Aquatics Center. The pool needs these repairs soon, and they will be coordinated with boiler work at the school to minimize downtime.

The Elementary School Playground Replacement is a new project this year that has been recommended by the school district. The City is responsible for major maintenance or replacement of school facilities, including the playgrounds, and the current playground at the Elementary School has reached the end of its useful life. Like other PCR projects, it will be considered as part of the master plan, and Staff will revise this project based on the results.

## **DPS and Fire Department**

Last year's CMMP included separate projects for renovation of the current DPS building into a dedicated fire station and an offsite training facility. It also proposed constructing a new dedicated police station with the most likely site identified as the Skate Park area. That location is no longer available following the IFHS clinic expansion.

After further evaluating needs and the existing building's usefulness, Staff proposes constructing a single integrated fire station and training facility. Feasibility (included in the FY25 Fire Department operating budget) beginning this year will refine the approach and identify a suitable site. Staff is exploring potential grant funding opportunities for design and construction.

Design and construction of the police station will follow completion of the fire station.

Ideally, both buildings will be located on a single campus for collaboration and efficiency. The site will be outside the tsunami inundation zone, so they may additionally serve as emergency refuge. These projects will almost certainly require acquiring additional land, and the City has begun working with landowners to explore its options.

## **Ports**

Ports projects in this year’s CMMP focus on improving the functionality of the harbor area.

The LCD & UMC Dredging project has been added back to the CMMP. The City submitted the project to CAPSIS with a \$2.7 million request in FY25 to complete the project. It will coincide with the entrance channel dredging to reduce the complexity of permitting and save on mobilization and demobilization, and Staff recommends proceeding with the project even if the CAPSIS request is not funded.

An engineering estimate for resurfacing and repair of UMC Positions 5-7 is underway, and the project costs will be revised when it is complete. The City intends to fund this project through grant opportunities in partnership with Matson.

## **Remaining CMMP Council Presentations**

Staff will continue to refine the CMMP in preparation for the final presentation to Council on April 9. Council will have another opportunity after that presentation for follow-up questions.

4/9	Final CMMP Presentation to Council
5/14	1 <sup>st</sup> Reading of Final Budget; Follow-Up CMMP Questions; Adopt CMMP
5/28	2 <sup>nd</sup> Reading of Final Budget

**ALTERNATIVES:** This memo and presentation are for informational purposes only. City Council is free to express concerns, recommendations or other comments and Staff will work to incorporate the changes into the CMMP.

**FINANCIAL IMPLICATIONS:** City Council reviews the CMMP each year for an opportunity to provide input and subsequently adopt the CMMP as part of the overall budgeting process. Title 6 of the Unalaska City Code requires the City Manager to submit a five-year capital improvement plan each year in conjunction with the City’s operating budget.

**LEGAL:** Not applicable.

**STAFF RECOMMENDATION:** No recommendation.

**PROPOSED MOTION:** Not applicable.

**CITY MANAGER COMMENTS:** Our organization is working proactively to identify and address needed investment in our existing buildings and infrastructure. We continue to explore and pursue funding opportunities for Captains Bay Road. This CMMP also seeks support to address our electric utility's reliability and to repair a waterline problem we've had for 30 years.

Our team is meeting my challenge to think creatively while evaluating possible solutions to problems; how can we use our current resources to be more competitive for funding opportunities? Can we leverage our existing assets in ways to prudently modernize services and meet our city's needs for the next decade? I believe we can.

**ATTACHMENTS:** FY25-34 Draft CMMP Project Descriptions and Budget Tables





FY25	Electric Proprietary Fund	General Fund	Grant	Ports Proprietary Fund	Solid Waste Proprietary Fund	1% Sales Tax	Grand Total
<b>Electric Proprietary Fund</b>							
Electric							
Electric Energy Storage System	371,312						371,312
Electrical Distribution Equipment Replacement	500,000						500,000
Generator Sets Rebuild	500,000						500,000
Powerhouse SCADA & Reporting System Upgrades	150,000						150,000
<b>Electric Total</b>	<b>1,521,312</b>						<b>1,521,312</b>
<b>Electric Proprietary Fund Total</b>	<b>1,521,312</b>						<b>1,521,312</b>
<b>General Fund</b>							
PCR							
Rebar Restoration and Re-plastering		250,000					250,000
<b>PCR Total</b>		<b>250,000</b>					<b>250,000</b>
Public Works							
Rolling Stock Replacement Plan	150,000	493,300					643,300
Captains Bay Road Safety & Paving			9,992,538				9,992,538
Fishermen's Memorial		100,000					100,000
Public Works Roof Replacement		2,507,262					2,507,262
<b>Public Works Total</b>	<b>150,000</b>	<b>3,100,562</b>	<b>9,992,538</b>				<b>13,243,100</b>
<b>General Fund Total</b>	<b>150,000</b>	<b>3,350,562</b>	<b>9,992,538</b>				<b>13,493,100</b>
<b>Ports Proprietary Fund</b>							
Ports							
LCD & UMC Dredging				2,700,000			2,700,000
<b>Ports Total</b>				<b>2,700,000</b>			<b>2,700,000</b>
<b>Ports Proprietary Fund Total</b>				<b>2,700,000</b>			<b>2,700,000</b>
<b>Solid Waste Proprietary Fund</b>							
Solid Waste							
Baler Controls System Upgrades					125,000		125,000
<b>Solid Waste Total</b>					<b>125,000</b>		<b>125,000</b>
<b>Solid Waste Proprietary Fund Total</b>					<b>125,000</b>		<b>125,000</b>
<b>Water Proprietary Fund</b>							
Water							
Captains Bay Road Water Line Installation						4,700,000	4,700,000
<b>Water Total</b>						<b>4,700,000</b>	<b>4,700,000</b>
<b>Water Proprietary Fund Total</b>						<b>4,700,000</b>	<b>4,700,000</b>
<b>Grand Total</b>	<b>1,671,312</b>	<b>3,350,562</b>	<b>9,992,538</b>	<b>2,700,000</b>	<b>125,000</b>	<b>4,700,000</b>	<b>22,539,412</b>

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## MEMORANDUM TO COUNCIL

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To: Mayor and City Council Members  
From: William Homka, City Manager  
Date: March 26, 2024  
Re: FY25 Additional Staff Position Requests

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**SUMMARY:** Following several years of reductions in the number of full time equivalent (FTE) employees, we are requesting the addition of 4.29 FTE employees for FY25. I have evaluated the requests from PCR, Public Works, Public Utilities, and the Fire Department and I support their requests and believe the financial impact is much less than the positive impact these new positions will have on City operations and services.

**PREVIOUS COUNCIL ACTION:** There has been no previous Council action related to the current requests for additional staff positions.

**BACKGROUND:** On February 14, 2024, Council adopted Resolution 2024-05, their goals for preparation of the FY25 Budget. As to personnel, the stated goal is that any proposed increase to the total number of full-time equivalent positions will be fully evaluated and justified during the budget approval work sessions.

We had a trend of decreasing the number of FTE positions each year from FY21-FY23; the number rose slightly for FY24:

- FY20 budget – 174.96 FTE positions
- FY21 budget – 173.96 FTE positions
- FY22 budget – 172.96 FTE positions
- FY23 budget – 171.96 FTE positions
- FY24 budget – 172.21 FTE positions (0.25 increase due to addition of student intern)

There remain two positions that are approved, but unfunded, which has been the case since at least FY19. These unfunded positions are Natural Resource Analyst and Building Inspector. The city retains a consultant to provide the services of a Natural Resource Analyst; and no action has been taken as to the Building Inspector position.

The last time a significant number of jobs was added was during Fiscal Years 2019 and 2020, with an increase in 6.79 FTE. The positions added were:

- Electrical engineering technician
- Power plant operator
- Water operator (2)
- Solid waste operator
- Temporary library assistant (2)
- Head lifeguard added; reduced 2 PT lifeguards
- Administrative specialist (now Risk Management Assistant)

**DISCUSSION:** I have been preparing an organizational plan to address many issues. Some solutions are staffing related, such as adding positions to the four departments in this memo. Though my draft is nearly complete, I need to engage the directors and ensure the issues are addressed appropriately and strategically. I will present the plan to Council thereafter, which should a few weeks from now.

The Title 3 Compensation Study is just one source I am evaluating in terms of the plan. The Assistant City Manager and I meet with the directors weekly to hear about their operations, projects, and issues. We discuss possible solutions as well.

The City also has Utility Master Plans filled with recommendations. Each department deals with a variety of regulations and compliance requirements, and we all share in addressing the numerous state and federal laws that seem to always be changing. Some solutions, such as additional staff, have budgetary implications and require Council approval. Thus, I believe it's worth the time to evaluate how our organization is operating and, when we need to address a lot of issues, bring a plan to City Council.

This staffing request is a result of working with Directors on their issues and are included in my organizational plan. I've listed reasons for support under each of the following requests and would like them to take effect in FY25.

1. Parks, Culture & Recreation: Add two Student Interns, one for the Library and one for PCR; and add three less than part-time Lifeguards at the Aquatic Center.

**Student Interns - City Manager (CM) Comments:**

I requested that directors assess whether their departments could benefit from such positions. Student interns, in general, offer significant value to the City for several reasons. Initially, these roles are typically filled by community members returning home from college during summer and winter breaks. Interns specializing in relevant disciplines enhance the department's capabilities at a minimal overall cost, providing a substantial financial return to the City. Additionally, interns are temporary and often have housing on the island, a challenge frequently faced by regular employees. Lastly, in certain cases, the work can attract local graduates back home to work for the City, establishing a mutually beneficial arrangement.

**Lifeguards - CM Comments:**

There is a need for more part-time lifeguard positions. The current staff is frequently hindered by the number of hours lifeguards are able to work. Most of our lifeguards are high school students who like the pool and obtain lifeguard certification. However, coverage can be impacted due to student schedules, extracurricular activities, and labor laws limiting the number of hours minors can work each week. The pool is open for a set number of hours per week, with some special event rentals like birthday parties. Three more lifeguard positions will increase the pool of guards available for scheduling during the pool's operational hours.

2. Public Works: In the Facilities Maintenance Division, combine two part-time temporary groundskeeper positions into one full-time Maintenance Mechanic position.

**CM Comments:**

It has been challenging to fill these positions consistently for several years because we hire temporary employees on six-month terms. Combining the positions into one full time position should make the position more attractive for applicants and enhance reliability to the work schedule for this position and the facilities maintenance division.

3. Public Utilities: Addition of a second Heavy Equipment Mechanic at the Powerhouse.

**CM Comments:**

The City's 2018 electric utility master plan recommended we hire people to work alongside our experienced employees. We need to anticipate retirements to avoid losing the institutional knowledge and spending significant time and resources training new hires. In particular, the plan identified two positions to consider for the overlap strategy – this request is to add a heavy equipment mechanic at the powerhouse.

The heavy equipment mechanic position is important for reliable plant operation. The position is responsible for performing and tracking general maintenance and repairs throughout the Powerhouse. The City is shifting from contracting and/or hiring out major engine maintenance and completing as much work as we can in house. Candidates will have the skill set and knowledge necessary to complete this level of maintenance.

4. Fire & EMS: Add two Firefighters and one Administrative Assistant.

**Fire Fighters - CM Comments:**

The National Fire Protection Association (NFPA) and Occupational Safety and Health Administration (OSHA) recommend 12-16 Certified Firefighters for a community of Unalaska's size to ensure the safety of both emergency responders and the public during a structure fire. Increasing the paid firefighter staff from four to six (a 33% increase) might seem like a large ask, but consider these factors: the department responds 24 hours a day, 7 days a week; Trident's new processing plant adding structures and employees; and scheduling and coverage issues for vacations, trainings, and other travel. This increase will have a greater impact on readiness and community perception, even though we will still be below NFPA and OSHA staffing recommendations.

**Administrative Assistant - CM Comments:**

The Administrative Assistant position has been needed since the Department of Public Safety split into Police and Fire Departments. One administrative employee previously covered both departments. Advocates for splitting DPS claimed it would not cost more after the split, and the administrative position was lost. After more than 5 years, the workloads have increased and the addition of an Administrative Assistant is necessary.

Attached are the justification memos provided by each Department Director relative to their requests, which contain additional information.

**ALTERNATIVES:** Council may choose to approve and fund the requests, or not. Funding approval will be accomplished through adoption of a non-code ordinance for the FY25 Budget.

**FINANCIAL IMPLICATIONS:** The requests will add an additional 4.29 FTE to the FY25 budget, for a total of 176.5 FTE employees. The additional positions will cost the City \$653,587.18 overall. Here is the detail:

<b>FY25 Proposed Position Requests Budgetary Impact</b>					
<b>FIRE &amp; EMS</b>					
	<b>FTE Change</b>	<b>Base Wages</b>	<b>Benefits</b>	<b>Total</b>	<b>Fund(s) impacted</b>
Fire Fighter	1.00	79,313.60	63,489.61	142,803.21	
Fire Fighter	1.00	79,313.60	63,489.61	142,803.21	
Administrative Assistant	1.00	75,299.20	59,308.25	134,607.45	
<b>FIRE &amp; EMS Total Proposed Increase</b>	<b>3.00</b>	<b>233,926.40</b>	<b>186,287.47</b>	<b>420,213.87</b>	<b>General Fund</b>
<b>PLANNING</b>					
	<b>FTE Change</b>	<b>Base Wages</b>	<b>Benefits</b>	<b>Total</b>	
Planning Student Intern (.50)	(0.50)	(26,000.00)	(2,249.00)	(28,249.00)	
Planning Student Intern (.25)	0.25	13,000.00	1,124.50	14,124.50	
<b>Planning Total Proposed Decrease</b>	<b>(0.25)</b>	<b>(13,000.00)</b>	<b>(1,124.50)</b>	<b>(14,124.50)</b>	<b>General Fund</b>
<b>PUBLIC WORKS - Facilities Maintenance</b>					
	<b>FTE Change</b>	<b>Base Wages</b>	<b>Benefits</b>	<b>Total</b>	
Groundskeeper 1 - Temp	(0.50)	(23,982.40)	(2,950.06)	(26,932.46)	
Groundskeeper 1 - Temp	(0.50)	(23,982.40)	(2,950.06)	(26,932.46)	
Maintenance Mechanic 1	1.00	67,700.80	58,369.75	126,070.55	
<b>DPW Total Proposed Increase</b>	<b>0.00</b>	<b>19,736.00</b>	<b>52,469.63</b>	<b>72,205.63</b>	<b>ALLOC ALL FUNDS</b>
<b>PARKS CULTURE &amp; RECREATION</b>					
	<b>FTE Change</b>	<b>Base Wages</b>	<b>Benefits</b>	<b>Total</b>	
Student Intern PCR	0.25	5,000.00	432.50	5,432.50	
Student Intern Library	0.25	5,000.00	432.50	5,432.50	
Lifeguard 1 (.23)	(2.30)	(109,080.00)	(9,435.00)	(118,515.00)	
Lifeguard 1 (.18)	2.34	110,951.00	9,597.00	120,548.00	
<b>PCR Total Proposed Increase</b>	<b>0.54</b>	<b>11,871.00</b>	<b>1,027.00</b>	<b>12,898.00</b>	<b>General Fund</b>
<b>PUBLIC UTILITIES - Powerhouse</b>					
	<b>FTE Change</b>	<b>Base Wages</b>	<b>Benefits</b>	<b>Total</b>	
Heavy Equipment Mechanic	1.00	93,950.40	68,443.78	162,394.18	
<b>DPU Total Proposed Increase</b>	<b>1.00</b>	<b>93,950.40</b>	<b>68,443.78</b>	<b>162,394.18</b>	<b>Electric Fund</b>
<b>RECAP</b>					
	<b>FTE Change</b>	<b>Base Wages</b>	<b>Benefits</b>	<b>Total</b>	
Change in FT Permanent	5.00	395,577.60	313,101.00	708,678.60	
Change in PT/LS Permanent	0.04	1,871.00	162.00	2,033.00	
Change in Temp	(0.75)	(50,964.80)	(6,159.62)	(57,124.42)	
<b>Total</b>	<b>4.29</b>	<b>346,483.80</b>	<b>307,103.38</b>	<b>653,587.18</b>	

I am confident these positions can be funded while still presenting City Council a balanced budget for FY25.

