

Regular Meeting
Tuesday, April 9, 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

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

COUNCIL MEETING ATTENDANCE

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

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

PUBLIC COMMENT

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

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

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

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

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

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

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

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 26, 2024](#)**

7. Reports

- a. [City Manager](#)
- b. Board and Commission Minutes (information only, no presentation)
 - i. [Library Advisory Committee Minutes – March 4, 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. Presentation from Joy Merriner of BDO (City Auditors) regarding depreciation
- b. [FY25 School Budget Presentation](#)
- c. [Final CMMP Presentation, Rolling Stock & Painting Plan](#)

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 2024-11](#): Authorizing the Sale of Surplus Personal Property
- b. [Resolution 2024-12](#): Authorizing lease of Unalaska Marine Center Uplands and accommodation of Berth Scheduling for Matson to benefit the Unalaska Marine Center pursuant to UCO § 7.08.090
- c. [Ordinance 2024-06](#): Creating Budget Amendment No. 6 to the Fiscal Year 2024 Budget, appropriating \$4,700,000 from the 1% Sales Tax Fund for an increase to the Captains Bay Road Waterline Extension Project (WA22D); and decreasing the budget for the Makushin Geothermal Project (EL22B) by \$1,850,000

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. City Manager Annual Evaluation

15. Adjournment

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MINUTES

1. **Call to order.** Mayor Tutiakoff called the regular meeting of the Unalaska City Council to order on March 26, 2024, at 6:00 pm.

Council Member Bell 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, with the exception of Longo, were present. Mayor announced quorum established.
3. **Pledge of Allegiance.** Nicholson led the Pledge of Allegiance.
4. **Recognition of Visitors.** No particular recognition made.
5. **Adoption of Agenda.** Nicholson made a motion to adopt the agenda, with a second by Looby. There being no objection, the agenda was adopted by consensus.
6. **Approve Minutes of Previous Meeting.** Tungul moved to approve the proposed minutes of the council meeting held March 12, 2024 and the special meeting held March 18, 2024, as presented; with a second by Nicholson. There being no objection, the minutes were approved by consensus.
7. **Reports**
 - a. February Financial reports were included in the packet. City Manager provided a brief introduction. No questions from the Council.
 - b. City Manager provided an overview of his written report and answered Council questions.
 - c. Parks, Culture and Recreation Advisory Committee Meeting Minutes for January 22, 2024 was included in the packet. No questions from the Council.
8. **Community Input & Announcements** were provided as follows:
 - a. Roger Blakeley, PCR Director announced multiple programs scheduled at the PCR.
 - b. Dr. Virginia Hatfield announced programs and events for the Museum of the Aleutians.
 - c. M. Lynn Crane announced Unalaska Visitors Bureau's fundraising event. She also mentioned the Inter-agency Cooperative Meeting.

9. Public Comment on Agenda Items:

- a. Margo Peters provided a comment regarding additional staff position requests for the Fire department.

10. Work Session. Looby made a motion to enter into Work Session, with a second by Nicholson. There being no objection, the Council entered into Work Session at 6:26 pm.

- a. Public Works Director Scott Brown provided updates on the Capital Projects and answered Council questions.
- b. Planning Director Cameron Dean presented the Draft FY25-34 CMMP and answered Council questions. Dennis Robinson provided a comment on this topic.
- c. City Manager Homka provided an introduction for the requests of additional staff positions for FY25. PCR Director Roger Blakeley, Fire Chief Ben Knowles and Acting Public Utilities Director Erik Hernandez answered Council questions.

Public comments were provided in person by Thomas Roufus, Greg Peters, David Gibson, Douglas Bartel, PA and Salvador H. Alvarado. Denise Rankin provided her comment via Zoom platform. City Clerk read into record the written comment submitted by Ferdinand Lopez.

- d. City Manager provided a brief introduction for the Proposal for IFHS Clinic Funding for FY25 and answered Council questions. Dennis Robinson provided a comment on this item.

Tungul made a motion to return to Regular Session, with a second by Nicholson. There being no objection, the Council reconvened to Regular Session at 9:07 pm.

11. Regular Agenda.

- 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

Nicholson made a motion to adopt Resolution 2024-09, with a second by Tungul.

City Manager Homka provided a brief introduction for the resolution.

Council discussion. Ports Director Peggy McLaughlin answered Council question.

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

- 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

Looby made a motion to adopt Resolution 2024-10, with a second by Bell.

City Manager provided a brief overview of the resolution and answered Council questions.

Council discussion.

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

12. **Council Directives to City Manager.** None.

13. **Community Input & Announcements.** None.

14. **Executive Session.** Bell made a motion to go into Executive Session to discuss two items:

- a. Breda v. City of Unalaska: to receive legal advice from an attorney regarding matters of pending or anticipated litigation. In addition to the Mayor and Council Members, present in Executive Session will be the City Manager, Deputy City Manager, attorney Sam Severin and insurance representative Kyle Hardin; and
- b. Discuss a possible Real Estate Transaction, a matter that, if immediately disclosed, would tend to adversely affect the finances of the City. In addition to Mayor and Council Members, present in Executive Session will be the City Manager and Deputy City Manager; with a second from Tungul. Motion passed by consensus.

With this vote, the Council entered into Executive Session at 9:20 p.m.

Discussion in Executive Session.

Council member Looby moved to return to Regular Session, with a second by Coleman. Motion passed by consensus.

Council returned to Regular Session at 10:28 p.m.

Mayor announced that no formal action was taken in Executive Session other than to provide direction to the City Attorney.

15. **Adjournment.** Having completed all items on the agenda, the Mayor adjourned the meeting at 10:29 pm.

These minutes were approved by the Unalaska City Council on April 9, 2024.

Estkarlen P. Magdaong
City Clerk

CITY MANAGER’S REPORT

TO: Mayor Tutiakoff and City Council Members
 FROM: William Homka, City Manager
 DATE: April 9, 2024

- **CRPG-EPA Grant:** We submitted our grant seeking \$129 M on Monday April 1, 2024. The EPA will review the submittals over the next 6 months and announce awards in October.
- **CHANNEL DREDGING PROJECT:** The project was advertised on April 1, 2024 and proposals are due on May 1, 2024. A preproposal conference is scheduled for April 15, 2024. The advertisement can be viewed at: <https://sam.gov/opp/cd075ecf15ff49bc9ff8f43427694f9d/view#general>
- **DPU DIRECTOR RECRUITMENT:** The candidate for the Director of Public Utilities will arrive Tuesday morning, April 16 and will depart Thursday morning April 18, 2024. The schedule will be sent to everyone who has the opportunity to meet the candidate.
- **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.
- **UNALASKA FIRE DEPARTMENT:** After months of rigorous training, completing a total of 380 hours of intensive coursework and practical exercises, the following seven individuals recently graduated from the State-certified Firefighter 2 program: Greg Peters, Karen Macke, Lizzie Tran, Thomas Roufos, Salvador Alvarado, David Gibson and Arianna Morales.
- **AEA RE-VEEP Grant:** We were approved for \$169,308 to pay for new solar and batteries at Icy Lake, an energy audit at the Pyramid Creek Water Treatment Plant, and LED upgrades in about 280 fixtures. The grant is reimbursable for the work and we’ll be getting grant agreement paperwork in the near future.
- **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
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
TOTAL	20	

Of the 20 open positions

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

UNALASKA PUBLIC LIBRARY | LIBRARY ADVISORY COMMITTEE MINUTES

Monday, March 4, 2024
5:30 PM
Dan Masoni Conference Room

***Mission:** Unalaska Public Library educates, enriches, and inspires community members by connecting them to the world and each other.*