**LEGAL:** None required.

**CITY MANAGER RECOMMENDATION:** I support the new positions outlined in this memorandum, citing the reasons specified under each request. I propose incorporating these additional positions into the FY25 budget for Council's funding approval.

**PROPOSED MOTION:** None. This is a work session discussion.

**ATTACHMENTS:** Justification for each request provided by the Department Director

1. Parks, Culture & Recreation
2. Public Works
3. Public Utilities
4. Fire & EMS

To: Marjorie Veeder, Assistant City Manager  
From: Roger Blakeley, PCR Director  
Date: December 14, 2023  
Subject: Request for New Positions

Marjorie,

As a part of the annual budgeting process, Directors are invited to bring forward their requests and rationale for additional staffing for consideration. I'd like to discuss the need for new positions within the PCR, Library, and Pool facilities, an incremental step towards accommodating the ever-evolving dynamics witnessed across the island.

**Lifeguards:**

I am advocating for the inclusion of three part-time Lifeguard positions. These positions bear solely the burden of taxes and workman's compensation costs, pivotal in overseeing lifeguard management during school-related activities. It's paramount to note that this augmentation will not wield a significant impact on the overall budget. Many of our lifeguards are students involved in sports and extracurricular activities, making it challenging for them to commit to a 10-hour workweek let alone a 25-hour work week.

**Work Load increase:**

- We have increased hours to the facility 37.5 hours per week. This is providing the residents of the community more access to the facility. Currently we are able to staff 10 lifeguards. However, even when fully staffed, we grapple with insufficient coverage due to various reasons. Some of the reasons are:
- Sports and practices. Students are involved in many sports and school activities that they have to balance with work. Over the years the pool administration has developed a great procedure for the lifeguards to be able to communicate their availability with upper management and organize their school, sports, extracurricular activities and work schedule.

However, the majority of staff are all involved in something year-round. So, no matter how well they manage their schedule, when we are making the pool schedule for the month we have gaps because all of our employees are unavailable. Then you have the one or two lifeguards that are not as involved in sports or other extracurricular activities and work all the shifts, they get burned out and quit. Another burnout that we experience is that we have 127+ hours that we need covered each week which requires the lifeguards to work an average of 12 hours a week and for students that is a lot.

Furthermore, during winter, spring and summer breaks we have a lot of lifeguards off island, requiring those who are intown to pick up a lot of hours and the Head Lifeguard and Aquatics Coordinator to do a great amount of over-time.

- We have increased our Sauna and Fitness Center hours so we need to have someone in the facilities at all times.



- We are trying to increase our swimming program and this year working with the school we have increased our swim lessons. We already have difficulty covering lifeguard shifts we definitely cannot increase our swim lessons with no staff to teach them.
- We are not able to operate the slide as much as we should. We need to have 3 lifeguards on deck to run the slide and we have only been managing to have 2 Lifeguards in the evenings and weekends.

The annual cost to fund 3 new Lifeguard positions would be \$2,034. By creating these new positions, we gain the flexibility to schedule some lifeguards for as little as five hours per week.

Request: Add three part-time lifeguard positions. Cost \$2,034 (for the FTE increase from 2.3 to 2.34).

**Interns:**

Every year, we receive requests from students looking to gain work experience for their degrees. An intern from the University of Washington recently spent three months with us, with the university covering their costs. She was a local student and she stayed with her family. Some interns require a stipend in addition to college credit. Over the past two years we have had requests to hire an intern and we did not have the capacity to allow them to work. I propose including a \$5,000 stipend for each intern position in the budget. This allocation will only be used if we actually have an intern.

Request: 2 Intern Positions, one for PCR and one for the Library.

Allocate \$10,000 in the budget for wages and an additional \$865 for payroll burden.

I believe these new positions and intern stipends will greatly benefit our operations and contribute to our continued success. Please let me know if you have any questions or require further information.

Thank you for your attention to these requests.

Sincerely,

Roger Blakeley  
PCR Director

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## MEMORANDUM

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To: Bil Homka, City Manager  
From: Scott Brown Public Works Director  
Date: February 2, 2024  
Re: DPW Proposed Position Change

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I am writing to propose combining two part-time groundskeeper positions into one full-time Maintenance Mechanic 1 position. Currently, the groundskeeper positions are filled by temporary employees on six-month terms. Our experience over the past several years indicates challenges in filling these positions on a consistent basis.

The utilization of these positions fluctuates throughout the year, with their primary functions being lawn care during the summer months and snow removal during the winter months. In the summer we like to hire college students on leave, but they are only available for about two months, which isn't sufficient. Additionally, these positions serve as cover for personnel on leave, ensuring that city properties remain well-maintained and operational year-round.

Despite our best efforts, we have encountered difficulties in consistently filling both temporary positions. In many instances, we have struggled to find suitable candidates, often leaving one position unfilled or only partially filled for extended periods. Converting these two temporary positions into one full-time position presents several advantages:

1. **Increased Attractiveness for Recruitment:** A full-time position is more appealing to potential candidates than a temporary or seasonal role. By offering stability and benefits associated with full-time employment, we can attract a wider pool of qualified candidates.
2. **Enhanced Service Delivery:** Having a dedicated full-time employee will ensure continuity and consistency in service delivery throughout the year. This individual can focus on maintaining city properties, including lawn care in the summer and snow removal in the winter, without interruption.
3. **Improved Coverage for Vacations and Leaves:** A full-time position provides better coverage for vacations and leave, minimizing disruptions to essential services. With one full-time employee, we can ensure that city properties remain well-maintained even when other staff members are on leave.
4. **Efficient Resource Allocation:** Consolidating two temporary positions into one full-time position allows for more efficient resource allocation. We can streamline recruitment, training and supervision processes, optimizing the use of city resources.

In light of these benefits, I request your approval to change the existing two temporary groundskeeper positions into one full-time Maintenance Mechanic 1 position. This strategic change will not only address our staffing challenges but also enhance our ability to provide high-quality services to the community.



## MEMORANDUM

TO: Bil Homka, City Manager  
THRU: Marjorie Veeder, Assistant City Manager  
FROM: Erik Hernandez, Acting Director of Public Utilities  
DATE: March 8, 2024  
SUBJECT: Additional Position Request for Electric Production: Heavy Equipment Mechanic

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The powerhouse has historically operated with 8 full time employees, one of those positions being the supervisor and the other two consisting of an electrical engineering technician (EET) and a heavy equipment mechanic. In 2019 a second EET position was added as recommended by the Master Plan. Unfortunately, the city was unable to fill both EET positions, and the second EET position was eventually removed. The Master Plan (delivered by EPS) also recommends the following: *“Rather than continuing to lose the institutional knowledge that the more experienced operators have, the city should look into hiring people earlier and training more operators...”* *“One example of an alternative staffing plan is to hire a mechanic and an electrical technician. These positions would fill some of the voids already mentioned and could also serve as back-up operators in the event of problems or sickness.”* Over the last year the powerhouse has made a shift from contracting and/or hiring out major engine maintenance to completing the work in-house, this is mostly due to new staff having the skill set and knowledge to complete the necessary maintenance. In years past, most of the work completed by powerhouse staff was non-intrusive, due to lack of equipment and mechanical experience.

I attached a list for you to reference of all the new maintenance our current heavy equipment mechanic, Steve Walker, is able to complete with the assistance of other powerhouse operators. Although this list includes the majority of the tasks, it is not a complete list. This system seems to make it possible to complete the majority of the work and maintenance needed at the powerhouse, however, after considering the powerhouse operator’s regular duties, the amount of time the heavy equipment mechanic has available with a powerhouse operator can be limited, which can lead to additional overtime. In the first half of FY2024 the powerhouse worked 353 hours of overtime, or 54 hours per month, 27 hours bi-weekly based on a 4-week month, in FY2023 the powerhouse worked 655 hours of overtime, or 60 hours per month, 30 hours bi-weekly based on a 4-week, 11-month year. Not all overtime is a result of maintenance at the powerhouse, due to low staffing numbers other operators may need to cover additional shifts if other operators take personal leave and if emergencies arise additional operators may be called in.

The Electric Utility Master Plan recommends the following summary:

- Hire additional powerhouse staff. Two positions suggested.

- Perform detailed personnel Staffing Study to further evaluate powerhouse and Utility staffing levels.
- Hire Systems Electrical Engineer.

A job analysis has been started and suggests an additional position is needed at the powerhouse. This is based on man hours, operators/mechanics needed to complete certain tasks and leave coverage. Although the master plan suggests two positions, we are requesting one at this time. Our second alternative for major maintenance is hiring out labor. It would be in the City's best interest to consider an alternative to hiring out labor considering the cost alone for travel and lodging for person is roughly \$5,000-8,000 for a 5-day trip, in many cases 7 days is the minimum number of days someone is needed on island, additionally the crew sizes can vary from 2-6 members.

The Departments request for an additional heavy equipment mechanic is based on the following key factors:

- Total overtime worked by powerhouse staff.
- Overlap coverage needs during shifts, and leave by other powerhouse operators.
- Additional staff needed to complete major maintenance.
- Ability to retain the skill set available by passing that knowledge on to another operator or mechanic.
- Overall cost to keep the powerhouse engines in good operating condition as required by State and Federal regulations.

Based on current costs, the annual cost to fund this position would be \$162,394.18, including all applicable benefits.

Heavy Equipment Mechanic	Salaries & Wages	Benefits	Total
2080 hours x \$44.92	\$93,950.40	\$68,443.78	\$162,394.18

Thank you.



### Heavy Mechanic Duties

1. Disassemble and reassemble Tube & Shell Heat exchangers, valves.
2. Rebuild pumps for oil, water, and fuel systems.
3. ORC units servicing. Such as belts, enclosures, sensors, and seals.
4. Servicing and repairing compressors and air lines.
5. Servicing fuel filters and pumps.
6. Changing engine lube oil, oil filters, air filters on all units.
7. Servicing Wartsila Gensets
  - a. Charge air cooler rebuilds.
  - b. Valve adjustments.
  - c. Exhaust seals.
  - d. Injectors
  - e. Water jacket pump rebuild.
  - f. Candle oil filters
  - g. Turbo wash and vent line fittings.
  - h. Cylinder head replacement.
  - i. Fuel rack adjustments
  - j. Turning gear service.
  - k. Fuel line and jacket water hoses and piping
  - l. Start air system and valves rebuild.
  - m. Generator oil service.
8. Servicing 280-C Caterpillar Gensets
  - a. Exhaust gaskets
  - b. Fuel oil lines.
  - c. Starter air systems.
  - d. Thermocouples and other sensors/
9. Servicing 3500 Caterpillar Gensets
  - a. Valve adjustments
  - b. Air starters
  - c. Fuel and oil piping.
10. All engines and plant equipment have a regular and planned maintenance and repair as needed.
11. Assisting Contracted maintenance during major work or overhauls.
12. Being on call for other departments such as Landfill, Wastewater, etc.

ACCUMULATOR TOTALS REPORT

LOC/ORG INFORMATION	PAY/ DED	DESC	YEAR	QTR	HRS	EMPLOYEE AMOUNT	EMPLOYER AMOUNT	GROSS AMOUNT
REPORT TOTAL:	200	OT	2023	FYTD	248.75	0.00	0.00	15577.05
	201	ACTOT	2023	FYTD	49.50	0.00	0.00	3792.45
	207	SD50T	2023	FYTD	163.00	0.00	0.00	10832.96
	209	SD100T	2023	FYTD	105.50	0.00	0.00	7105.47
	250	DBL	2023	FYTD	74.00	0.00	0.00	6526.78
	251	ACTDT	2023	FYTD	15.00	0.00	0.00	1435.86

\*\* END OF REPORT - Generated by Jennifer Van Deventer \*\*

ACCUMULATOR TOTALS REPORT

LOC/ORG INFORMATION	PAY/ DED	DESC	YEAR	QTR	HRS	EMPLOYEE AMOUNT	EMPLOYER AMOUNT	GROSS AMOUNT
REPORT TOTAL:	200	OT	2024	FYTD	118.50	0.00	0.00	8492.08
	201	ACTOT	2024	FYTD	1.00	0.00	0.00	81.81
	207	SD50T	2024	FYTD	156.00	0.00	0.00	11429.23
	209	SD100T	2024	FYTD	48.00	0.00	0.00	3787.82
	250	DBL	2024	FYTD	27.00	0.00	0.00	2376.64
	251	ACTDT	2024	FYTD	3.00	0.00	0.00	327.23

\*\* END OF REPORT - Generated by Jennifer Van Deventer \*\*

<b>Fiscal Year</b>	<b>Wartsila</b>	<b>MSHS</b>	<b>NC Machinery</b>	
<b>FY19</b>	\$ 300,916.98	\$ -	\$ -	\$ 300,916.98
<b>FY20</b>	\$ 675,199.67	\$ 1,010,235.74	\$ 155,352.34	\$ 1,840,787.75
<b>FY21</b>	\$ 153,320.47	\$ -	\$ 804,678.20	\$ 957,998.67
<b>FY22</b>	\$ 48,307.71	\$ -	\$ 235,660.26	\$ 283,967.97
<b>FY23</b>	\$ 122,267.93	\$ -	\$ 778,870.49	\$ 901,138.42
<b>FY24</b>	\$ 59,760.01	\$ -	\$ -	\$ 59,760.01
<b>Total by Vendor</b>	<b>\$ 1,359,772.77</b>	<b>\$ 1,010,235.74</b>	<b>\$ 1,974,561.29</b>	<b>\$ 4,344,569.80</b>





# CITY OF UNALASKA

## FIRE DEPARTMENT

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Fire Chief | Fire Marshal  
29 Safety Way | P.O. Box 370  
Unalaska, Alaska 99685  
Ph: (907) 581-5330 | Fax: (907) 581-4738  
Email: [bknowles@ci.unalaska.ak.us](mailto:bknowles@ci.unalaska.ak.us)

To justify the need for two additional firefighters and one administrative assistant, it's important to consider various factors that contribute to the efficient and effective functioning of a fire department. Here are several reasons to support the need for these additional personnel:

### **Two Additional Firefighters:**

#### **1. Emergency Response and Public Safety:**

- The fire department has been grappling with insufficient staffing levels of volunteer firefighters and EMTs. Nationwide, recruitment and retention challenges persist, and our remote location exacerbates the issue by limiting the available pool of potential volunteers. Introducing additional full-time staff will provide a reliable and guaranteed response to emergencies, eliminating uncertainties associated with the varying availability of volunteer responders for any given service call.
  - One notable initiative undertaken by the fire department during this period has been the organization of three State of Alaska EMT I classes, resulting in the graduation of a total of 23 students. However, the retention rate of these graduates within the fire department has been disappointingly low, with only 2 out of the 23 students remaining actively involved. Similar challenges have been observed with the State firefighter and hazardous materials academies conducted by the department.

The investment of several hundred hours of combined effort from both full-time staff instructors and volunteer members underscores the commitment of the fire department to training and developing new talent. However, the low retention rates highlight the need for a comprehensive approach to address underlying retention issues beyond recruitment efforts alone.

- Other initiatives include attempting to create a volunteer base within the city organization leveraging employees with mechanical aptitude that align with skillsets of firefighters. That initiative yielded no results.
- The department has prepared and participated in numerous recruitment investments. Events included information sessions at industry partners' campuses and health and career fairs. These events brought in a few dozen applications. However, the applicants were unavailable during times of weekly training, limited hours of availability, some as low as two days per week, and most notably almost all candidates had no means of transportation which made it difficult to respond to the fire stations to get on apparatus to respond to emergencies.
- As the department focuses on improving the life safety of the community, as well as, our advancements in broadband connectivity, items such as our local "DACT Bypass" will expire. This will then bring our community up to par with industry standards on fire alarm reporting. One local business has already transitioned to ensuring the proper notification of fire alarms to our communications center and this alone has increased our monthly calls significantly. We anticipate the same results when the requirement becomes city wide.
- According to NFPA standards and OSHA guidelines, it is crucial to deploy an adequate number of firefighters to ensure the safety of both emergency responders and the public during a structure fire incident. The specific recommended minimum number of firefighters recommended according to NFPA 1710 is 12-16 certified firefighters. Adhering to these recommendations helps optimize firefighting efforts and enhances overall safety outcomes in challenging emergency situations. NFPA 1500, which addresses fire department occupational safety and health programs, recommends that fire departments conduct a risk assessment to determine the appropriate staffing levels based on the hazards present in their service areas.



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- Our department currently has 5 career staff and 7 volunteer members. This means the department would need every member to show up to every call and require all members to spend hundreds of hours to gain certification. It is also important to recognize that we do not have mutual aid partners to call on in times where additional certified firefighters are required to handle major events.

### 2. Workload Distribution:

- At present, fire staff members find themselves shouldering additional administrative responsibilities, detracting from essential daily operational duties and dedicated training sessions. Expanding the full-time staff will facilitate a more equitable distribution of workload and enable the redirection of staff to areas that may have been neglected.
- The capacity to reallocate staff focus to areas such as training will have a direct impact on the ISO rating. Please refer to Attachment B for a concise summary of ISO ratings and their associated benefits in relation to insurance premiums.

### 3. Specialized Training:

- The community faces various hazards requiring specialized rescue capabilities. The fire department bears the responsibility of ensuring preparedness to address these unique emergencies. By augmenting the full-time staff, the department can concentrate on the identified areas of concern, enhancing its ability to deliver a more robust and readily available response to specialized rescue situations.
  - The department still lacks in many aspects of our duties and responsibilities. Areas like a marine division have been identified as a priority but with current staff and responsibilities, the Department lacks the bandwidth to focus.

### 4. Community Engagement:

- More firefighters allow for increased community engagement through educational programs, fire prevention initiatives, and community outreach efforts, contributing to overall public safety awareness.
- Pre-incident planning stands as a foundational element for the success of emergency response. Furnishing essential information, such as the quantity of hazards present at a business, key locations of fire department connections, alarm panels, and emergency contact details, is vital. It ensures a continual focus on and updates to this information on an annual basis. Crafting pre-incident plans can be a time-intensive process, ranging from several hours to days, especially given the complexity of certain facilities within the town.
  - Until this year, the fire department had only documented 16 records of pre-incident plans. However, as of December 2023, that record has increased significantly to encompass 187 pre-incident plans.

### One Administrative Assistant:

#### 1. Operational Efficiency:

- An administrative assistant will offer vital support in managing paperwork, scheduling, and various administrative tasks. This includes handling travel authorizations, tracking certifications, and preparing ANFIRS and NEMSIS reports required by the state. By taking care of these administrative functions, firefighters can direct their attention to core responsibilities, thereby enhancing overall operational efficiency.

#### 2. Resource Coordination:

- The administrative assistant can play a key role in coordinating resources, equipment maintenance, and inventory, ensuring that the department has the necessary tools and materials for effective firefighting and emergency response.

#### 3. Communication and Documentation:



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- Improved communication and documentation processes help maintain accurate records, streamline information flow within the department, and enhance overall organizational effectiveness.
4. **Community Relations:**
    - An administrative assistant can also contribute to community relations by managing public inquiries, coordinating events, and supporting public relations efforts, thereby fostering positive relationships with the community.
  5. **Grant and Funding Assistance:**
    - The fire department has placed a significant emphasis on enhancing funding for equipment, supplies, and capital improvement projects through grant initiatives. Managing this challenging task with just one person has proven to be demanding. The addition of an administrative assistant is crucial to improving management and oversight, ensuring that deliverables and reporting periods are handled in a timely and organized manner.
    - The administrative assistant will play a pivotal role in researching and applying for grants and funding opportunities. This support will aid in securing additional resources to fulfill the diverse needs of the fire department.

In summary, the addition of two firefighters and one administrative assistant is an investment for the community, justified by improvements in emergency response capabilities, operational efficiency, community engagement, and overall organizational effectiveness within the fire department. These additional resources would contribute to a safer and more resilient Unalaska. Attached you will find a breakdown of the cost to fund these additional positions. (Attachment A)



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### Attachment A

FY25 COSTS FOR PROPOSED FIRE POSITIONS					
New Position			New Position		
Admin Asst II	110 - Min		Fire Fighter	B23 - Step 1	
Salaries & Wages		\$73,299.20	Salaries & Wages		\$77,313.60
Airfare		\$2,000.00	Airfare		\$2,000.00
		<b>\$75,299.20</b>			<b>\$79,313.60</b>
<b>Total Wages</b>		<b>\$75,299.20</b>	<b>Total Wages</b>		<b>\$79,313.60</b>
Health Insurance		<b>\$33,236.00</b>	Health Insurance		<b>\$33,236.00</b>
PERS		<b>\$19,614.87</b>	PERS		<b>\$20,689.12</b>
FICA/MEDI		<b>\$5,760.39</b>	FICA/MEDI		<b>\$6,067.49</b>
AES		<b>\$497.00</b>	AES		<b>\$497.00</b>
WCOMP		<b>\$200.00</b>	WCOMP		<b>\$3,000.00</b>
<b>Total Benefits</b>		<b>\$59,308.25</b>	<b>Total Benefits</b>		<b>\$63,489.61</b>
<b>Total Position Cost</b>		<b>\$134,607.45</b>	<b>Total Position Cost</b>		<b>\$142,803.21</b>
<b>Totals for (1) Admin Asst &amp; (2) Fire Fighters</b>					
Salaries & Wages		227,926.40			
Airfare		6,000.00			
<b>Total Wages</b>		<b>233,926.40</b>			
Health Insurance		99,708.00			
PERS		60,993.10			
FICA/MEDI		17,895.37			
AES		1,491.00			
WCOMP		6,200.00			
<b>Total Benefits</b>		<b>186,287.47</b>			
<b>Grand Total</b>		<b>420,213.87</b>			



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### **Attachment B**

ISO (Insurance Services Office) ratings, now part of Verisk Analytics, provide a measure of a community's fire protection capabilities and are used by insurance companies to assess the risk associated with providing coverage in a particular area. The ISO rating is expressed on a scale from 1 to 10, with 1 being the best and 10 indicating a minimal level of fire protection.

The ISO rating considers various factors, including:

1. **Fire Department Performance:** Evaluates the fire department's equipment, personnel, training, and response times.
2. **Water Supply:** Assesses the community's water supply, including hydrant locations, water pressure, and availability.
3. **Emergency Communications:** Examines the effectiveness of the communication systems used to report fires and summon emergency services.

These factors are analyzed to determine the overall fire protection capabilities of a community. A lower ISO rating typically results in lower insurance premiums for property owners, as it indicates a higher level of fire protection and reduced risk. Many insurance companies use ISO ratings as one of several factors to calculate property insurance rates for homes and businesses in a given area. Improvements in fire protection services and infrastructure can lead to a better ISO rating, potentially benefiting the community through lower insurance costs.

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## MEMORANDUM TO COUNCIL

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To: Mayor and City Council Members  
From: Patricia Soule, Finance Director and Marjie Veeder, Assistant City Manager  
Through: William Homka, City Manager  
Date: March 26, 2024  
Re: Proposal for IFHS Clinic Funding for FY25

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**SUMMARY:** In response to Council's Directive to the City Manager of February 27, 2024, Staff presents this proposal to fund the request from IFHS Clinic for Fiscal Year 2025.

**PREVIOUS COUNCIL ACTION:** Council received a presentation from the clinic CEO, Noel Rea, on February 27, 2024, and issued a directive to the City Manager to bring to Council a proposal to fund IFHS financial request. There has been no other Council action related to the current request.

**BACKGROUND:** The IFHS Clinic has received funding from the City of Unalaska for a number of years through the Community Support Grant Program. The grant amounts for the last five years were:

- FY24 \$180,000, Resolution 2023-15
- FY23 \$180,000, Resolution 2022-14
- FY22 \$151,748, Resolution 2021-23
- FY21 \$161,260, Resolution 2020-21
- FY20 \$180,000, Resolution 2019-17

On March 26, 2019, through Resolution 2019-14, the City loaned the clinic \$500,000 for emergency assistance. Due solely to the influx of federal COVID funding, the clinic was able to repay this loan to the City of Unalaska.

On October 27, 2020, through Resolution 2020-67, the City provided CARES Act funding to the clinic in the amount of \$400,000; plus an additional amount up to \$10,000 to provide community flu vaccinations.

**DISCUSSION & FINANCIAL IMPLICATIONS:** The reasons for the clinic's shortfall were covered in the presentation on February 27, 2024 (documents attached to this memo).

Staff proposes using revenue from the city's Tobacco Excise Tax to fund the clinic's request. The revenue generated by the tobacco excise tax (adopted in 2021) was dedicated to the Community Support Grant Program for the benefit of public health programs or tobacco education and cessation programs in Unalaska.

The clinic is requesting gap funding of \$1,047,441.46 for FY25. There is presently \$1,139,266 available in the tobacco tax revenue fund, after budgeted expenditures for the current fiscal year are deducted. Council could choose to fund the clinic's request fully from tobacco excise tax

revenue. (Note: a portion of both FY23 and FY24 grants to APIA and the clinic were funded from tobacco excise tax revenue.)

If the clinic’s FY25 request is fully funded from tobacco excise tax, along with \$78,207 for APIA, there would be a remaining \$13,617.78 in the fund.

Adding FY25 budgeted revenue of \$750,000, there would potentially be \$763,617.78 available for FY26 grants, if actuals meet the budgeted revenue. Because the tobacco excise tax is relatively new, we don’t have many years of revenue history to budget with any certainty.

Deducting the same amount for APIA in FY26, and another \$650,000 in gap funding for the clinic (which is simply an estimate, as the clinic is not certain of their revenue stream with the addition of CT services), we would potentially still have a positive cash balance of tobacco excise tax revenue.

**TOBACCO EXCISE TAX REVENUE**

	<b>Revenue</b>	<b>IFHS Grant Expense</b>	<b>APIA Grant Expense</b>
2022	389,659.34	-	-
2023	633,020.67	44,000.00	44,000.00
2024 YTD	361,000.23	78,207.00	78,207.00
	<u>1,383,680.24</u>	<u>122,207.00</u>	<u>122,207.00</u>
Cash Balance	1,139,266.24		
APIA FY25	78,207.00		
IFHS FY25	1,047,441.46		
	<u>13,617.78</u>	Remainder	
2025 Budgeted Revenue	750,000.00		
	<u>763,617.78</u>	Potential Available	
2026 Potential APIA funding	78,207.00		
2026 Potential IFHS Request	650,000.00	<i>(Estimate)</i>	
	<u>35,410.78</u>	Potential Remainder	

**ALTERNATIVES:** It is Council’s decision whether or not to providing gap funding to the clinic, and at what level. It is also Council’s decision whether the funding is a grant or a loan. It is noted that Noel Rea indicated the only reason the clinic had available funds to repay the 2019 loan was due to the influx of federal funding related to the COVID-19 pandemic.