- I. Call to Order and Roll Call **5:35 PM**
Present: Crane, Berry, Hatfield, Magdaong, Hazen
Absent: Macke, Hanson-Zueger
- II. Reading of Mission Statement **Crane read the Library Mission Statement.**
- III. Introduction of Visitors **None**
- IV. Additions or Changes to the Agenda **Magdaong noted a necessary correction to the expiration dates for the terms of Crane, Macke, and Hazen.**
- V. Public Comment on Agenda Items **None**
- VI. Minutes of the January 8 meeting **Hatfield made a motion to adopt the minutes of the January 8, 2024 meeting. Hazen seconded. Motion passed by consensus.**
- VII. Librarian's Report **The City Librarian presented the January Librarian's Report. She also mentioned that the library is nearly finished selecting a Library Assistant to fill a current part-time vacancy. The Rules of Conduct Policy, which was reviewed by this committee, has been approved by City Administration. Donor wall plaques are still for sale.**
- VIII. Old or Unfinished Business
 - A. Calendar Year 2023 Report to City Council **The Committee reviewed the presentation of this report and did not have any suggested changes for next year.**
 - B. Core Library Goals **The Committee reviewed and made some small modifications, attached. The Committee would like to see this item on the December 2024 meeting agenda and consider a special session to reword/revise some of the goals.**
- IX. New Business
 - A. Policy Review: Privacy of Library Records **The Committee reviewed this draft policy. Crane noted a typo that needed to be changed.**
 - B. Election of Officers **Postponed until the April meeting.**
- X. Announcements: **Museum of the Aleutians will have a member event on March 9 and a Lunch & Learn event on March 16. USAFV will host the Soup-Off on March 30.**
- XI. Next Meeting: **Monday, April 1, 5:30 PM**
- XII. Adjournment **6:40 PM**

Committee Members and Terms:

M. Lynn Crane, Chair - 02/2027 Karen Macke, Vice Chair - 02/2027 Debbie Hanson-Zueger - 02/2026

Ellis Berry - 02/2025 Virginia Hatfield - 02/2025 Estkarlen Magdaong - 02/2025 Cat Hazen - 02/2027

Core Library Goals

The Library Advisory Committee determined these six core, long-term goals with community input and expert assistance from the City Librarian. The Committee periodically reviews and approves these goals and last approved them in January of 2022.

1. Develop a free popular materials library that reflects the needs, interests, and diversity of the community.
2. Provide free programs for all ages.
3. Provide resources for **both** independent **learning** and formal education.
4. Serve as a ~~children's door to learning.~~ **door to learning for young people.**
5. Collect and provide access to Aleutian and Alaskan history materials.
6. Serve as a business center and gathering place for individuals and groups.

These goals were modified by consensus at the March 4, 2024 Library Advisory Committee meeting.

Unalaska City School District



Unalaska Mayor, City Council Members and City Manager
P.O. Box 610, 43 Raven Way
Unalaska, AK 99685

March 29, 2024

Dear Mayor, City Council Members and City Manager:

Unalaska City School District continues to provide preK-12 exemplary educational opportunities. We are proud of the work we do with, and for, our students, and are grateful for the continued support of the City of Unalaska. Unalaska continues to be recognized as one of the top-performing districts in the state, as we support student growth at all levels and assist each individual in finding their path as they transition into adulthood.

The district is prepared to present our FY25 draft budget and funding request for your consideration. There are two main revenue sources that make up the school budget; state and local. The state contribution is calculated according to our school's student enrollment, while the local contribution is derived from the 'True and Full Value' assessment of local properties. The required contribution is set at 2.65 mils, with an option for an additional 2 mils within the established cap for supplementary funding.

Historically, the city has generously supported the schools to the cap and has funded additional programs outside the cap including community schools, food services, student activities and the preschool. This funding up to the cap, coupled with support for special programs, has enabled UCSD to sustain a variety of learning opportunities and uphold smaller class sizes staffed by quality educators and paraprofessionals. This has been crucial in maintaining quality despite limited state funding in recent years. UCSD's funding request for FY25 is as follows:

- General Fund; \$4,351,810
- Community Schools; \$975,000
- Preschool; \$210,000
- Food Services; \$300,000
- Student Activities; \$160,000

The District's total request for FY25 is \$5,996,810. We appreciate the Unalaska City Council for investing in our students and our community's future. With that said, UCSD acknowledges that the City may not be in a position to fulfill this request due to a variety of local factors. Therefore, while we humbly make this request for the requested funds, we fully support the decision that council reaches.

Respectfully,

Kim Hanisch

Kim Hanisch, Superintendent

UNALASKA CITY SCHOOL DISTRICT
FY 25 BUDGET Proposal
PROJECTED ENROLLMENT: 350
STATE FUNDING AT \$5,960 BSA, PERS/TRS AT FY 25 LEVEL

GENERAL FUND
FUNCTION 100 REGULAR INSTRUCTION

ACCT #	DESCRIPTION	FY 21	FY 22	FY 23	FY 24	FY 25	Increase (reduction)	% CHG
		ACTUAL	ACTUAL	ACTUAL	December Revision	PROPOSED	CHANGE	
100-315	TEACHERS	\$1,942,770	\$1,811,608	\$1,912,698	\$1,657,372	\$1,720,833	\$63,462	3.83%
100-316	EXTRA CURRICULAR STIPENDS	\$13,400	\$16,900	\$20,944	\$14,100	\$17,000	\$2,900	20.57%
100-317	TEACHER SUBING ON PREP				\$18,400	\$18,400	\$0	0.00%
100-323	AIDES	\$92,884	\$87,703	\$119,095	\$85,193	\$103,011	\$17,818	20.91%
100-329	SUBSTITUTES	\$48,438	\$73,019	\$24,586	\$13,800	\$13,800	\$0	0.00%
100-350	BENEFITS	\$1,354,420	\$1,411,118	\$1,213,870	\$1,030,883	\$1,020,805	(\$10,078)	-0.98%
100-410	PROFESSIONAL	\$18,472	\$15,231	\$17,931	\$20,000	\$20,000	\$0	0.00%
100-420	TRAVEL	\$11,012	\$2,714	\$17,851	\$30,000	\$0	(\$30,000)	-100.00%
100-425	STUDENT TRAVEL	\$2,150	\$69,848	\$104,722	\$173,000	\$168,000	(\$5,000)	-2.89%
100-450	SUPPLIES	\$283,744	\$64,591	\$165,560	\$98,439	\$105,000	\$6,561	6.66%
100-472	SPELLING BEE BOOKS				\$1,561	\$1,700	\$139	8.92%
100-474	TECHNOLOGY SUPPLIES	\$56,742	\$5,743	\$17,255	\$15,300	\$15,300	\$0	0.00%
100-490	OTHER EXPENSES	\$480	\$500	\$750	\$1,000	\$1,500	\$500	50.00%
100-510	EQUIPMENT	\$4,139	\$7,756	\$5,461	\$3,825	\$3,825	\$0	0.00%
100-511	TECHNOLOGY	\$135,040	\$2,559	\$29,550	\$53,550	\$53,550	\$0	0.00%
100-512	BUILDINGS	\$2,652	\$0	\$0	\$0	\$0	\$0	0.00%
TOTALS FUNCTION 100		\$3,966,343	\$3,569,290	\$3,650,273	\$3,216,422	\$3,262,724	\$46,302	1.44%
% OF FUND 100 EXPENDITURES		44.81%	42.96%	42.69%	37.62%	39.77%		