**LEGAL:** None required.

**STAFF RECOMMENDATION:** If Council chooses to fund the clinic as requested for FY25, Staff recommends the funding come from the tobacco excise tax revenue fund.

**PROPOSED MOTION:** A proposed motion is not provided as this is a work session discussion, but if Council is ready to make a decision, direction to staff would be appreciated as we work to prepare the FY25 budget.

**CITY MANAGER COMMENTS:** The Assistant City Manager and Finance Director worked with IFHS to gain a good understanding about the clinic's financial situation. The organization is working to increase the billable rates for services provided after hours which will greatly improve financial stability.

**ATTACHMENTS:** Letter and Clinic Presentation from February 27, 2024






February 21, 2024

Honorable Mayor Tutiakoff and City Council,

IFHS has provided primary, urgent, and emergency care to the region for over 50 years. Our physicians, nurses, paramedics, and laboratory and imaging staff provide the full continuum of care, from planned and preventative primary care to lab work and imaging, to urgent and emergency care, which is provided both during and after hours.

IFHS is now requesting the city to support a portion of the cost of emergency services provided to the community of Unalaska. IFHS has historically subsidized these costs for the community but can no longer afford to donate this care to the community.

IFHS is requesting \$1,047,441.46 for FY25 from the City of Unalaska, which will address our urgent need to fill the funding gap between our total revenue and our expenses, a gap which occurs due to the high cost of providing Emergency Room services and our inability to collect enough to cover those costs, as shown in the summary below:

	• Total annual costs	\$1,224,576.00
	• Total annual revenue	<u>\$ 177,134.54</u>
	• Deficit	<b>(\$1,047,441.46)</b>
	• Requested City Support	\$1,047,441.46
	• Revised Deficit	<b>\$0.00</b>

Although IFHS provides crucial urgent and emergency care for anyone who requires such care in Unalaska, we are not currently a licensed Emergency Room which limits our ability to generate much needed revenue. The urgent/emergency care provided by IFHS is considered “out-patient” care; one of the biggest implications of this is that IFHS is prohibited from billing and collecting at the much higher Emergency Room rates. Instead, we are limited to billing clinic visit rates rather than rates appropriate to a critical access hospital or similar facility. Clinic visit rates are much lower and do not nearly cover the costs of our staffing, equipment, supplies, medications among other costs. Insurance companies simply do not pay appropriately for the level of service IFHS provides.

Our annual funding from Health Resources and Services Administration (HRSA) as a Federally Qualified Community Health Center **supports primary care services only – it does not include funding for emergency services.** We have had an annual shortfall since we began providing urgent/emergent care. Our emergency services budget for the current year has a loss of over a million dollars, which is currently being covered by reserves. Our reserve funds, as is true for most non-profit health-care providers, are necessary to withstand periods of financial distress and still maintain services to the community. Our reserves are used for unexpected expenses, including unanticipated facility maintenance, equipment repair, or staff turnover (necessitating the hire of more travelers than anticipated), among other scenarios; they must be kept intact to maintain financial stability and support continued services to our community.

Those reserves are now dwindling, and we will be unable to cover the annual gap for much longer without additional funding or discontinuing after-hours emergency care, which would be a huge loss for the entire community.

*Without an influx of operating funds, IFHS will be discontinuing after-hours emergency care within the next 10 months.*

As noted above, we provide after-hours urgent/emergent care as needed, using on-call staff, and we are limited in how much we can charge for providing this essential service to our community’s residents, visitors, and temporary workers. These services cost well over \$1M annually, and IFHS has provided them with minimal financial support. Though after-hours access to emergency care saves lives and meets a significant need for our entire community, the only funding supporting the service is the minimal patient revenue collected for individual visits and community grant funding received by the City of Unalaska. The program is very expensive to have available, regardless of the number of patients served, as detailed below:

**IFHS FY23 ER Summary**

ER Visits	Total Charges	Total Paid	Total Not Paid
264	\$ 410,852.17	\$ 177,134.63	<b>\$ 233,717.54</b>

The city of Unalaska and the entire island clearly need urgent/emergency services. Over the last 50 years, IFHS has served thousands of patients under this care category, including many who required medivac services to Anchorage, overnight stays at IFHS for one or more nights, and other services as appropriate.

For example, for the last fiscal year (July 2022 -June 2023), IFHS provided 264 after-hours and emergency visits. We also coordinated 56 medivacs in Calendar Year (CY) 23. We care for any medical condition, at any time, stabilizing them for transport as needed. Visits in FY 2023 included strokes, cardiac events, amputations and other orthopedic injuries, an unplanned preterm birth, chronic disease exacerbation, infectious disease management, and more.

**There is no other urgent/emergency care provider on the island.** Without gap funding through this program, IFHS will need to stop providing emergency services until such time as it can afford to resume subsidizing this care for the community. If these services go away, it would be a huge loss for our residents, visitors, and temporary workers. It would mean a lower quality of life on the island, which could have dire effects not only on individuals and families, but on businesses and our schools, who would likely have a much more difficult time recruiting employees.

IFHS receives no regular annual allotment from the City to help support any ongoing operations. IFHS cannot cut its way to prosperity; instead, it needs to continue to grow and add services to continue to meet the community's needs. IFHS emergency care is truly an essential service akin to fire and police protection.

After-hours and emergency medical coverage has negatively impacted IFHS' finances for many years. The urgent/emergency care services we provide are typically very high acuity and low volume, meaning that the cost to provide these services far exceeds the amount of reimbursement. With nursing and provider shortages across the nation, costs for providing emergency medical coverage have increased significantly in FY22 - FY24 and are expected to escalate further in FY25. In addition to staffing, there is an increase in the cost of equipment and supplies stocked and maintained by IFHS, which are necessary to offer emergency care.

IFHS will use the funding to ensure the staff, equipment, supplies, and facilities are available for those in need of emergency care. IFHS receives Community Health Center funding for primary care services. This funding does **not** include funds for after-hours or emergency level care. IFHS has received recent grants through the state of Alaska, including from the Alaska Housing Finance Corporation and the Coronavirus Capital Project Fund, neither of which can be used to directly support provision of care to patients.

Given the serious nature of a medical emergency and the level of medical training, equipment, and facilities the response entails, it is not feasible to expect volunteer or in-kind support from community organizations to the extent Unalaska has received in perpetuity.

### **Ongoing Progress**

As noted previously that IFHS is not going to be able to cut any costs to make ER services sustainable but we can grow the services we provide in order to make the organization better able to donate ER services to Unalaska.

To date IFHS has secured \$20M in funding for a new/remodeled healthcare facility. The city has generously leased the land needed for this construction to IFHS so this project can move forward. We will soon be securing architectural services to design the next facility which will support care for the community for the next 30-50 years.

IFHS has secured funding and purchased a CT scanner which will arrive on Island at the end of this month. The construction began weeks ago on building a connection between the CT trailer and the building. We anticipate this to be completed in early March and operating the CT by mid-march. This critical service will improve the care delivered by IFHS staff and prevent costly medevacs currently costing over \$100K per flight. The revenue associated from CT will also reduce some of the deficit associated with ER services.

Other ancillary services are being developed to begin over the next 12-18 months which will allow care to be received on island and reduce travel costs for our community. Similarly the additional services should provide revenue to reduce the deficit of operating an ER 24/7.

Lastly IFHS will be pursuing licensure changes associated with the new facility which will allow for appropriate billing for ER services into the future. We will be able to bill as an ER which will require insurance companies to pay appropriately for services rendered after hours. This too will decrease the deficit from operating the ER at a loss as IFHS has for the last four decades.

While all of these enhancements will occur at IFHS they will indeed take some time. Most will require the new building to be built which is likely to take the next two years to be completed.

Going forward IFHS will continue to share all of the financial information needed for the city to review the investment. As with last year we are happy to share detail on each of the after-hours visits and what IFHS is reimbursed. The balance of what we are unable to collect and the cost of providing the service is the basis of our funding request. The IFHS board have all reviewed this request and stand ready to answer any questions you may have.

**TOTAL EMERGENCY & AFTER HOURS BUDGET ESTIMATE FOR FY25:  
\$1,224,576.00**

**FY25 CITY COMMUNITY SUPPORT PROGRAM REQUEST FOR FY2025:  
\$1,047,441.46**

**Personnel – Salaries for Emergency Care Medical Providers and Staff**

- On Call Providers and Staff (includes Medical Providers, Nursing/Paramedic Providers, Medical Assistant, Laboratory/Imaging Staff, and the Clinical Manager): Our estimated cost for these salaries to provide the 24/7 emergency care is \$1,005,800.

**Personnel – Benefits for Emergency Care Medical Providers and Staff**

- On Call Providers and Staff as above. Our estimated cost for benefits (@ 22%) to provide the 24/7 emergency care is \$182,776.

**Equipment**

- Emergency Equipment: Our estimated direct cost for emergency equipment needed to provide 24/7 emergency care is \$36,000.

**Total FY25 IFHS ER Estimated Budget = \$1,224,576.00**

**Total FY25 Community Support Grant Funding Requested = \$1,047,441.46**

*Revenues: List and briefly describe each source of revenue. Clearly explain any requests for an increase or decrease in funding from the City.*

- IFHS Fees for Services: Revenue from ER visits is \$177,134.54.
- Community Support Grant: Budget request to help cover Salary and Benefits for on-call services from providers and staff and Equipment: Total grant request is \$1,047,441.46.

The FY25 amount requested of \$1,047,441.46 is an increase of \$867,441.46 over the FY24 request of \$180,000. The reason for the increase is that IFHS can no longer depend on its dwindling reserves to cover the annual gap in funding to continue providing emergency services, as detailed in previous sections of this application.



Iliuliuk Family and Health  
Services  
City of Unalaska  
2025 Community Support Grant



# Annual Costs vs ER Revenue

(264 Afterhours visits)

## Additional Staffing/Equipment

- Staff \$1,188,576.00
- ER equipment \$36,300.00
- \*Total \$1,224,576.00

## FY 23 Revenue

- Insurance \$173,138.20
- Patient \$3,996.43
- Total \$177,134.63

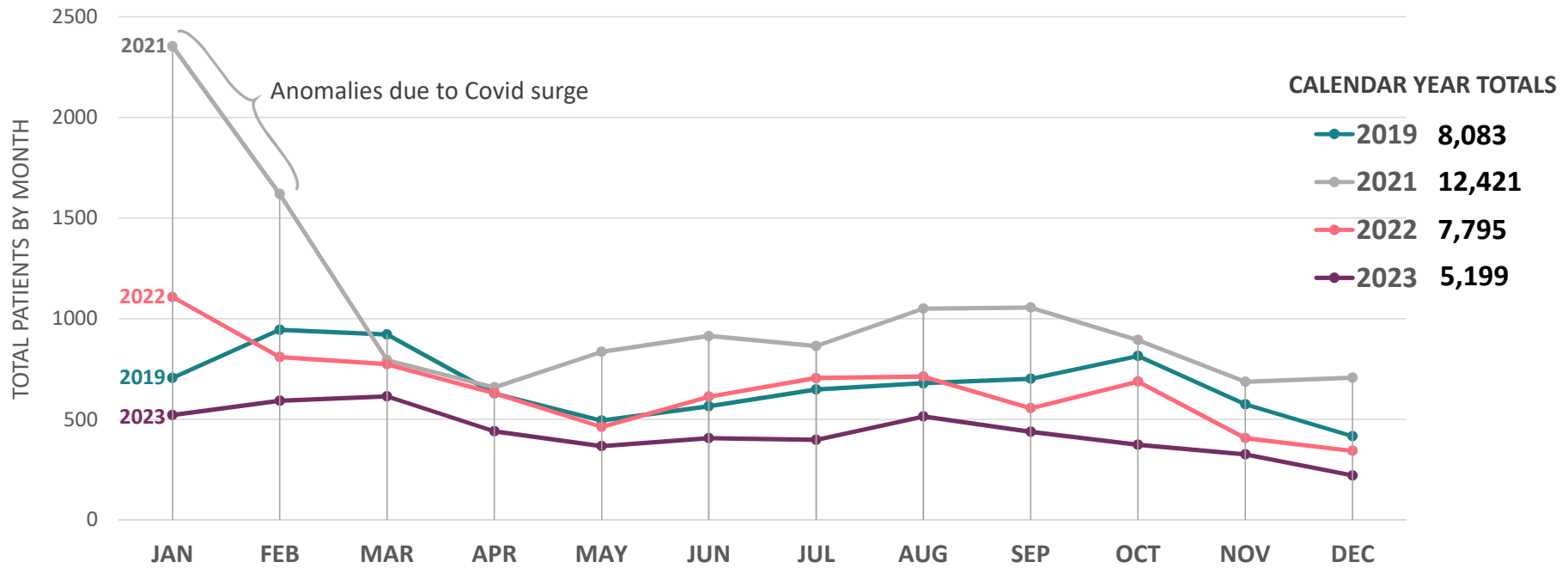
\*Costs not included: Pharmacy, Administration, Utilities, Major Equipment, Training among others.