**GENERAL FUND
FUNCTION 120 BILINGUAL/BICULTURAL EDUCATION**

ACCT #	DESCRIPTION	FY 21 ACTUAL	FY 22 ACTUAL	FY 23 ACTUAL	FY 24 December Revision	FY 25 PROPOSED	Increase (reduction)	
							CHANGE	% CHG
120-314	ELL COORDINATOR				\$11,375	\$2,000	(\$9,375)	-82.42%
120-315	TEACHERS	\$31,055	\$36,407	\$46,635	\$62,088	\$71,832	\$9,744	15.69%
120-316	STIPENDS	\$840	\$2,400	\$6,600	\$5,300	\$5,400	\$100	1.89%
120-323	AIDES	\$64,178	\$66,358	\$67,389	\$74,609	\$74,609	\$0	0.00%
120-329	SUBSTITUTES	\$990	\$6,179	\$2,132	\$1,800	\$1,800	\$0	0.00%
120-350	BENEFITS	\$65,182	\$98,254	\$117,924	\$124,456	\$114,347	(\$10,109)	-8.12%
120-410	PROFESSIONAL SERVICES	\$1,200	\$0	\$0	\$0	\$0	\$0	0.00%
120-420	TRAVEL	\$0	\$0	\$0	\$1,500.00	\$0	(\$1,500)	-100.00%
120-424	STUDENT TRAVEL	\$0	\$23,618	\$34,780	\$25,000.00	\$26,250	\$1,250	5.00%
120-450	SUPPLIES	\$4,623	\$242	\$0	\$2,250.00	\$1,750	(\$500)	-22.22%
120-510	EQUIPMENT	\$0	\$0	\$0	\$0	\$0	\$0	0.00%
TOTALS FUNCTION 120		\$168,068	\$233,458	\$275,460	\$308,378	\$297,987	(\$10,390)	-3.37%
% OF FUND 100 EXPENDITURES		1.90%	2.81%	3.22%	3.61%	3.63%		

**GENERAL FUND
FUNCTION 160 VOCATIONAL EDUCATION**

ACCT #	DESCRIPTION	FY 21 ACTUAL	FY 22 ACTUAL	FY 23 ACTUAL	FY 24 December Revision	FY 25 PROPOSED	Increase (reduction)	
							CHANGE	% CHG
160-315	TEACHERS	\$114,956	\$104,668	\$114,384	\$127,622	\$131,871	\$4,249	3.33%
160-316	STIPENDS	\$0	\$1,100	\$1,100	\$2,300	\$2,200	(\$100)	-4.35%
160-329	SUBSTITUTES	\$125	\$2,775	\$2,100	\$2,500	\$2,500	\$0	0.00%
160-350	BENEFITS	\$66,030	\$60,796	\$81,163	\$79,755	\$77,887	(\$1,868)	-2.34%
160-410	PROFESSIONAL SERVICES	\$0	\$2,500	\$0	0	\$0	\$0	0.00%
160-420	TRAVEL	\$0	\$0	\$0	\$2,500	\$13,650	\$11,150	446.00%
160-450	SUPPLIES	\$15,486	\$25,872	\$7,985	\$20,500	\$17,000	(\$3,500)	-17.07%
160-510	EQUIPMENT	\$0	\$14,809	\$36,095	5000	\$2,500	(\$2,500)	-50.00%
TOTALS FUNCTION 160		\$196,597	\$212,520	\$242,828	\$240,177	\$247,608	\$7,431	3.09%
% OF FUND 100 EXPENDITURES		2.22%	2.56%	2.84%	2.81%	3.02%		

**GENERAL FUND
FUNCTION 200 SPECIAL EDUCATION**

ACCT #	DESCRIPTION	FY 21 ACTUAL	FY 22 ACTUAL	FY 23 ACTUAL	FY 24 December Revision	FY 25 PROPOSED	Increase (reduction)	
							CHANGE	% CHG
200-315	TEACHERS	\$153,173	\$160,579	\$181,434	\$265,278	\$269,202	\$3,924	1.48%
200-323	AIDES	\$5,416	\$58,435	\$81,419	\$76,866	\$145,142	\$68,276	88.82%
200-329	SUBSTITUTES	\$213	\$5,478	\$4,046	\$3,600	\$15,066	\$11,466	318.50%
200-350	BENEFITS	\$106,260	\$186,096	\$204,510	\$208,166	\$313,440	\$105,274	50.57%
200-410	PROFESSIONAL SERVICES	\$30,242	\$36,334	\$27,378		\$0	\$0	0.00%
200-420	TRAVEL	\$0	\$0	\$7,158	\$10,760	\$2,500	(\$8,260)	-76.77%
200-450	SUPPLIES	\$7,272	\$3,264	\$5,115	\$2,250	\$2,250	\$0	0.00%
200-474	TECHNOLOGY SUPPLIES	\$0	\$0	\$4,167	\$0	\$0	\$0	0.00%
200-490	OTHER EXPENSES	\$0	\$100	\$0	\$0	\$0	\$0	0.00%
200-510	EQUIPMENT	\$6,157	\$0	\$0	\$0	\$0	\$0	0.00%
TOTALS FUNCTION 200		\$308,733	\$450,286	\$515,226	\$566,920	\$747,600	\$180,680	31.87%
% OF FUND 100 EXPENDITURES		3.49%	5.42%	6.03%	6.63%	9.11%		

**GENERAL FUND
FUNCTION 220 - SPECIAL EDUCATION - SERVICES**

ACCT #	DESCRIPTION	FY 21 ACTUAL	FY 22 ACTUAL	FY 23 ACTUAL	FY 24 December Revision	FY 25 PROPOSED	Increase (reduction)	
							CHANGE	% CHG
220-314	COORDINATOR(s)	\$50,375	\$71,367	\$50,992	\$17,062	\$10,000	(\$7,062)	-41.39%
220-350	BENEFITS	\$28,196	\$20,745	\$25,471	\$7,893	\$1,601	(\$6,292)	-79.72%
220-410	PROFESSIONAL SERVICES	\$1,192	\$23,998	\$28,290	\$52,500	\$62,500	\$10,000	19.05%
220-420	TRAVEL					\$2,500		0.00%
220-450	SUPPLIES				\$5,250	\$2,000	(\$3,250)	-61.90%
TOTALS FUNCTION 220		\$79,763	\$116,110	\$104,753	\$82,705	\$78,601	(\$4,104)	-4.96%
% OF FUND 100 EXPENDITURES		0.90%	1.40%	1.23%	0.97%	0.96%		

**GENERAL FUND
FUNCTION 300 SUPPORT SERVICES - STUDENTS**

ACCT #	DESCRIPTION	FY 21	FY 22	FY 23	FY 24	FY 25	Increase (reduction)	% CHG
		ACTUAL	ACTUAL	ACTUAL	December Revision	PROPOSED	CHANGE	
300-315	COUNSELOR	\$100,639	\$108,781	\$91,461	\$96,371	\$86,103	(\$10,268)	-10.65%
300-323	AIDES	\$20,939	\$5,258	\$27,265	\$33,186	\$35,070	\$1,884	5.68%
300-350	BENEFITS	\$89,647	\$83,995	\$84,671	\$88,069	\$81,962	(\$6,107)	-6.93%
300-410	PROFESSIONAL SERVICES	\$936	\$11,574	\$0	\$0	\$0	\$0	0.00%
300-420	TRAVEL	\$0	\$0	\$0	\$0	\$0	\$0	0.00%
300-450	SUPPLIES	\$8,651	\$7,917	\$6,915	\$8,500.00	\$7,600	(\$900)	-10.59%
300-474	TECHNOLOGY	\$0	\$0	\$0	\$0	\$0	\$0	0.00%
300-511	TECHNOLOGY EQUIPMENT	\$0	\$12,965	\$0	\$1,196.40	\$0	(\$1,196)	-100.00%
TOTALS FUNCTION 300		\$220,812	\$230,490	\$210,313	\$227,322	\$210,735	(\$16,587)	-7.30%
% OF FUND 100 EXPENDITURES		2.49%	2.77%	2.46%	2.66%	2.57%		