# IFHS PATIENT VISIT COUNT

(Volume by year)

Patient Visits by Month/Calendar Year







# In Summary

- Total annual costs           \$1,224,576
- Total annual revenue       \$177,134.63
- Deficit                         (\$1,047,441.37)
  
- *Potential City Support*     \$1,047,441.37
- Revised Deficit               (\$0.00)

CITY OF UNALASKA  
UNALASKA, ALASKA

RESOLUTION 2024-09

A RESOLUTION OF THE UNALASKA CITY COUNCIL AUTHORIZING THE CITY MANAGER TO ENTER INTO A PROJECT PARTNERSHIP AGREEMENT WITH THE UNITED STATES ARMY CORPS OF ENGINEERS FOR THE DREDGING OF THE ILIULIUK BAY ENTRANCE CHANNEL, TO INCLUDE PAYMENT OF AN ESTIMATED \$8,644,000 FOR CONSTRUCTION AND AN AMOUNT EQUAL TO 10% OF THE PROJECT COST, ESTIMATED TO BE \$3,457,600

WHEREAS, the United States Army Corp of Engineers (USACE) identified potential benefits of dredging the Iliuliuk Entrance Channel in a study conducted in 1995; and

WHEREAS, the City Council lobbied for the dredging of the entrance channel as a USACE project; and

WHEREAS, Dutch Harbor is an existing harbor located at Unalaska, Alaska that provides an interior controlling depth for navigation of -45 feet mean lower low water (MLLW); and

WHEREAS, the City of Unalaska entered into an agreement with the Army Corps of Engineers to conduct a feasibility study to determine the benefits of deepening the Entrance Channel; and

WHEREAS, construction of the Unalaska (Dutch Harbor) Channels, Alaska (hereinafter the "Project", as defined in Article I.A. of the Project Partnership Agreement) was authorized by Section 401(1) of the Water Resources Development Act of 2020 to provide an entrance channel to Dutch Harbor; and

WHEREAS due to the adverse navigation conditions within the area, the Project includes an entrance channel approximately 600 feet long and 600 feet wide with a depth of -58 feet MLLW to provide safe passage into Dutch Harbor; and

WHEREAS, Congressional funding has been appropriated for each phase of the dredging of the Entrance Channel; and

WHEREAS, the Unalaska City Council adopted the Dredging of the Entrance Channel as a capital project; and

WHEREAS, the City of Unalaska entered into an agreement with the USACE to plan, engineer, and design the dredging of the entrance channel; and

WHEREAS, the Unalaska City Council has appropriated funding for each phase of the project; and

WHEREAS, Congressional funding has been appropriated for the final phase of dredging the entrance channel; and

WHEREAS, the City of Unalaska has appropriated the required matching funds for the construction phase; and

WHEREAS, Section 101 of the Water Resources Development Act (WRDA) of 1986, as amended (33 U.S.C. 2211), specifies the cost-sharing requirements applicable to the Project and such cost-sharing is based on the interior controlling depth of Dutch Harbor which is -45 feet MLLW; and

WHEREAS, 33 U.S.C. 701h authorizes the Government to undertake, at the Non-Federal Sponsor's full expense, additional work while the Government is carrying out the Project; and

WHEREAS, the Government and the Non-Federal Sponsor have the full authority and capability to perform in accordance with the terms of this Project Partnership Agreement and acknowledge that Section 221 of the Flood Control Act of 1970, as amended (42 U.S.C.1962d-5b), provides that this Agreement shall be enforceable in the appropriate District Court of the United States; and

WHEREAS, the USACE requires the City of Unalaska to sign a Project Partnership Agreement to complete the last phase of the dredging project before it can be advertised for bid; and

WHEREAS, the USACE, in accordance with federal law, has proposed a Project Partnership Agreement in the form of Exhibit A, attached hereto; and

WHEREAS, the City of Unalaska recognizes that the Project Partnership Agreement obligates the City to pay 10% of the cost of the project, to be calculated upon completion of the project, with the City's 10% payment projected to be \$3,457,600; and

WHEREAS, the City of Unalaska recognizes that future budget(s) will include funding for payment of the 10% project cost obligation, which may be paid over a period of up to 30 years.

NOW THEREFORE BE IT RESOLVED that Unalaska City Council authorizes the City Manager to sign the Project Partnership Agreement with the USACE for dredging the Iliuliuk Bay Entrance Channel for the City's contribution to the estimated construction in the amount of \$8,644,000 and an estimated additional 10% of the total project cost, to be calculated upon completion, with such 10% payment projected to be \$3,457,600.

PASSED AND ADOPTED by a duly constituted quorum of the Unalaska City Council on March 26, 2024.

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Vincent M. Tutiakoff, Sr.  
Mayor

ATTEST:

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Estkarlen P. Magdaong  
City Clerk

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## MEMORANDUM TO COUNCIL

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To: Mayor and City Council Members  
From: Peggy McLaughlin, Port Director  
Through: William Homka, City Manager  
Date: March 26, 2024  
Re: Resolution 2024-09: Authorizing the City Manager to enter into a Project Partnership Agreement with the United States Army Corps of Engineers for the dredging the Iliuliuk Bay Entrance Channel, to include payment of an estimated \$8,644,000 for construction and an amount equal to 10% of the total project cost, estimated to be \$3,457,600

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**SUMMARY:** Resolution 2024-09 authorizes the City Manager to sign the Project Partnership Agreement (PPA) with the United States Army Corps of Engineers (USACE) for the Entrance Channel Dredging Project to a depth of -58 feet. The City of Unalaska's cost share for this last phase of the dredging project is estimated at \$8,644,000, and an amount equal to 10% of the project cost, estimated to be \$3,457,000. The City Council appropriated the funds for dredging project in the FY22-31 CMMP. The 10% fee will be calculated when the project is completed and will be managed in future budgets over the next 30 years. With the approval of Resolution 2024-09 the City Council will be authorizing the City Manager to sign the Project Partnership Agreement (PPA) with the United States Army Corps of Engineers and honor all terms within the PPA.

**PREVIOUS COUNCIL ACTION:**

- Resolution 2016-48 City Council authorized the funding and contract for the feasibility study.
- Resolution 2018-68 Support for the dredging to -58 feet
- Ordinance 2021-07 Adopting the fiscal year 2022 Operating and Capital Budget for the City of Unalaska approving the funding for the Design and Engineering of the Dredging of the Entrance Channel
- Resolution 2021-51 Authorizing the City Manger to sign the agreement for the Plans and Specifications for the construction of the entrance Channel
- Resolution 2021-24 Adopting the FY22-31 Capital and Major Maintenance Plan including the funding for the dredging of the entrance Channel
- Resolution 2024-08 authorizing the City Manager to sign a Project Partners Agreement for the construction phase of the entrance channel dredging in an amount not to exceed \$8,644,000

**BACKGROUND:** The dredging of the entrance channel was identified as a needed project in a study conducted in 1995. This project was revisited in 2014 and the USACE received congressional approval of Entrance Channel Dredging as a start-up project in 2017. The USACE and the City of Unalaska have completed the feasibility study, the Plans and Specification phase, and the next step is the actual dredging which has been fully funded by the Unalaska City Council. This authority for the City Manager to sign the PPA is back before Council in order clearly authorize an additional 10% cost upon project completion.

**DISCUSSION:** March 18, 2024 an emergency meeting was held to authorize the City Manager to sign a Project Partnership Agreement (PPA) with the USACE. Included in the language of the agreement was the obligation of 10% of the total cost of the project to be assessed upon completion of the project and paid over the next 30 years. This 10% was discussed during the March 18 meeting, however the City of Unalaska legal Counsel did not believe the authority was clearly granted for the 10% in Resolution 2024-08. In order for the City Manager to sign the PPA with full authority the City Council needs to grant authority for the City Manager to sign and execute the terms to include the 10% project completion cost.

This 10% is not part of the construction, but it is part of the agreement and outlined in the WRDA Act, and is further defined in Article VI of the PPA. The 10% post construction was identified at the onset of the project, but was not included in any of the previous agreements. It is to be calculated post construction and the 10% can be paid in one payment, or can be paid on a schedule and take as long as 30 years to complete the payment. For these reasons, it was not assumed in the capital project budget (CMMP) and will need to be considered in future budgets.

The project funds from the City and from the federal budget will be transferred into a project account and managed by USACE. All expenses from project will be pulled from that account. This includes advertising for bids, administration of the project, and construction. The cost share will be across the board 25% for the City 75% USACE on every line item that comes out of that account.

Each aspect and phase of this project as been approved and funded by Congress followed with agreements that align with WRDA Act. The PPA identifies the 25/75 for construction and the 10% of the total cost of the project. The Federal process for calculating the City's financial obligations and project management is different than the City's processes. USACE's Federal Process has to work for all the waterway projects that fall under the USACE responsibility. For these reasons, some of the process are not intuitive, but none-the-less required.

The dredging of the entrance channel was identified in a study in 1995 as a future project that is beneficial to deep-draft shipping and provides benefits to commerce. It has been a Council priority for several years, and has been slowly moving through the phases of development. The first phase funded and completed was the feasibility phase. USACE conducted geotechnical data collection and analysis, hydrology simulations, navigation simulations and ultimately determined the dredging was feasible and would provide economic benefits to the City, State and Nation.

The second phase included the plans, engineering and design (PED) phase. The cost of the plans and specifications for the engineering and design phase was estimated at \$2.3 million. The City of Unalaska paid 25% of the PED cost. City Council funded the dredging project in anticipation of expeditious PED phase and early construction (phase three). The remaining funding was appropriated in the FY22-31 CMMP.

The PED phase was completed and means and methods established for Phase 3 which is the actual dredging. Each phase of this project required congressional funding and approval. It also required the City of Unalaska approve and certify the funding for each project phase. This is the project's final phase. Congressional funding was released earlier this month and the Commander scheduled a signing for Tuesday March 19, 2024. In order to move the project forward this Resolution must be approved. Resolution 2024-08 authorizes the City Manager to sign the agreement and issue payment for phase 3.

The RFP for Phase 3 is expected to be published no later than the last week of March. The project should be awarded in June. Dredging is anticipated to commence this September.

**ALTERNATIVES:** Not adopting this resolution will result in project delay or loss of funding.

**FINANCIAL IMPLICATIONS:** This will authorize the transfer of \$8,644,000 to the USACE. This money has been appropriated in the capital budget FY22-31 and obligate the City to budget for the 10% in future budgets.

**LEGAL:** The City Attorney will also be required to sign a Dutch Harbor PPA Certificate of Authority and the city attorney has reviewed Resolution 2024-09.

**STAFF RECOMMENDATION:** Staff Recommends approval.

**PROPOSED MOTION:** I move to adopt Resolution 2024-09.

**CITY MANAGER COMMENTS:** City Manager recommends adopting this resolution.

**ATTACHMENTS:**

- Dutch Harbor Entrance Channel PPA
- Dutch Harbor PPA Certificate of Authority
- Dutch Harbor Certificate of Lobbying

PROJECT PARTNERSHIP AGREEMENT  
BETWEEN  
THE DEPARTMENT OF THE ARMY  
AND  
THE CITY OF UNALASKA, ALASKA  
FOR  
UNALASKA (DUTCH HARBOR) CHANNELS, ALASKA

THIS AGREEMENT is entered into this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, by and between the Department of the Army (hereinafter the “Government”), represented by the District Commander for the Alaska District (hereinafter the “District Commander”) and the City of Unalaska, Alaska (hereinafter the “Non-Federal Sponsor”), represented by its City Manager.

WITNESSETH, THAT:

WHEREAS, Dutch Harbor is an existing harbor located at Unalaska, Alaska that provides an interior controlling depth for navigation of -45 feet mean lower low water (MLLW);

WHEREAS, construction of the Unalaska (Dutch Harbor) Channels, Alaska (hereinafter the “Project”, as defined in Article I.A. of this Agreement) was authorized by Section 401(1) of the Water Resources Development Act of 2020 to provide an entrance channel to Dutch Harbor;

WHEREAS due to the adverse navigation conditions within the area, the Project includes an entrance channel approximately 600 feet long and 600 feet wide with a depth of -58 feet MLLW to provide safe passage into Dutch Harbor;

WHEREAS, Section 101 of the Water Resources Development Act (WRDA) of 1986, as amended (33 U.S.C. 2211), specifies the cost-sharing requirements applicable to the Project and such cost-sharing is based on the interior controlling depth of Dutch Harbor which is -45 feet MLLW;

WHEREAS, 33 U.S.C. 701h authorizes the Government to undertake, at the Non-Federal Sponsor’s full expense, additional work while the Government is carrying out the Project; and

WHEREAS, the Government and the Non-Federal Sponsor have the full authority and capability to perform in accordance with the terms of this Agreement and acknowledge that Section 221 of the Flood Control Act of 1970, as amended (42 U.S.C.1962d-5b), provides that this Agreement shall be enforceable in the appropriate district court of the United States.

NOW, THEREFORE, the parties agree as follows:

## ARTICLE I - DEFINITIONS

A. The term “Project” means the general navigation features, which includes a dredged entrance channel to a depth of -58 feet MLLW approximately 600 feet in length and 600 feet in width into Dutch Harbor which has an interior controlling depth of -45 MLLW, as generally described in the Unalaska (Dutch Harbor) Channels Final Feasibility and Final Environmental Assessment Unalaska, Alaska, dated November 2019 and approved by the Chief of Engineers on February 7, 2020 and the supplemental report dated October 2, 2020.

B. The term “HTRW” means hazardous, toxic, and radioactive wastes, which includes any material listed as a “hazardous substance” (42 U.S.C. 9601(14)) regulated under the Comprehensive Environmental Response, Compensation, and Liability Act (hereinafter “CERCLA”) (42 U.S.C. 9601-9675) and any other regulated material in accordance with applicable laws and regulations.

C. The term “construction costs” means all costs incurred by the Government and Non-Federal Sponsor in accordance with the terms of this Agreement that are cost shared and directly related to design and construction of the general navigation features of the Project. The term includes the Government’s costs and the Non-Federal Sponsor’s creditable contributions pursuant to the terms of the Design Agreement executed on August 17, 2021; the Government’s engineering, design, and construction costs (including the costs of alteration, lowering, raising, or replacement and attendant demolition of any highway or railroad bridges over navigable waters of the United States); the Government’s supervision and administration costs; the Government’s costs of removing obstructions; the Non-Federal Sponsor’s creditable costs for providing in-kind contributions, if any; the costs of mitigation, including monitoring and adaptive management if applicable; and the costs of historic preservation activities except for data recovery for historic properties. The term does not include any costs for operation and maintenance; HTRW cleanup and response; dispute resolution; participation by the Government and the Non-Federal Sponsor in the Project Coordination Team to discuss significant issues and actions; audits; additional work, if any; or the Non-Federal Sponsor’s cost to negotiate this Agreement or for providing relocations or real property interests, except for those provided for mitigation. It also does not include any costs for local service facilities or for aids to navigation.

D. The term “real property interests” means lands, easements, and rights-of-way, including those required for relocations and dredged material placement facilities. Acquisition of real property interests may require the performance of relocations and removal of obstructions.

E. The term “relocation” means the alteration, lowering, raising, or replacement and attendant demolition of a utility (including privately and publicly owned pipelines, cables, and related facilities located in or under navigable waters of the United States, regardless of whether they serve the general public), cemetery, highway or railroad (including any bridge thereof), or public facility that interferes with construction, operation, and maintenance of the Project, excluding any highway or railroad bridges over navigable waters of the United States.



F. The term “dredged material placement facilities” means the improvements required on real property interests to enable the placement of dredged or excavated material during construction, operation, and maintenance of the Project, including, but not limited to, retaining dikes, wasteweirs, bulkheads, embankments, monitoring features, stilling basins, and dewatering pumps and pipes.

G. The term “in-kind contributions” means those materials or services provided by the Non-Federal Sponsor that are identified as being integral to the Project by the Division Commander for Pacific Ocean Division (hereinafter the “Division Commander”). To be integral to the Project, the material or service must be part of the work that the Government would otherwise have undertaken for design and construction of the Project. The in-kind contributions also include any initial investigations performed by the Non-Federal Sponsor to identify the existence and extent of any HTRW that may exist in, on, or under real property interests required for the Project; however, it does not include HTRW cleanup and response.

H. The term “fiscal year” means one year beginning on October 1<sup>st</sup> and ending on September 30<sup>th</sup> of the following year.

I. The term “Maximum Cost Limit” means the statutory limitation, as applicable, on the total cost of the Project, as determined by the Government in accordance with Section 902 of WRDA 1986, as amended (33 U.S.C. 2280), and Government regulations issued thereto.

J. The term “obstruction” means any utility or structure located in or under navigable waters of the United States that must be removed to construct, operate, and maintain the Project but that does not require relocation.

K. The term “additional work” means items of work related to, but not cost shared as part of, the Project that the Government will undertake on the Non-Federal Sponsor’s behalf while the Government is carrying out the Project, with the Non-Federal Sponsor responsible for all costs and any liabilities associated with such work.

## ARTICLE II - OBLIGATIONS OF THE PARTIES

A. In accordance with Federal laws, regulations, and policies, the Government shall undertake construction of the Project using funds appropriated by the Congress and funds provided by the Non-Federal Sponsor. In carrying out its obligations under this Agreement, the Non-Federal Sponsor shall comply with all the requirements of applicable Federal laws and implementing regulations, including but not limited to, if applicable, Section 601 of the Civil Rights Act of 1964, as amended (42 U.S.C. 2000d), and Department of Defense Directive 5500.11 issued pursuant thereto; the Age Discrimination Act of 1975 (42 U.S.C. 6102); and the Rehabilitation Act of 1973, as amended (29 U.S.C. 794), and Army Regulation 600-7 issued pursuant thereto.

B. The Non-Federal Sponsor shall provide the following, in accordance with the provisions of this paragraph:

1. The Non-Federal Sponsor shall provide 25 percent of construction costs.

a. If providing in-kind contributions as part of its cost share, the Non-Federal Sponsor shall obtain all applicable licenses and permits necessary for such work. Upon completion of the work, the Non-Federal Sponsor shall so notify the Government within 30 calendar days and provide the Government with a copy of as-built drawings for the work.

b. After considering the contributions provided pursuant to the Design Agreement and the estimated amount of credit for in-kind contributions, the Government shall determine the estimated amount of funds required from the Non-Federal Sponsor to meet its cost share. The Government shall notify the Non-Federal Sponsor of the funds required for the then-current fiscal year. No later than 60 calendar days after receipt of notification from the Government, the Non-Federal Sponsor shall provide the full amount of such funds to the Government in accordance with Article VI.C.1.

c. No later than August 1<sup>st</sup> prior to each subsequent fiscal year of construction, the Government shall provide the Non-Federal Sponsor with a written estimate of the amount of funds required from the Non-Federal Sponsor during that fiscal year to meet its cost share. No later than September 1<sup>st</sup> prior to that fiscal year, the Non-Federal Sponsor shall provide the full amount of such required funds to the Government in accordance with Article VI.C.1.

2. In accordance with Article III, the Non-Federal Sponsor shall provide the real property interests, acquire or compel the removal of obstructions, except for those obstructions for which the Government exercises the navigation servitude or otherwise compels such removal, and perform or ensure the performance of relocations required for construction, operation, and maintenance of the Project. For each relocation of a utility, or portion thereof, located in or under navigable waters of the United States that is required to accommodate a channel depth over 45 feet, the Non-Federal Sponsor shall pay to the owner of the utility at least one half of the owner's relocation costs, unless the owner voluntarily agrees to waive all or a portion of the Non-Federal Sponsor's contribution.

3. The Non-Federal Sponsor shall pay an additional 10 percent of construction costs (hereinafter the "additional 10 percent payment"), less any credit afforded by the Government for the real property interests and relocations required for the Project, over a period not to exceed 30 years in accordance with Article VI.D.

4. The Non-Federal Sponsor shall ensure that the local service facilities are constructed, operated, and maintained, at no cost to the Government, and that all applicable licenses and permits necessary for construction, operation, and maintenance of such work are obtained.

C. To the extent practicable and in accordance with Federal law, regulations, and policies, the Government shall afford the Non-Federal Sponsor the opportunity to review and comment on contract solicitations, including relevant plans and specifications, prior to the

Government's issuance of such solicitations; proposed contract modifications, including change orders; and contract claims prior to resolution thereof. Ultimately, the contents of solicitations, award of contracts, execution of contract modifications, and resolution of contract claims shall be exclusively within the control of the Government.

D. The Government, as it determines necessary, shall undertake actions associated with historic preservation, including the identification and treatment of historic properties as those properties are defined in the National Historic Preservation Act of 1966, as amended (54 U.S.C. 300101-307108). All costs incurred by the Government for such work (including the mitigation of adverse effects other than data recovery) shall be included in construction costs and shared in accordance with the provisions of this Agreement. If historic properties are discovered during construction and the effects of construction are determined adverse, strategies shall be developed to avoid, minimize, or mitigate these adverse effects. In accordance with 54 U.S.C. 312507, up to 1 percent of the total amount authorized to be appropriated for the Project may be applied toward data recovery of historic properties and such costs shall be borne entirely by the Government. In the event that costs associated with data recovery of historic properties exceed 1 percent of the total amount authorized to be appropriated for the Project, in accordance with 54 U.S.C. 312508, the Government will seek a waiver from the 1 percent limitation under 54 U.S.C. 312507 and upon receiving the waiver, will proceed with data recovery at full Federal expense. Nothing in this Agreement shall limit or otherwise prevent the Non-Federal Sponsor from voluntarily contributing costs associated with data recovery that exceed 1 percent.

E. The Government, as it determines necessary and subject to the availability of funds, shall operate and maintain the Project using funds appropriated by the Congress. The Non-Federal Sponsor hereby authorizes the Government to enter, at reasonable times and in a reasonable manner, upon real property interests that the Non-Federal Sponsor now or hereafter owns or controls for the purpose of operating and maintaining the Project. In addition, the Government shall have the full authority and right to operate and maintain or manage dredged material placement facilities including the right to place, remove, use, or reuse the materials therein for any purpose without charge to the Government. The Non-Federal Sponsor shall not place or authorize placement of material in the dredged material placement facilities unless the Government authorizes the placement under 33 U.S.C. 2326a(b) or 33 U.S.C. 1341(c), whichever is applicable. The Non-Federal Sponsor shall not otherwise modify or improve the dredged material placement facilities unless the Government approves the modification or improvement under 33 U.S.C. 408.

F. The Non-Federal Sponsor shall not use Federal program funds to meet any of its obligations under this Agreement unless the Federal agency providing the funds verifies in writing that the funds are authorized to be used for the Project. Federal program funds are those funds provided by a Federal agency, plus any non-Federal contribution required as a matching share therefor.

G. In addition to the ongoing, regular discussions between the parties regarding Project delivery, the Government and the Non-Federal Sponsor may establish a Project Coordination Team to discuss significant issues or actions. The Government's costs for participation on the Project Coordination Team shall not be included in construction costs that are cost shared but

shall be included in calculating the Maximum Cost Limit. The Non-Federal Sponsor's costs for participation on the Project Coordination Team shall not be included in construction costs that are cost shared and shall be paid solely by the Non-Federal Sponsor without reimbursement or credit by the Government.

H. The Non-Federal Sponsor may request in writing that the Government perform additional work on the Non-Federal Sponsor's behalf. Each request shall be subject to review and written approval by the Division Commander. If the Government agrees to such request, the Non-Federal Sponsor, in accordance with Article VI.E., must provide funds sufficient to cover the costs of such work, in advance of the Government performing the work. In addition, the Non-Federal Sponsor is responsible for providing, at no cost to the Government, any additional real property interests and relocations determined by the Government to be required for construction, operation, and maintenance of such work.

### ARTICLE III - REAL PROPERTY INTERESTS AND RELOCATIONS

A. The Government, after consultation with the Non-Federal Sponsor, shall determine the real property interests required for construction, operation, and maintenance of the Project. The Government shall provide the Non-Federal Sponsor with general written descriptions, including maps as appropriate, of the real property interests that the Government determines the Non-Federal Sponsor must provide for construction, operation, and maintenance of the Project, and shall provide the Non-Federal Sponsor with a written notice to proceed with acquisition. Prior to initiating acquisition and in accordance with Article IV.A., the Non-Federal Sponsor shall investigate to verify that HTRW does not exist in, on, or under the real property interests required for construction, operation, and maintenance of the Project. Subject to the requirements in Article IV.B., the Non-Federal Sponsor shall acquire the real property interests and shall provide the Government with authorization for entry thereto according to the Government's construction schedule for the Project. The Non-Federal Sponsor shall ensure that real property interests provided for the Project are retained in public ownership for uses compatible with the authorized purposes of the Project.

B. The Government, after consultation with the Non-Federal Sponsor, shall determine the relocations required for construction, operation, and maintenance of the Project, provide the Non-Federal Sponsor with general written descriptions, including maps as appropriate, of such relocations, and provide the Non-Federal Sponsor with a written notice to proceed with such relocations. The Non-Federal Sponsor shall perform or ensure the performance of these relocations in accordance with the Government's construction schedule for the Project.

C. The Government, after consultation with the Non-Federal Sponsor, shall identify obstructions to construction, operation, and maintenance of the Project and shall provide the Non-Federal Sponsor with general written descriptions, including maps as appropriate, of such obstructions and shall provide the Non-Federal Sponsor with a written notice to proceed with acquiring or compelling the removal of such obstructions. The Non-Federal Sponsor shall acquire or compel the removal of such obstructions in accordance with the Government's construction schedule for the Project. If the owner of an obstruction cannot be located, has filed

for bankruptcy, or no longer exists as a legally constituted entity, the Government shall remove the obstruction during construction of the Project after following all applicable procedures in Parts 325 and 326 of Title 33 of the Code of Federal Regulations.

D. To the maximum extent practicable, no later than 30 calendar days after the Government provides the Non-Federal Sponsor with written descriptions and maps of the real property interests and relocations required for construction, operation, and maintenance of the Project, the Non-Federal Sponsor may request in writing that the Government acquire all or specified portions of such real property interests, perform the necessary relocations, or invoke the navigation servitude or compel utility relocations or removal of obstructions under navigable waters of the United States. The Government's provision of real property interests or relocations on the Non-Federal Sponsor's behalf, or invoking the navigation servitude or otherwise compelling utility relocations or removal of obstructions under navigable waters of the United States does not alter the Non-Federal Sponsor's responsibility under Article IV for the performance and costs of any HTRW cleanup and response related thereto.

1. In General. If the Government agrees to such a request, the Non-Federal Sponsor, in accordance with Article VI.E., must provide funds sufficient to cover the costs of such work in advance of the Government performing the work. The Government shall acquire the real property interests, perform the relocations, or invoke the navigation servitude or otherwise compel utility relocations or removal of obstructions under navigable waters of the United States, applying Federal laws, policies, and procedures. The Government shall acquire real property interests in the name of the Non-Federal Sponsor except, if acquired by eminent domain, the Government shall convey all of its right, title, and interest to the Non-Federal Sponsor by quitclaim deed or deeds. The Non-Federal Sponsor shall accept delivery of such deed or deeds.

2. Relocations of Utilities Located in or under Navigable Waters of the United States. If the Non-Federal Sponsor requests that the Government exercise the navigation servitude or otherwise compel relocation of utilities located in or under navigable waters of the United States, the Non-Federal Sponsor must demonstrate that it has made a good faith effort to negotiate with the owner(s) for relocation of the utilities; that it lacks authority to compel relocation of the utilities through eminent domain or other legal proceedings; and that payment obligations for relocation costs, as between the Non-Federal Sponsor and the utility owner(s), are clear under the laws of the State of Alaska and the terms of applicable non-Federal permits, licenses, or agreements. The Non-Federal Sponsor must also obtain a letter from the State of Alaska, signed by the governor or a duly authorized state official, concurring in the Non-Federal Sponsor's request that the Government exercise the navigation servitude. The Government exercising the navigation servitude or otherwise compelling relocation of utilities does not negate or otherwise affect the Non-Federal Sponsor's payment obligations for relocation costs under the laws of the State of Alaska; the terms of applicable non-Federal permits, licenses, or agreements; or Section 101(a)(4) of WRDA 1986, as amended (33 U.S.C. 2211(a)(4)).

3. Removal of Obstructions. If the Non-Federal Sponsor requests that the Government exercise the navigation servitude or otherwise compel removal of obstructions, the Non-Federal Sponsor must demonstrate that the owner of the obstruction has no compensable

interest under the laws of the State of Alaska or the terms of applicable non-Federal permits, licenses, or agreements; that it has made a good faith effort to negotiate with the owner(s) for removal of the obstructions; and that it lacks authority to compel removal of obstructions through eminent domain or other legal proceedings. The Non-Federal Sponsor must also obtain a letter from the State of Alaska, signed by the governor or a duly authorized state official, concurring in the Non-Federal Sponsor's request that the Government exercise the navigation servitude or otherwise compel removal of the obstructions.

E. In acquiring the real property interests for the Project, the Non-Federal Sponsor assures the Government that it will comply with the following:

(1) fair and reasonable relocation payments and assistance shall be provided to or for displaced persons, as are required to be provided by a Federal agency under 42 U.S.C. 4622, 4623 and 4624;

(2) relocation assistance programs offering the services described in 42 U.S.C. 4625 shall be provided to such displaced persons;

(3) within a reasonable period of time prior to displacement, comparable replacement dwellings will be available to displaced persons in accordance with 42 U.S.C. 4625(c)(3);

(4) in acquiring real property, the Non-Federal Sponsor will be guided, to the greatest extent practicable under State law, by the land acquisition policies in 42 U.S.C. 4651 and the provisions of 42 U.S.C. 4652; and

(5) displaced persons will be paid or reimbursed for necessary expenses as specified in 42 U.S.C. 4653 and 4654.

#### ARTICLE IV - HTRW

A. The Non-Federal Sponsor shall be responsible for undertaking any investigations to identify the existence and extent of any HTRW regulated under applicable law that may exist in, on, or under real property interests required for construction, operation, and maintenance of the Project.