**GENERAL FUND
FUNCTION 350 SUPPORT SERVICES - INSTRUCTION**

ACCT #	DESCRIPTION	FY 21	FY 22	FY 23	FY 24	FY 25	Increase (reduction)	% CHG
		ACTUAL	ACTUAL	ACTUAL	December Revision	PROPOSED	CHANGE	
350-314	TESTING COORDINATOR				\$7,892.78	\$2,000.00	(\$5,893)	-74.66%
350-321	IT COORDINATOR	\$0	\$0	\$0	\$80,810.00	\$85,315	\$4,505	5.57%
350-323	LIBRARIAN	\$56,209	\$79,908	\$61,011	\$55,280.80	\$58,594	\$3,313	5.99%
350-324	IT SUPPORT STAFF	\$64,037	\$89,276	\$121,814	\$69,888.94	\$59,779	(\$10,110)	-14.47%
350-329	SUBS	\$173	\$0	\$390	\$1,272.24	\$1,272	\$0	0.00%
350-350	BENEFITS	\$94,644	\$146,526	\$159,296	\$178,255.00	\$165,234	(\$13,021)	-7.30%
350-410	PROFESSIONAL SERVICES	\$72,814	\$65,034	\$78,051	\$61,000.00	\$61,000	\$0	0.00%
350-420	TRAVEL	\$1,088	\$4,146	\$543	\$0.00	\$0	\$0	0.00%
350-433	COMMUNICATIONS	\$433,573	\$267,013	\$234,635	\$106,212.00	\$106,212	\$0	0.00%
350-450	SUPPLIES	\$44,182	\$34,025	\$48,668	\$4,500.00	\$4,500	\$0	0.00%
350-472	LIBRARY BOOKS AND SUPPLIES				\$19,250.00	\$14,000	(\$5,250)	-27.27%
350-474	TECHNOLOGY SUPPLIES	\$13,922	\$45,978	\$57,423	\$24,000.00	\$24,000	\$0	0.00%
350-510	EQUIPMENT	\$40,279	\$2,826	\$4,460	\$4,250.00	\$4,250	\$0	0.00%
TOTALS FUNCTION 350		\$820,921	\$734,732	\$766,289	\$612,612	\$586,157	(\$26,455)	-4.32%
% OF FUND 100 EXPENDITURES		9.27%	8.84%	8.96%	7.17%	7.14%		

**GENERAL FUND
FUNCTION 400 SCHOOL ADMINISTRATION**

ACCT #	DESCRIPTION	FY 21	FY 22	FY 23	FY 24	FY 25	Increase (reduction)	% CHG
		ACTUAL	ACTUAL	ACTUAL	December Revision	PROPOSED	CHANGE	
400-313	PRINCIPALS	\$117,625	\$159,339	\$61,409	\$114,609	\$186,204	\$71,595	62.47%
400-350	BENEFITS	\$65,212	\$64,945	\$35,471	\$54,476.95	\$92,554.76	\$38,078	69.90%
400-410	PROFESSIONAL SERVICES	\$0	\$0	\$0		\$0	\$0	0.00%
400-420	TRAVEL	\$3,000	\$10,434	\$8,371	\$10,000	\$5,000	(\$5,000)	-50.00%
400-450	SUPPLIES	\$309	\$1,628	\$2,620	\$3,650	\$3,650	\$0	0.00%
400-474	TECHNOLOGY SUPPLIES	\$120	\$0	\$0	\$1,500	\$0	(\$1,500)	-100.00%
400-510	EQUIPMENT	\$0	\$0	\$0		\$0	\$0	0.00%
400-490	OTHER EXPENSE	\$1,214	\$0	\$1,507		\$1,500	\$1,500	0.00%
TOTALS FUNCTION 400		\$187,480	\$236,346	\$109,378	\$184,236	\$288,909	\$104,672	56.81%
% OF FUND 100 EXPENDITURES		2.12%	2.84%	1.28%	2.15%	3.52%		

**GENERAL FUND
FUNCTION 450 SCHOOL ADMINISTRATION**

ACCT #	DESCRIPTION	FY 21	FY 22	FY 23	FY 24	FY 25	Increase (reduction)	% CHG
		ACTUAL	ACTUAL	ACTUAL	December Revision	PROPOSED	CHANGE	
450-324	OFFICE AND REGISTRAR	\$153,248	\$124,248	\$158,789	\$141,178	\$144,799	\$3,621	2.56%
450-329	SUBS	\$102	\$11,700	\$268	\$3,816	\$2,520	(\$1,296)	-33.97%
450-350	BENEFITS	\$124,458	\$119,511	\$130,614	\$124,171	\$149,086	\$24,915	20.07%
450-450	SUPPLIES	\$4,754	\$855	\$2,674	\$8,000	\$6,400	(\$1,600)	-20.00%
450-420	TRAVEL	\$0	\$860	\$0	\$0	\$0	\$0	0.00%
450-474	TECHNOLOGY SUPPLIES	\$229	\$913	\$0	\$0	\$0	\$0	0.00%
TOTALS FUNCTION 450		\$282,791	\$258,087	\$292,346	\$277,165	\$302,805	\$10,459	3.77%
% OF FUND 100 EXPENDITURES		3.19%	3.11%	3.42%	3.24%	3.69%		

**GENERAL FUND
FUNCTION 510 DISTRICT ADMINISTRATION - SUPERINTENDENT**

ACCT #	DESCRIPTION	FY 21	FY 22	FY 23	FY 24	FY 25	Increase (reduction)	% CHG
		ACTUAL	ACTUAL	ACTUAL	December Revision	PROPOSED	CHANGE	
510-311	SUPERINTENDENT	\$182,765	\$124,900	\$229,007	\$130,000.00	\$136,475	\$6,475	2.83%
510-324	ADMIN ASSISTANT	\$49,444	\$55,790	\$39,404	\$33,446.40	\$45,214	\$11,768	29.86%
510-350	BENEFITS	\$130,004	\$131,280	\$115,165	\$95,806.00	\$102,916	\$7,110	6.17%
510-410	PROFESSIONAL SRVC	\$22,057	\$108,718	\$30,621	\$30,000	\$9,000	(\$21,000)	-68.58%
510-420	TRAVEL	\$15,000	\$14,121	\$21,866	\$20,000	\$10,500	(\$9,500)	-43.45%
510-440	OTHER PURCHASED SRVC	\$1,000	\$0	\$25	\$0	\$0	\$0	0.00%
510-450	SUPPLIES	\$18,219	\$14,786	\$18,648	\$16,000	\$16,000	\$0	0.00%
510-474	TECHNOLOGY SUPPLIES	\$0	\$537	\$0	\$0	\$0	\$0	0.00%
510-510	EQUIPMENT	\$4,402	\$0	\$0	\$0	\$0	\$0	0.00%
510-511	TECHNOLOGY EQUIPMENT	\$3,086	\$0	\$0	\$0	\$0	\$0	0.00%
510-490	OTHER EXPENSE	\$7,320	\$7,686	\$5,000	\$8,000	\$8,000	\$0	0.00%
TOTALS FUNCTION 510		\$433,297	\$457,819	\$459,737	\$333,252	\$328,105	(\$5,147)	-1.54%
% OF FUND 100 EXPENDITURES		4.90%	5.51%	5.38%	3.90%	4.00%		

**GENERAL FUND
FUNCTION 511 BOARD OF EDUCATION**

ACCT #	DESCRIPTION	FY 21	FY 22	FY 23	FY 24	FY 25	Increase (reduction)	% CHG
		ACTUAL	ACTUAL	ACTUAL	December Revision	PROPOSED	CHANGE	
511-410	PROFESSIONAL SRVC	\$3,315	\$8,502	\$9,269	\$20,000.00	\$20,000	\$0	0.00%
511-420	TRAVEL	\$0	\$8,682	\$24,429	25,000.00	\$20,000	(\$5,000)	-20.00%
511-450	SUPPLIES	\$720	\$1,397	\$584	2,500.00	\$1,000	(\$1,500)	-60.00%
511-474	TECHNOLOGY SUPPLIES	\$0	\$2,249	\$1,499	\$1,000.00	\$1,000	\$0	0.00%
511-490	OTHER EXPENSE	\$14,187	\$975	\$10,924	\$12,000.00	\$12,000	\$0	0.00%
TOTALS FUNCTION 511		\$18,222	\$21,805	\$46,706	\$60,500	\$54,000	(\$6,500)	-10.74%
% OF FUND 100 EXPENDITURES		0.21%	0.26%	0.55%	0.71%	0.66%		