B. In the event it is discovered that HTRW exists in, on, or under any of the real property interests needed for construction, operation, and maintenance of the Project, the Non-Federal Sponsor and the Government shall provide written notice to each other within 15 calendar days of such discovery, in addition to providing any other notice required by applicable law. If HTRW is discovered prior to acquisition, the Non-Federal Sponsor shall not proceed with the acquisition of such real property interests until the parties agree that the Non-Federal Sponsor should proceed. If HTRW is discovered after acquisition of the real property interests, no further Project activities within the contaminated area shall proceed until the parties agree on an appropriate course of action.

C. If HTRW is found to exist in, on, or under any required real property interests, the parties shall consider any liability that might arise under applicable law and determine whether to initiate construction, or if already initiated, whether to continue, suspend, or terminate construction.

1. Should the parties initiate or continue construction, the Non-Federal Sponsor shall be solely responsible, as between the Government and the Non-Federal Sponsor, for the performance and costs of HTRW cleanup and response, including the costs of any studies and investigations necessary to determine an appropriate response to the contamination. The Non-Federal Sponsor shall pay such costs without reimbursement or credit by the Government. In no event will the Government proceed with that construction before the Non-Federal Sponsor has completed the required cleanup and response actions.

2. In the event the parties cannot reach agreement on how to proceed or the Non-Federal Sponsor fails to discharge its responsibilities under this Article upon direction by the Government, the Government may suspend or terminate construction. Additionally, the Government may undertake any actions it determines necessary to avoid a release of such HTRW with the Non-Federal Sponsor responsible for such costs without credit or reimbursement by the Government.

D. In the event of a HTRW discovery, the Non-Federal Sponsor and the Government shall initiate consultation with each other within 15 calendar days in an effort to ensure that responsible parties bear any necessary cleanup and response costs as required by applicable law. Any decision made pursuant to this Article shall not relieve any third party from any HTRW liability that may arise under applicable law.

E. To the maximum extent practicable, the Government and Non-Federal Sponsor shall perform their responsibilities under this Agreement in a manner that will not cause HTRW liability to arise under applicable law.

## ARTICLE V - CREDIT FOR REAL PROPERTY INTERESTS, RELOCATIONS, AND IN-KIND CONTRIBUTIONS

A. The Government shall verify and credit the value of real property interests, relocations, and removal of obstructions required for the Project against the additional 10 percent payment in accordance with the following procedures, requirements, and conditions to determine reasonableness, allocability, and allowability of costs. Such costs shall be subject to audit in accordance with Article X.B.

### 1. Real Property Interests.

a. General Procedure. For each real property interest required for the Project, the Non-Federal Sponsor shall obtain an appraisal of the fair market value of such interest that is prepared by a qualified appraiser who is acceptable to the parties. Subject to valid jurisdictional exceptions, the appraisal shall conform to the Uniform Standards of Professional

Appraisal Practice. The appraisal must be prepared in accordance with the applicable rules of just compensation, as specified by the Government. To the maximum extent practicable, no later than 3 months after it provides the Government with authorization for entry onto a real property interest or pays compensation to the owner, whichever occurs later, the Non-Federal Sponsor shall provide the Government with documents sufficient to determine the amount of credit to be provided for such real property interests.

(1) Date of Valuation. For any real property interests owned by the Non-Federal Sponsor on the effective date of this Agreement and required for construction performed after the effective date of this Agreement, the date the Non-Federal Sponsor provides the Government with authorization for entry thereto shall be used to determine the fair market value. For any real property interests required for in-kind contributions covered by an In-Kind Memorandum of Understanding between the Government and Non-Federal Sponsor (hereinafter the “In-Kind MOU”), the date of initiation of construction shall be used to determine the fair market value. The fair market value of real property interests acquired by the Non-Federal Sponsor after the effective date of this Agreement shall be the fair market value of such real property interests at the time the interests are acquired.

(2) Except for real property interests acquired through eminent domain proceedings instituted after the effective date of this Agreement, the Non-Federal Sponsor shall submit an appraisal for each real property interest to the Government for review and approval no later than, to the maximum extent practicable, 60 calendar days after the Non-Federal Sponsor provides the Government with an authorization for entry for such interest or concludes the acquisition of the interest through negotiation or eminent domain proceedings, whichever occurs later. If, after coordination and consultation with the Government, the Non-Federal Sponsor is unable to provide an appraisal that is acceptable to the Government, the Government shall obtain an appraisal to determine the fair market value of the real property interest for crediting purposes.

(3) The Government shall credit the Non-Federal Sponsor the appraised amount approved by the Government. Where the amount paid or proposed to be paid by the Non-Federal Sponsor exceeds the approved appraised amount, the Government, at the Non-Federal Sponsor’s request, shall consider all factors relevant to determining fair market value and, in its sole discretion, after consultation with the Non-Federal Sponsor, may approve in writing an amount greater than the appraised amount for crediting purposes.

b. Eminent Domain Procedure. For real property interests acquired by eminent domain proceedings instituted after the effective date of this Agreement, the Non-Federal Sponsor shall notify the Government in writing of its intent to institute such proceedings and submit the appraisals of the specific real property interests to be acquired for review and approval by the Government. If the Government provides written approval of the appraisals, the Non-Federal Sponsor shall use the amount set forth in such appraisals as the estimate of just compensation for the purpose of instituting the eminent domain proceeding. If the Government provides written disapproval of the appraisals, the Government and the Non-Federal Sponsor shall consult to promptly resolve the issues that are identified in the Government’s written disapproval. In the event that the issues cannot be resolved, the Non-Federal Sponsor may use



the amount set forth in its appraisal as the estimate of just compensation for the purpose of instituting the eminent domain proceeding. The fair market value for crediting purposes shall be either the amount of the court award for the real property interests taken or the amount of any stipulated settlement or portion thereof that the Government approves in writing.

c. Waiver of Appraisal. Except as required by paragraph A.1.b. of this Article, the Government may waive the requirement for an appraisal pursuant to this paragraph if, in accordance with 49 C.F.R. Section 24.102(c)(2):

(1) the owner is donating the real property interest to the Non-Federal Sponsor and releases the Non-Federal Sponsor in writing from its obligation to appraise the real property interest, and the Non-Federal Sponsor submits to the Government a copy of the owner's written release; or

(2) the Non-Federal Sponsor determines that an appraisal is unnecessary because the valuation problem is uncomplicated and the anticipated value of the real property interest proposed for acquisition is estimated at \$25,000 or less, based on a review of available data. When the Non-Federal Sponsor determines that an appraisal is unnecessary, the Non-Federal Sponsor shall prepare the written waiver valuation required by 49 C.F.R. Section 24.102(c)(2) and submit a copy thereof to the Government for approval. When the anticipated value of the real property interest exceeds \$10,000, up to a maximum of \$25,000, the Non-Federal Sponsor must offer the owner the option of having the Non-Federal Sponsor appraise the real property interest.

d. Incidental Costs. The Government shall credit the incidental costs the Non-Federal Sponsor incurred in acquiring any real property interests required pursuant to Article III for the Project within a five-year period preceding the effective date of this Agreement, or at any time after the effective date of this Agreement, that are documented to the satisfaction of the Government. Such incidental costs shall include closing and title costs, appraisal costs, survey costs, attorney's fees, plat maps, mapping costs, actual amounts expended for payment of any relocation assistance benefits provided in accordance with Article III.E., and other payments by the Non-Federal Sponsor for items that are generally recognized as compensable, and required to be paid, by applicable state law due to the acquisition of a real property interest pursuant to Article III.

2. Relocations. To the maximum extent practicable, no less frequently than on a quarterly basis, the Non-Federal Sponsor shall provide the Government with documentation sufficient for the Government to determine the amount of credit to be provided for such relocations. Only relocations performed after the effective date of this Agreement are eligible for credit, unless such relocations were required for in-kind contributions covered by an In-Kind MOU.

a. For a relocation other than a utility, or portion thereof, located in or under navigable waters of the United States, credit shall be afforded for the value of the relocation if the Non-Federal Sponsor is responsible for the relocation under applicable principles of just compensation.

b. For a relocation of a utility, or portion thereof, located in or under navigable waters of the United States, credit shall be afforded for the costs borne by the Non-Federal Sponsor but shall not exceed the total value of the relocation as determined by the Government.

c. If the Government exercises the navigation servitude or otherwise compels any relocation of utilities, the Government shall credit the costs incurred by the Government and paid by the Non-Federal Sponsor pursuant to Article III.D.

d. In general, the value of a relocation shall be equivalent to the costs, documented to the satisfaction of the Government, incurred to provide the relocation. The value may not exceed the amount the Government determines is necessary to provide a functionally equivalent facility, reduced by depreciation, as applicable, and by the salvage value of any removed items. For the relocation of a highway or road, including any bridge thereof, that is owned by a public entity, a functionally equivalent facility may be constructed to the current design standard that the State of Alaska would apply under similar conditions of geography and traffic load. Relocation costs, as determined by the Government, include actual costs of performing the relocation; planning, engineering, and design costs; and supervision and administration costs. Relocation costs do not include any costs associated with betterments, as determined by the Government, nor any additional cost of using new material when suitable used material is available.

3. Removal of Obstructions. To the maximum extent practicable, no less frequently than on a quarterly basis, the Non-Federal Sponsor shall provide the Government with documentation sufficient for the Government to determine the amount of credit to be provided for such removal. Only obstructions removed after the effective date of this Agreement are eligible for credit, unless such obstructions were required for in-kind contributions covered by an In-Kind MOU.

a. If the owner has a compensable interest in the obstruction, the Non-Federal Sponsor is responsible for all costs to acquire the necessary interest and such costs are creditable. Any such obstruction acquired by the Non-Federal Sponsor will be removed by the Government during construction, with the Government's costs of such removal included in construction costs.

b. If the owner does not have a compensable interest but can be located, the Non-Federal Sponsor shall ensure that the obstruction is removed at the owner's expense. Costs incurred by the Non-Federal Sponsor to compel such removal are not eligible for credit.

c. If the owner does not have a compensable interest and cannot be located, has filed for bankruptcy, or no longer exists as a legally constituted entity, the Government will remove the obstruction during construction, with the Government's costs of such removal included in construction costs.

d. Any action by the Government to exercise the navigation servitude or otherwise compel removal of obstructions does not alter the cost sharing and crediting described in this paragraph.

B. The Government shall verify and credit the Non-Federal Sponsor's eligible construction costs for in-kind contributions in accordance with the following procedures, requirements, and conditions to determine reasonableness, allocability, and allowability. Such costs shall be subject to audit in accordance with Article X.B.

1. The value shall be equivalent to the costs, documented to the satisfaction of the Government, that the Non-Federal Sponsor incurred to provide the in-kind contributions, which may include engineering and design; construction; and supervision and administration, but shall not include any costs associated with betterments, as determined by the Government. To the maximum extent practicable, no less frequently than on a quarterly basis, the Non-Federal Sponsor shall provide the Government with documentation sufficient for the Government to determine the amount of credit to be provided for such in-kind contributions. Appropriate documentation includes invoices and certification of specific payments to contractors, suppliers, and the Non-Federal Sponsor's employees.

2. No credit shall be afforded for the following: interest charges, or any adjustment to reflect changes in price levels between the time the in-kind contributions are completed and credit is afforded; the value of in-kind contributions obtained at no cost to the Non-Federal Sponsor; any in-kind contributions performed prior to the effective date of this Agreement unless covered by an In-Kind MOU; costs that exceed the Government's estimate of the cost for such in-kind contributions; or against the additional 10 percent payment.

C. Any credit afforded under the terms of this Agreement is subject to satisfactory compliance with applicable Federal labor laws covering non-Federal construction, including, but not limited to, 40 U.S.C. 3141-3148 and 40 U.S.C. 3701-3708 (labor standards originally enacted as the Davis-Bacon Act, the Contract Work Hours and Safety Standards Act, and the Copeland Anti-Kickback Act), and credit may be withheld, in whole or in part, as a result of the Non-Federal Sponsor's failure to comply with its obligations under these laws.

D. Notwithstanding any other provision of this Agreement, the Non-Federal Sponsor shall not be entitled to credit or reimbursement for real property interests that were previously provided as an item of local cooperation for another Federal project. In addition, the Non-Federal Sponsor shall not be entitled to credit or reimbursement for the cost of real property interests, relocations, or the Government exercising the navigation servitude or authority under the Rivers and Harbors Appropriation Act of 1899, as amended, in excess of the additional 10 percent payment.

## ARTICLE VI - PROVISION OF NON-FEDERAL COST SHARE

A. As of the effective date of this Agreement, construction costs are projected to be \$34,576,000, with the Government's share of such costs projected to be \$25,932,000 and the

Non-Federal Sponsor's share of such costs projected to be \$8,644,000, which includes creditable in-kind contributions projected to be \$0, and the amount of funds to be provided during construction projected to be \$8,644,000. In addition, the Non-Federal Sponsor's additional 10 percent payment for the Project, excluding interest, paid over a period not to exceed 30 years, is projected to be \$3,457,600, reduced to \$3,457,600 after deducting creditable real property interests and relocations, which are projected to be \$0. The costs for additional work are projected to be \$0. These amounts are estimates only that are subject to adjustment by the Government and are not to be construed as the total financial responsibilities of the Government and the Non-Federal Sponsor.

B. While undertaking construction, the Government shall provide the Non-Federal Sponsor with monthly reports setting forth the estimated construction costs and the Government's and Non-Federal Sponsor's estimated shares of such costs; costs incurred by the Government, using both Federal and Non-Federal Sponsor funds, to date; the amount of funds provided by the Non-Federal Sponsor to date; the estimated amount of any creditable real property interests and relocations; the estimated amount of any creditable in-kind contributions; and the estimated amount of funds required from the Non-Federal Sponsor during the upcoming fiscal year. While undertaking cost shared operation and maintenance activities, if applicable, the Government will provide appropriate financial reports periodically to the Non-Federal Sponsor.

C. Payment of Funds for Construction.

1. The Non-Federal Sponsor shall provide funds by delivering a check payable to "FAO, USAED, Alaska District (J4)" to the District Commander, or verifying to the satisfaction of the Government that the Non-Federal Sponsor has deposited such funds in an escrow or other account acceptable to the Government, with interest accruing to the Non-Federal Sponsor, or by providing an Electronic Funds Transfer of such funds in accordance with procedures established by the Government.