**GENERAL FUND
FUNCTION 550 BUSINESS OFFICE**

ACCT #	DESCRIPTION	FY 21	FY 22	FY 23	FY 24	FY 25	Increase (reduction)	% CHG
		ACTUAL	ACTUAL	ACTUAL	December Revision	PROPOSED	CHANGE	
550-314	COORDINATOR	\$0	\$0	\$0		\$0	\$0	
550-321	BUSINESS MANAGER	\$78,924	\$87,435	\$88,528	\$87,444	\$91,869	\$4,425	5.06%
550-324	ACCT PAYABLE	\$53,301	\$57,654	\$71,273	\$65,610	\$67,572	\$1,961	2.99%
550-350	BENEFITS	\$100,089	\$109,988	\$130,266	\$120,381	\$113,243	(\$7,138)	-5.93%
550-410	PROFESSIONAL	\$41,920	\$23,002	\$62,378	\$60,000	\$65,000	\$5,000	8.33%
550-445	INSURANCE	\$37,055	\$53,571	\$7,150	70,686.00	\$45,000	(\$25,686)	-36.34%
550-420	TRAVEL	\$0	\$0	\$5,233	\$5,000	\$5,000	\$0	0.00%
550-440	JOB POSTING FEES	\$475	\$225	\$100	\$500	\$500	\$0	0.00%
550-450	SUPPLIES	\$12,030	\$295	\$1,441	\$1,190	\$1,500	\$310	26.05%
550-474	TECHNOLOGY SUPPLIES	\$0	\$457	\$0	\$4,500	\$0	(\$4,500)	-100.00%
550-510	EQUIPMENT	\$5,651	\$0	\$4,862	\$0	\$0	\$0	0.00%
550-490	OTHER EXPENSE	\$6,831	\$5,049	\$12,917	\$14,000	\$14,000	\$0	0.00%
TOTALS FUNCTION 550		\$336,276	\$337,676	\$384,147	\$429,311	\$403,684	(\$25,628)	-5.97%
% OF FUND 100 EXPENDITURES		3.80%	4.06%	4.49%	5.02%	4.92%		

**GENERAL FUND
FUNCTION 600 MAINTENANCE**

ACCT #	DESCRIPTION	FY 21	FY 22	FY 23	FY 24	FY 25	Increase (reduction)	
		ACTUAL	ACTUAL	ACTUAL	December Revision	PROPOSED	CHANGE	% CHG
600-324	MAINTENANCE	\$66,821	\$87,847	\$73,159	\$71,773.00	\$61,899	(\$9,874)	-13.76%
600-325	CUSTODIANS	\$129,330	\$100,133	\$117,891	\$140,765.03	\$121,328	(\$19,437)	-13.81%
600-350	BENEFITS	\$141,186	\$152,739	\$142,979	\$174,029.00	\$120,576	(\$53,453)	-30.71%
600-445	INSURANCE	\$49,673	\$34,045	\$79,691	\$75,297.16	\$65,885	(\$9,412)	-12.50%
600-410	PROFESSIONAL SERVICES	\$70	\$2,126	\$1,485	\$1,500.00	\$5,000	\$3,500	233.33%
600-430	UTILITIES	\$34,380	\$44,367	\$42,237	\$48,000.00	\$41,400	(\$6,600)	-13.75%
600-435	ENERGY	\$273,292	\$393,743	\$463,664	\$470,000	\$405,375	(\$64,625)	-13.75%
600-433	INTERNET/TELEPHONE/FAX	\$48,606	\$109,279	\$50,606	\$115,727	\$105,106	(\$10,621)	-9.18%
600-434	POSTAGE	\$7,335	\$2,005	\$5,138	\$8,000	\$5,000	(\$3,000)	-37.50%
600-440	OTHER PURCHASED SERVICES	\$19,600	\$3,660	\$17,976	\$15,000	\$20,850	\$5,850	39.00%
600-450	SUPPLIES	\$51,490	\$58,930	\$65,886	\$52,000	\$46,000	(\$6,000)	-11.54%
600-512	BUILDINGS	\$1,184	\$3,381	\$0	\$6,000	\$5,000	(\$1,000)	-16.67%
600-510	EQUIPMENT	\$1,655	\$19,178	\$3,417	\$2,000	\$0	\$0	0.00%
TOTALS FUNCTION 600		\$824,622	\$1,011,433	\$1,064,129	\$1,180,091	\$1,003,420	(\$176,672)	-14.97%
% OF FUND 100 EXPENDITURES		9.32%	12.17%	12.45%	13.80%	12.23%		

**GENERAL FUND
FUNCTION 700 PUPIL ACTIVITIES**

ACCT #	DESCRIPTION	FY 21	FY 22	FY 23	FY 24	FY 25	Increase (reduction)	
		ACTUAL	ACTUAL	ACTUAL	December Revision	PROPOSED	CHANGE	% CHG
700-314	ACTIVITIES DIRECTOR	\$10,453	\$10,671	\$4,951	\$15,454	\$10,717	(\$4,737)	-30.65%
700-316	CERTIFIED Staff coach/ref.	\$9,270	\$22,500	\$12,190	\$23,000	\$29,535	\$6,535	28.41%
700-324	CLASSIFIED Staff Coach/Ref.	\$4,930	\$12,215	\$8,400	\$7,750.00	\$1,200	(\$6,550)	-84.52%
700-329	NON STAFF Coach/Ref.				\$5,750	\$6,000	\$250	4.35%
700-350	BENEFITS	\$12,946	\$20,178	\$9,835	\$14,325	\$13,779	(\$546)	-3.81%
700-410	PROFESSIONAL SERVICES	\$0	\$950	\$950	\$2,000	\$0	(\$2,000)	-100.00%
700-420	TRAVEL	\$848	\$0	\$4,972	\$4,000	\$7,800	\$3,800	95.00%
700-424	STUDENT TRAVEL	\$1,148	\$314,808	\$362,083	\$300,000	\$307,500	\$7,500	2.50%
700-450	SUPPLIES	\$6,348	\$17,359	\$6,120	\$12,750	\$10,000	(\$2,750)	-21.57%
700-510	EQUIPMENT	\$0	\$0	\$0		\$0	\$0	0.00%
700-490	OTHER EXPENSE	\$3,993	\$3,921	\$2,358	\$5,000	\$5,000	\$0	0.00%
TOTALS FUNCTION 700		\$49,936	\$402,602	\$411,860	\$390,029	\$391,531	\$1,502	0.39%
% OF FUND 100 EXPENDITURES		0.56%	4.85%	4.82%	4.56%	4.77%		