2. The Government shall draw from the funds provided by the Non-Federal Sponsor to cover the non-Federal cost share as those costs are incurred. If the Government determines at any time that additional funds are needed from the Non-Federal Sponsor to cover the Non-Federal Sponsor's required share of such costs, the Government shall provide the Non-Federal Sponsor with written notice of the amount of additional funds required. Within 60 calendar days from receipt of such notice, the Non-Federal Sponsor shall provide the Government with the full amount of such additional required funds.

3. Upon completion or termination of construction of the Project, including resolution of all relevant claims and appeals and eminent domain proceedings, the Government shall conduct a final accounting and furnish the Non-Federal Sponsor with the written results of such final accounting. Should such final accounting determine that additional funds are required from the Non-Federal Sponsor to meet its cost share, the Non-Federal Sponsor, within 60 calendar days of receipt of written notice from the Government, shall provide the Government with the full amount of such additional required funds by delivering a check payable to "FAO, USAED, Alaska District (J4)" to the District Commander, or by providing an Electronic Funds

Transfer of such funds in accordance with procedures established by the Government. Such final accounting does not limit the Non-Federal Sponsor's responsibility to pay its cost share, including contract claims or any other liability that may become known after the final accounting. If the final accounting determines that funds provided by the Non-Federal Sponsor exceed the amount of funds required to meet its cost share, the Government shall refund such excess amount, subject to the availability of funds for the refund.

D. Payment of Additional 10 Percent.

1. As a part of the final accounting conducted pursuant to Article VI.C.3., the Government shall determine the additional 10 percent payment and then deduct the creditable value, in accordance with Article V, of real property interests and relocations for the Project. If the remainder is greater than zero, the Government shall calculate initial annual installments amortized over a period not to exceed 30 years using an interest rate determined in accordance with Section 106 of WRDA 1986. The payment period begins on the date the Government notifies the Non-Federal Sponsor of the amount of the initial annual installments.

2. The Government shall recalculate the annual installments at five-year intervals by amortizing the outstanding portion of this amount over the remaining portion of the payment period using an interest rate determined in accordance with Section 106 of WRDA 1986. The Government shall notify the Non-Federal Sponsor in writing of the recalculated annual installments. The last installment shall be adjusted upward or downward to assure payment of all the indebtedness.

3. The Non-Federal Sponsor shall pay the first installment no later than 30 calendar days after the date of the Government's notification pursuant to paragraph D.1. of this Article, and each annual installment thereafter on the anniversary date of such notification, through either payment method specified in Article VI.C.3.

E. If the Government agrees to acquire or perform, as applicable, real property interests or relocations, invoke the navigation servitude or compel utility relocations or removal of obstructions, or undertake additional work on the Non-Federal Sponsor's behalf, the Government shall provide written notice to the Non-Federal Sponsor of the amount of funds required to cover such costs. No later than 60 calendar days after receipt of such written notice, the Non-Federal Sponsor shall make the full amount of such required funds available to the Government through either payment method specified in Article VI.C.3. If at any time the Government determines that additional funds are required to cover such costs, the Non-Federal Sponsor shall provide those funds within 30 calendar days from receipt of written notice from the Government. If the Government determines that funds provided by the Non-Federal Sponsor exceed the amount required for the Government to complete such work, the Government shall refund any remaining unobligated amount.

ARTICLE VII - TERMINATION OR SUSPENSION

A. If at any time the Non-Federal Sponsor fails to fulfill its obligations under this Agreement, the Government may suspend or terminate construction of the Project unless the

Assistant Secretary of the Army (Civil Works) determines that continuation of such work is in the interest of the United States or is necessary in order to satisfy agreements with other non-Federal interests.

B. If the Government determines at any time that the Federal funds made available for construction of the Project are not sufficient to complete such work, the Government shall so notify the Non-Federal Sponsor in writing within 30 calendar days, and upon exhaustion of such funds, the Government shall suspend construction until there are sufficient funds appropriated by the Congress and funds provided by the Non-Federal Sponsor to allow construction to resume. In addition, the Government may suspend construction if the Maximum Cost Limit is exceeded.

C. If HTRW is found to exist in, on, or under any required real property interests, the parties shall follow the procedures set forth in Article IV.

D. In the event of termination, the parties shall conclude their activities relating to construction of the Project. To provide for this eventuality, the Government may reserve a percentage of available funds as a contingency to pay the costs of termination, including any costs of resolution of real property acquisition, resolution of contract claims, and resolution of contract modifications.

E. Any suspension or termination shall not relieve the parties of liability for any obligation incurred. Any delinquent payment owed by the Non-Federal Sponsor pursuant to this Agreement shall be charged interest at a rate, to be determined by the Secretary of the Treasury, equal to 150 per centum of the average bond equivalent rate of the 13 week Treasury bills auctioned immediately prior to the date on which such payment became delinquent, or auctioned immediately prior to the beginning of each additional 3 month period if the period of delinquency exceeds 3 months.

#### ARTICLE VIII - HOLD AND SAVE

The Non-Federal Sponsor shall hold and save the Government free from all damages arising from design, construction, operation, and maintenance of the Project, except for damages due to the fault or negligence of the Government or its contractors.

#### ARTICLE IX - DISPUTE RESOLUTION

As a condition precedent to a party bringing any suit for breach of this Agreement, that party must first notify the other party in writing of the nature of the purported breach and seek in good faith to resolve the dispute through negotiation. If the parties cannot resolve the dispute through negotiation, they may agree to a mutually acceptable method of non-binding alternative dispute resolution with a qualified third party acceptable to the parties. Each party shall pay an equal share of any costs for the services provided by such a third party as such costs are incurred. The existence of a dispute shall not excuse the parties from performance pursuant to this Agreement.

## ARTICLE X - MAINTENANCE OF RECORDS AND AUDITS

A. The parties shall develop procedures for the maintenance by the Non-Federal Sponsor of books, records, documents, or other evidence pertaining to costs and expenses for a minimum of three years after the final accounting. The Non-Federal Sponsor shall assure that such materials are reasonably available for examination, audit, or reproduction by the Government.

B. The Government may conduct, or arrange for the conduct of, audits of the Project. Government audits shall be conducted in accordance with applicable Government cost principles and regulations. The Government's costs of audits shall not be included in construction costs, but shall be included in calculating the Maximum Cost Limit.

C. To the extent permitted under applicable Federal laws and regulations, the Government shall allow the Non-Federal Sponsor to inspect books, records, documents, or other evidence pertaining to costs and expenses maintained by the Government, or at the Non-Federal Sponsor's request, provide to the Non-Federal Sponsor or independent auditors any such information necessary to enable an audit of the Non-Federal Sponsor's activities under this Agreement. The Non-Federal Sponsor shall pay the costs of non-Federal audits without reimbursement or credit by the Government.

## ARTICLE XI - RELATIONSHIP OF PARTIES

In the exercise of their respective rights and obligations under this Agreement, the Government and the Non-Federal Sponsor each act in an independent capacity, and neither is to be considered the officer, agent, or employee of the other. Neither party shall provide, without the consent of the other party, any contractor with a release that waives or purports to waive any rights a party may have to seek relief or redress against that contractor.

## ARTICLE XII - NOTICES

A. Any notice, request, demand, or other communication required or permitted to be given under this Agreement shall be deemed to have been duly given if in writing and delivered personally or mailed by registered or certified mail, with return receipt, as follows:

If to the Non-Federal Sponsor:

City Manager  
P.O. Box 610  
Unalaska, AK 99685-0610

If to the Government:

District Commander  
U.S. Army Corps of Engineers, Alaska District  
P.O. Box 6898  
JBER, AK 99506-6898

B. A party may change the recipient or address to which such communications are to be directed by giving written notice to the other party in the manner provided in this Article.

ARTICLE XIII - CONFIDENTIALITY

To the extent permitted by the laws governing each party, the parties agree to maintain the confidentiality of exchanged information when requested to do so by the providing party.

ARTICLE XIV - THIRD PARTY RIGHTS, BENEFITS, OR LIABILITIES

Nothing in this Agreement is intended, nor may be construed, to create any rights, confer any benefits, or relieve any liability, of any kind whatsoever in any third person not a party to this Agreement.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement, which shall become effective upon the date it is signed by the District Commander.

DEPARTMENT OF THE ARMY

CITY OF UNALASKA, ALASKA

BY: \_\_\_\_\_  
JEFFREY. S. PALAZZINI  
Colonel, U.S. Army  
District Commander

BY: \_\_\_\_\_  
WILLIAM HOMKA  
City Manager

DATE: \_\_\_\_\_

DATE: \_\_\_\_\_



CERTIFICATE OF AUTHORITY

I, Charles Cacciola, do hereby certify that I am the principal legal officer for the City of Unalaska, that the City of Unalaska is a legally constituted public body with full authority and legal capability to perform the terms of the Agreement between the Department of the Army and the City of Unalaska in connection with the Unalaska (Dutch Harbor) Channels, Alaska Project, and to pay damages, if necessary, in the event of the failure to perform in accordance with the terms of this Agreement, as required by Section 221 of Public Law 91-611, as amended (42 U.S.C. 1962d-5b), and that the person who executed this Agreement on behalf of the City of Unalaska acted within his statutory authority.

IN WITNESS WHEREOF, I have made and executed this certification this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_.

\_\_\_\_\_  
Charles Cacciola  
Counsel for City of Unalaska

CERTIFICATION REGARDING LOBBYING

The undersigned certifies, to the best of his or her knowledge and belief that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by 31 U.S.C. 1352. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

\_\_\_\_\_  
William Homka  
City Manager

DATE: \_\_\_\_\_

CITY OF UNALASKA  
UNALASKA, ALASKA

RESOLUTION 2024-10

A RESOLUTION OF THE UNALASKA CITY COUNCIL SUPPORTING THE CITY'S GRANT APPLICATION TO THE U.S. ENVIRONMENTAL PROTECTION AGENCY'S CLIMATE POLLUTION REDUCTION GRANT (CPRG) DUE APRIL 1, 2024

WHEREAS, the United States Environmental Protection Agency's (EPA) Climate Pollution Reduction Grants (CPRG) Program provides \$5 billion in grants to states, local governments, tribes, and territories to develop and implement ambitious plans for reducing greenhouse gas emissions and other harmful air pollution; and

WHEREAS, a successful grant application must consist of projects that can be accomplished within five (5) years so that results can be achieved in the immediate future; and

WHEREAS, the City of Unalaska's application to the CPRG program includes \$50M to fund drilling that can prove the resource at the Makushin Volcano is sufficient enough to support geothermal energy production; and

WHEREAS, the City of Unalaska application also includes \$70M to fund a wind turbine project that will diversify the City's energy production and help our community move away from fossil fuels, thereby reducing Unalaska's carbon footprint; and

WHEREAS, the City of Unalaska plans to increase the availability of sustainable, low cost energy for its rate payers, including residents, businesses and industry; and

WHEREAS, the City of Unalaska is working with its Trilateral Coalition partners, Ounalashka Corporation and the Qawalangin Tribe of Unalaska, to submit the CPRG application and create a plan that will confidently pursue the projects through to their completion; and

WHEREAS, the City requested support letters from our local industry, as well as state and federal officials, to illustrate the strong support everyone still has for the Makushin Geothermal Project and energy production efforts; and

WHEREAS, this resolution will be combined with the other letters and resolutions of support garnered from the Trilateral Coalition to solidify our resolve to win this grant award and improve our island's electrical grid, its resiliency and to reduce pollution emissions from power production.

NOW THEREFORE BE IT RESOLVED that the Unalaska City Council hereby supports the submission of a grant application seeking approximately \$125 million to the U.S. EPA's Climate Pollution Reduction Grant Program to move Unalaska away from energy production using fossil fuels and toward using renewable sources such as wind, solar and geothermal.

PASSED AND ADOPTED by a duly constituted quorum of the Unalaska City Council on March 26, 2024.

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Vincent M. Tutiakoff, Sr.  
Mayor

ATTEST:

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Estkarlen P. Magdaong  
City Clerk

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## MEMORANDUM TO COUNCIL

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To: Mayor and City Council Members  
From: William Homka, City Manager  
Date: March 26, 2024  
Re: Resolution 2024-10: Supporting of the City's grant application to the U.S. Environmental Protection Agency's Climate Pollution Reduction Grant due April 1, 2024

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**SUMMARY:** This resolution will support the City's application for about \$125M to the U.S. Environmental Protection Agency's (EPA) Climate Pollution Reduction Grant (CPRG) program. Together with its Trilateral Coalition partners (Ounalashka Corporation and Qawalangin Tribe) the application seeks to reduce climate pollution caused from generating electricity using diesel fuel. The application is due April 1, 2024.

**PREVIOUS COUNCIL ACTION:** None

**BACKGROUND:** The original Power Purchase Agreement (PPA) with Ounalashka Corporation/Chena Power (OCCP, LLC) intended to deliver a geothermal resource this year. At its meeting on February 27, 2024, the City Council decided against a fourth amendment to the PPA proposing a rate increase and an additional 6 month extension to complete the project sometime in 2027.

The City needs to increase its power generation capacity and does not want to invest in more diesel generation equipment. Our aging distribution infrastructure combined with the limited generation capabilities means the City must now look to solve immediate problems that are impacting current rate payers. This means we are also constrained with providing more power to new, future users.

**DISCUSSION:** If funded, the CPRG grant will pay for drilling and testing the resource on Makushin Volcano. This was a stumbling block for OCCP when it sought funding from lending institutions, federal programs such as those available at the Department of Energy (DOE), and local investors. It is crucial to prove the resource has the capacity to generate the amount of energy needed now and in the future.

The CPRG grant also seeks funding for wind and solar power generation. The City paid V3 to analyze wind generation capacity and learned the best location is on city owned land in Pyramid Valley. Equipment designed and rated for weather conditions here in Unalaska and other more harsh climates have proven successful. The grant seeks \$70 million to erect turbines that will generate 10 MW of energy. It also seeks funds for solar power that will generate 1 MW of power.

There is no matching requirement for this grant. The City has hired a consultant to assist with the preparation of the grant application. The consultant, EPS in Anchorage, is the same company that has prepared Unalaska's utility plans and rate studies in the past.

**FINANCIAL IMPLICATIONS:** None at this time.

**ALTERNATIVES:** N/A

**LEGAL:** None required.

**PROPOSED MOTION:** I move to adopt Resolution 2024-10.

**CITY MANAGER COMMENTS:** I recommend adoption of this resolution in support of the city's grant application.

**ATTACHMENTS:** None.