		FY 21	FY 22	FY 23	FY 24	FY 25	Increase (reduction)	
		ACTUAL	ACTUAL	ACTUAL	December Revision	PROPOSED	CHANGE	% CHG
TOTAL EXPENDITURES								
GENERAL FUND		\$8,851,767	\$8,308,127	\$8,550,038	\$8,110,121	\$8,203,865	\$93,744	1.16%
Per Pupil Expenditures		\$22,879	\$23,436	\$24,700	\$23,070	\$23,440		
Per Pupil Revenue		\$20,286	\$23,694	\$23,085	\$23,242	\$22,051		
Student Count		386.9	354.5	346.15	351.55	350		
FUND 100 REVENUES							Increase (reduction)	
ACCT #	DESCRIPTION	FY 21	FY 22	FY 23	FY 24	FY 25	CHANGE	% CHG
		ACTUAL	ACTUAL	ACTUAL	December Revision	PROPOSED		
011	CITY APPROPRIATION	\$3,237,476	\$3,666,381	\$3,994,910	\$4,150,242.00	\$4,351,810	\$201,568	4.86%
025	INTEREST INCOME	\$542	\$421	\$15,620.06	\$12,000.00	\$15,000	\$3,000	25.00%
040	OTHER LOCAL REVENUE	\$17,124	\$3,600	\$21,334	\$4,000.00	\$4,000	\$0	0.00%
043	STUDENT SPORTS FEES	\$0	\$0	\$2,300	\$5,000.00	\$5,000	\$0	0.00%
044	LAB, SHOP, TEXTBOOK FEES	\$330	\$150	\$3,021	\$2,000.00	\$2,000	\$0	0.00%
045	GATE RECEIPTS	\$0	\$0	\$1,365	\$0	\$0	\$0	0.00%
046	RENTAL INCOME	\$10,350	\$10,350	\$10,350.00	\$10,350.00	\$10,350	\$0	0.00%
047	E-RATE REVENUE	\$255,960	\$255,960	\$256,060	\$106,212.00	\$106,212	\$0	0.00%
048	CHARTER REVENUE	\$0	\$0	\$0	0	\$0	\$0	0.00%
049	EMERGENCY CONNECTIVITY	\$0	\$75,033	\$0	0	\$0	\$0	0.00%
050	BROADBAND ASSISTANCE GRANT	\$148,557	\$0	\$0	\$0	\$0	\$0	0.00%
051	FOUNDATION PROGRAM	\$3,716,463	\$3,809,811	\$3,486,468	\$3,506,130.00	\$3,222,096	(\$284,034)	-8.10%
052	ONE TIME STATE FUNDING	\$0	\$0	\$213,397	\$333,127.00	\$0	(\$333,127)	-100.00%
056	TRS/PERS ON-BEHALF	\$582,761	\$568,378	\$0	\$0	\$0	\$0	0.00%
097	DIVIDEND RAFFLE FUND	\$1,749	\$1,686	\$1,639	\$1,500	\$1,500	\$0	0.00%
110	IMPACT AID	\$26,173	\$7,583	\$24,482	\$30,000	\$0	(\$30,000)	-100.00%
	other sources			(\$39,982)	\$10,000	\$0	(\$10,000)	-100.00%
TOTALS REVENUES FUND 100		\$7,848,837	\$8,399,352	\$7,990,965	\$8,170,561	\$7,717,968	(\$452,593)	-5.54%
Expenses - Revenues		(\$860,196)	\$92,525	(\$559,073)	\$60,440	(\$485,897)		
FUND BALANCE		\$909,243.00	\$953,744.00	\$394,670.00	\$455,110.00	(\$30,787)		
		75.01%	69.61%	68.71%	67.06%	69.73%		

**SPECIAL FUND
FUND 255 FOOD SERVICE EXPENDITURES**

BEGINNING FUND BALANCE:		(\$13,619)	\$137,958	\$231,080	\$59,190	(\$67,828)		
ACCT #	DESCRIPTION	FY 21 ACTUAL	FY 22 ACTUAL	FY 23 ACTUAL	FY 24 December Revision	FY 25 PROPOSED	Increase (reduction) CHANGE	% CHG
790-321	FOOD SRVC COORD				\$59,000	\$64,046	\$5,046	8.55%
790-323	AIDES	\$11,009	\$18,935	\$20,523	\$32,576	\$ 26,241.74	(\$6,334)	-19.44%
790-324	SUPPORT STAFF	\$137,157	\$153,574	\$159,625	\$108,314	\$ 107,792.92	(\$521)	-0.48%
790-329	SUBSTITUTES	\$0	\$402	\$13,417	\$13,000	\$4,368	(\$8,632)	-66.40%
790-350	BENEFITS	\$109,314	\$167,428	\$175,767	\$218,053	\$204,440	(\$13,613)	-6.24%
790-410	PROFESSIONAL SERVICES	\$0	\$200	\$0		\$0	\$0	0.00%
790-420	TRAVEL	\$0	\$0	\$0		\$0	\$0	0.00%
790-435	ENERGY	\$0	\$6,154				\$0	0.00%
790-459	FOOD	\$134,206	\$139,707	\$145,683	\$143,325	\$149,000	\$5,675	3.96%
790-469	NON-FOOD	\$12,598	\$18,427	\$16,183	\$15,750	\$15,000	(\$750)	-4.76%
790-510	EQUIPMENT	\$0	\$0	\$0		\$0	\$0	0.00%
790-550	TRANS. FROM COMM. ENGAGEME	\$0	\$0	\$0		\$0	\$0	0.00%
TOTAL EXPENDITURES FUND 255		\$404,284	\$504,827	\$531,198	\$590,018	\$570,888	(\$19,130)	-3.24%

**SPECIAL FUND
FUND 255 FOOD SERVICE REVENUES**

ACCT #	DESCRIPTION	FY 21 ACTUAL	FY 22 ACTUAL	FY 23 ACTUAL	FY 24 December Revision	FY 25 PROPOSED	Increase (reduction) CHANGE	% CHG
011	CITY APPROPRIATION	\$290,000	\$250,000	\$170,000	\$275,000.00	\$300,000	\$25,000	9.09%
099	AK NUTRITIONAL FOODS GRANT	\$0	\$0	\$0	\$0	\$0	\$0	0.00%
161	TYPE A MEAL REIMBURSEMENT	\$220,255	\$322,747	\$104,967.98	\$105,000.00	\$90,000.00	(\$15,000)	-14.29%
21	STUDENT MEAL SALES	\$24,087	\$2,194	\$63,902.31	\$60,000.00	\$70,000.00	\$10,000	16.67%
22	ADULT LUNCH SALES	\$4,303	\$7,593	\$8,491.45	\$ 7,000.00	\$8,000.00	\$1,000	14.29%
162	USDA COMMODITIES	\$17,216	\$15,415	\$11,947	\$16,000	\$16,000	\$0	0.00%
TOTAL REVENUES FUND 255		\$555,861	\$597,949	\$359,308	\$463,000	\$484,000	\$124,692	34.70%
ENDING FUND BALANCE:		\$137,958	\$231,080	\$59,191	(\$67,828)	(\$154,716)		

**SPECIAL FUND
FUND 378 PRESCHOOL EXPENDITURES**

BEGINNING FUND BALANCE:		\$54,221	\$45,444	\$36,542	\$12,169	\$7,422		
ACCT #	DESCRIPTION	FY 21	FY 22	FY 23	FY 24	FY 25	Increase (reduction)	
		ACTUAL	ACTUAL	ACTUAL	December Revision	PROPOSED	CHANGE	% CHG
780-314	PRINCIPAL	\$0	\$0	\$10,282	\$0	\$5,000	\$5,000	100.00%
780-315	TEACHERS	\$95,449	\$106,572	\$99,904	\$99,251	\$101,790	\$2,539	2.56%
780-323	AIDES	\$30,602	\$31,819	\$35,078	\$35,129	\$37,997	\$2,868	8.16%
780-324	OFFICE CLERK	\$5,015	\$5,221	\$5,506	\$4,124	\$4,638	\$514	12.46%
780-325	CUSTODIANS	\$1,500	\$8,000	\$0	\$1,500	\$1,500	\$0	0.00%
780-329	SUBSTITUTES	\$1,699	\$2,859	\$694	\$1,800	\$1,800	\$0	0.00%
780-350	BENEFITS	\$59,810	\$85,978	\$97,638	\$100,743	\$98,104	(\$2,639)	-2.62%
780-420	TRAVEL	\$0	\$0	\$0	\$0	\$0	\$0	0.00%
780-410	SCHOLARSHIP FUND	\$2,562	\$7,313	\$7,725	\$7,500	\$7,500	\$0	0.00%
780-430	UTILITIES	\$0	\$1,400	\$0	\$1,500	\$1,500	\$0	0.00%
780-435	ENERGY	\$5,000	\$0	\$0	\$6,450	\$6,450	\$0	0.00%
780-450	SUPPLIES	\$3,007	\$2,198	\$669	\$750	\$750	\$0	0.00%
780-510	EQUIPMENT	\$7,146	\$0	\$0	\$0	\$0	\$0	0.00%
TOTAL EXPENDITURES FUND 378		\$211,790	\$251,360	\$257,496	\$258,747	\$267,029	\$8,282	3.20%

**SPECIAL FUND
FUND 378 PRESCHOOL REVENUES**

ACCT #	DESCRIPTION	FY 21	FY 22	FY 23	FY 24	FY 25	Increase (reduction)	
		ACTUAL	ACTUAL	ACTUAL	Actual	PROPOSED	CHANGE	% CHG
011	CITY APPROPRIATION	\$190,000	\$189,995	\$190,000	\$200,000	\$210,000	\$10,000	5.00%
049	OTHER LOCAL REVENUE	\$13,013	\$52,463	\$43,123	\$54,000	\$49,500	(\$4,500)	-8.33%
TOTAL REVENUES FUND 378		\$203,013	\$242,458	\$233,123	\$254,000	\$259,500	\$5,500	2.17%
ENDING FUND BALANCE:		\$45,444	\$36,542	\$12,168	\$7,422	(\$107)		

**SPECIAL FUND
FUND 377 EXTRACURRICULAR Travel**

BEGINNING FUND BALANCE:		\$0	\$0	\$0	\$0	\$0		
ACCT #	DESCRIPTION	FY 21 ACTUAL	FY 22 ACTUAL	FY 23 ACTUAL	FY 24 December Revision	FY 25 PROPOSED	Increase (reduction) CHANGE	% CHG
425	Student Travel				\$140,000	\$160,000	\$20,000	14.29%
TOTAL EXPENDITURES FUND 377		\$0	\$0	\$0	\$140,000	\$160,000	\$20,000	14.29%

**SPECIAL FUND
FUND 377 EXTRA CURRICULAR TRAVEL REVENUES**

ACCT #	DESCRIPTION	FY 21 ACTUAL	FY 22 ACTUAL	FY 23 ACTUAL	FY 24 December Revision	FY 25 PROPOSED	Increase (reduction) CHANGE	% CHG
11	CITY APPROPRIATION	\$0	\$0	\$0	\$140,000	\$160,000	\$20,000	14.29%
TOTAL REVENUES FUND 377		\$0	\$0	\$0	\$140,000	\$160,000	\$20,000	100.00%
ENDING FUND BALANCE:		\$0	\$0	\$0	\$0	\$0		

**SPECIAL FUND
CITY REVENUE SUMMARY**

	FY 21	FY 22	FY 23	FY 24	FY 25
COMMUNITY SCHOOLS	\$626,798.00	\$592,813.00	\$650,000.00	\$730,000.00	\$975,000.00
FOOD SERVICES	\$290,000.00	\$250,000.00	\$169,999.84	\$275,000.00	\$300,000.00
EXTRA CURRICULAR TRAVEL	\$0.00	\$0.00	\$0.00	\$140,000.00	\$160,000.00
PRESCHOOL	\$190,000.00	\$189,995.00	\$190,000.08	\$200,000.00	\$210,000.00
Total	\$1,106,798.00	\$1,032,808.00	\$1,009,999.92	\$1,345,000.00	\$1,645,000.00

UNALASKA
City School District



FY25 UCSD Budget City Council Presentation

April 9, 2024

Appreciation to those involved in the Budget Development

Budget Committee Members

Alicia Bivol
Cameron Dean
Cheri Tremarco
Jerusha Humphrey
Ryan Humphrey
Laura Jarvis
Nicole Bice
Amanda Schmahl
Daneen Looby
Danielle Whittern
Joni Scott
Katie Bagley
Trevor Shaishnikoff

UCSD School Board Members

David Gibson, President
Kerry Mahoney, Secretary
Amanda Schmahl
Trevor Shaishnikoff
Brain Rankin

UCSD Business Manager

Leticia Holloway

FY25 Budget Proposal – City Funding

Fund	FY25 Request	FY24 Budget	Difference
General Operating Fund	\$4,351,810	\$4,150,242	\$201,568
Community Schools	\$975,000 (50/50 split)	\$730,000 (60/40 split)	\$245,000
Food Service	\$300,000	\$275,000	\$25,000
Student Travel	\$160,000	\$140,000	\$20,000
Pre-School	\$210,000	\$200,000	\$10,000
Totals	\$5,996,810	\$5,495,242	\$501,568

Our Dilemma

FY 25 Budget

Projected Revenues (-5.66%)	\$7,717,968
Projected Expenditures (2.2% increase from FY24)	\$8,203,865
Difference	-\$485,897
Projected Fund Balance Status	-\$30,787

Committee Process

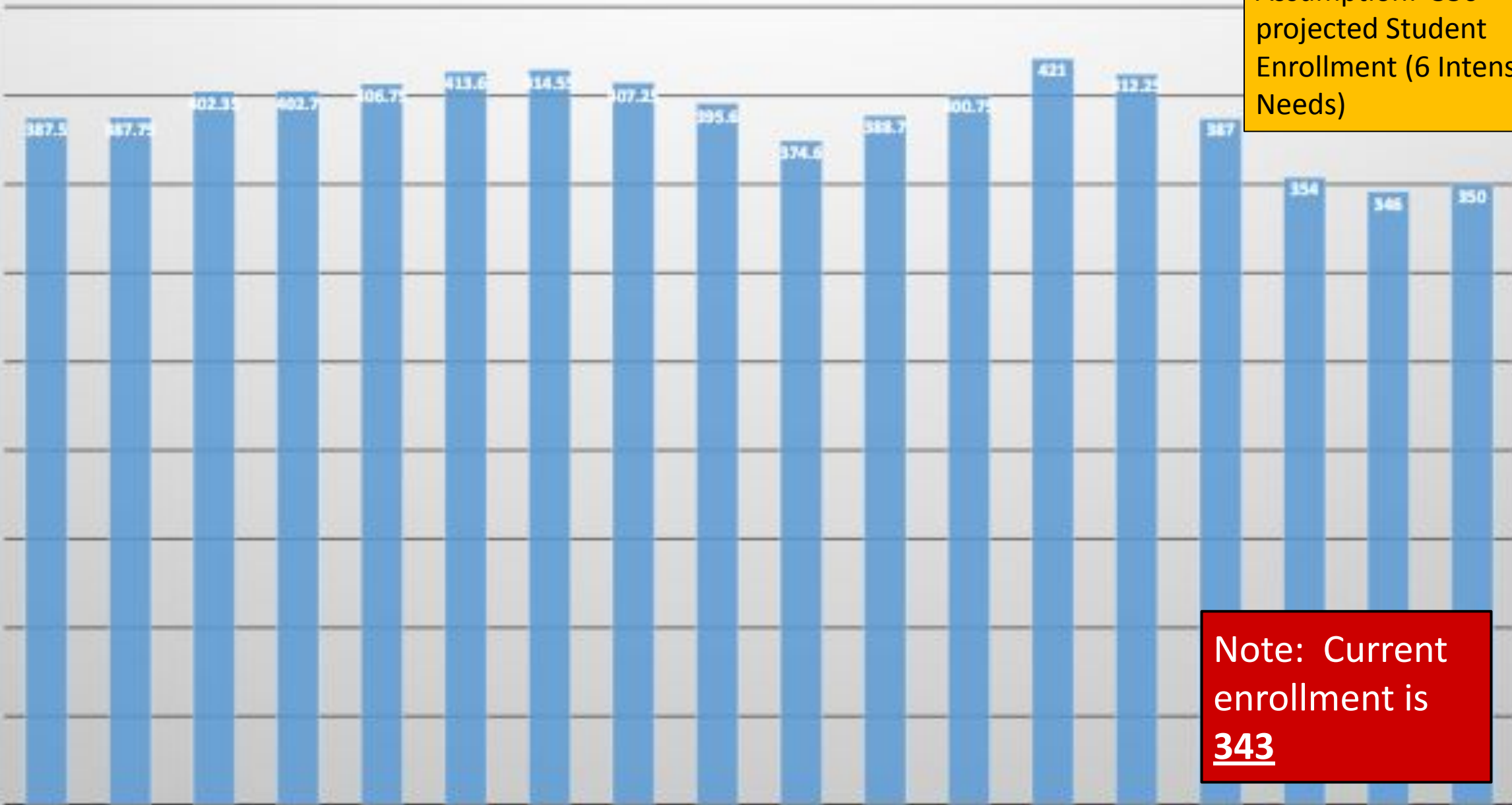
1. Lens of UCSD Vision, Mission and Strategic Plan Focus Areas
2. Determine budget development assumptions (student & intensive need enrollment, state and city contributions)
3. Analyze projected FY25 revenues and expenditures
4. Make expenditure reduction recommendations in operating budget
5. Determine reasonable asks for city contributions in special funds

General Operating Budget

Projected Revenues and Expenditures

UCSD Student Enrollment FY07-24

FY25 Budget Committee Assumption: 350 projected Student Enrollment (6 Intensive Needs)

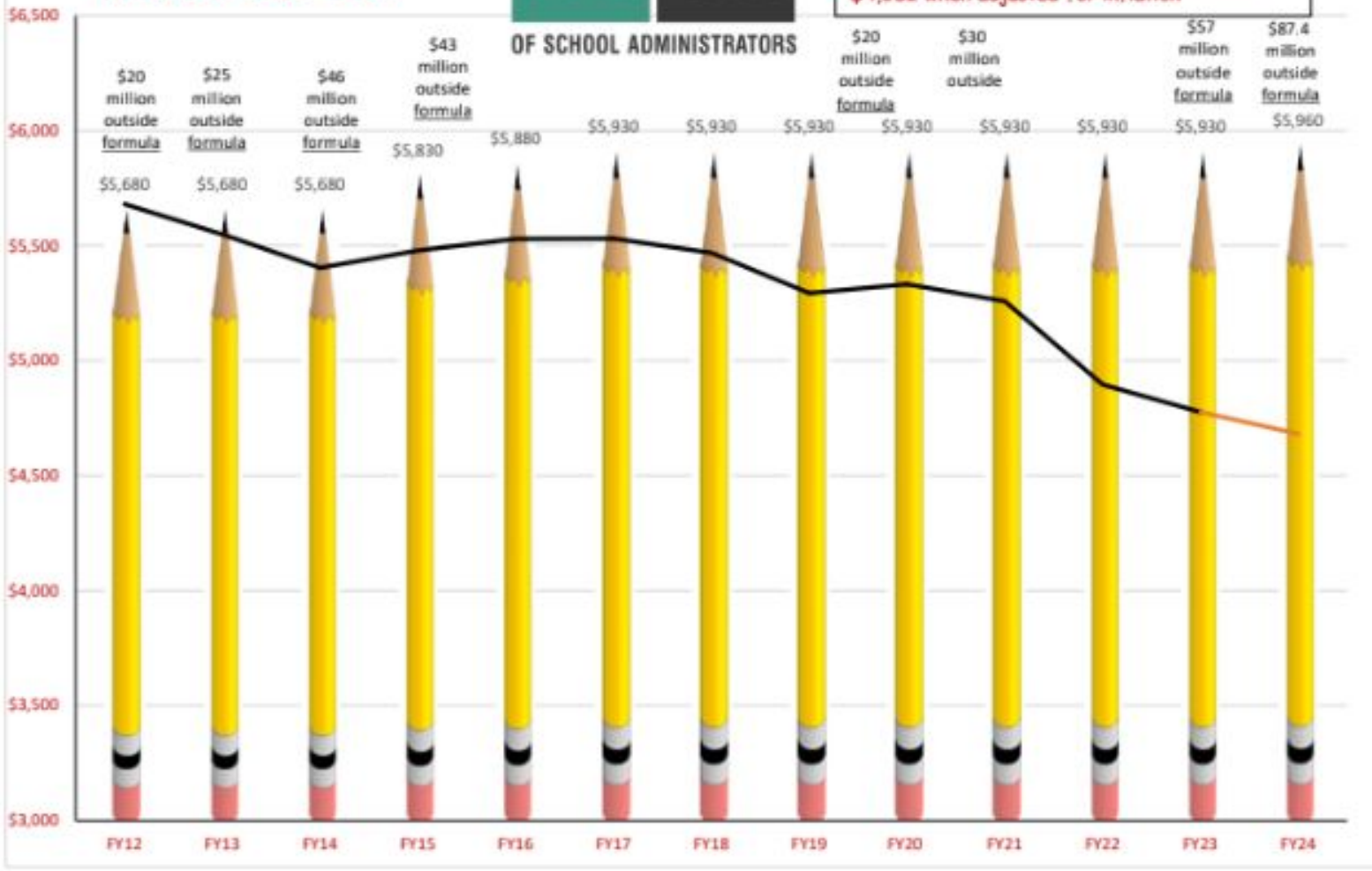


Note: Current enrollment is **343**



**Alaska K-12 Funding
Base Student Allocation
Fiscal Year 2012 - 2024**

Data source: Legislative Finance
Line shows inflation adjustment to FY12 value;
BSA of \$5,960 in FY24 has an FY12 value of \$4,682 when adjusted for inflation



- FY25 Budget Committee Assumptions:**
- Projected Flat Funding Continues (BSA \$5960)
 - \$0 1-time funding (\$233K)
 - Continued loss of BAG Funding
 - CLSD Grant (\$220,000 was one year)
 - Overall decrease in Federal Funding (grants)

Projected FY25 State Contributions (Funding Formula based upon \$5960 flat funding)

Factor	Formula Calculations (rounded)
Average Daily Membership (ADM or Enrollment)	350
Adjusted ADM (School Size)	490.2
FY24 Hold Harmless	9.95
Cost Factor	720.72
Special Needs	864.86
CTE	877.83
Intensive Needs (6)	(78)
Totals	955.84
Base Student Allocation	\$5960
BSA State Aid total	\$5,696,806.40
BSA + Quality Schools Funding (Actual Total)	\$3,222,095.93

FY25 Local Funding Calculation

Assessed Property Value	\$935,873,173
Required Local Contribution (.00265 MILS)	\$2,480,064
Additional .002 MILS True \$ Value	\$1,870,746
Maximum Allowable Contribution	\$4,351,810

FY25 General Revenue Trends and Projections

Source	FY21	FY22	FY23	FY24	FY25 (Projected)
State	\$3,716,382	\$3,809,810	\$3,497,787	3,506,103	\$3,222,095.93
City	\$3,237,476	\$3,666,381	\$3,994,910	\$4,150,242	\$4,351,810
Other (Uaf rent, e-rate, BAG, other local)	\$312,218	\$354,783	\$498,268	\$514,216	\$358,293
Total	\$7,266,076	\$7,830,974	\$7,990,965	\$8,170,561	\$7,717,968

Decrease in FY25 Revenue due to no 1-time funding as in previous year (\$333K), continued \$106 decrease in e-Rate, ~~\$0 in BAG (in FY21 it was \$148K).~~

General Fund Expenditures Approach

Additions Made (Status Quo)

- 3% Known salary increases as per salary schedule
- 5% projected increase in staff benefits/insurance
- 5% increase in property, liability and workers comp insurance
- 2% increase in student travel budget (inflation)

Committee Guidance . . . IF Decrease in expenses needed

Consider 1st:

1. Library Books
2. In Service (district)
3. Maintenance Projects
4. Office Supplies
5. Custodial Supplies
6. District Sponsored PD

Consider Last:

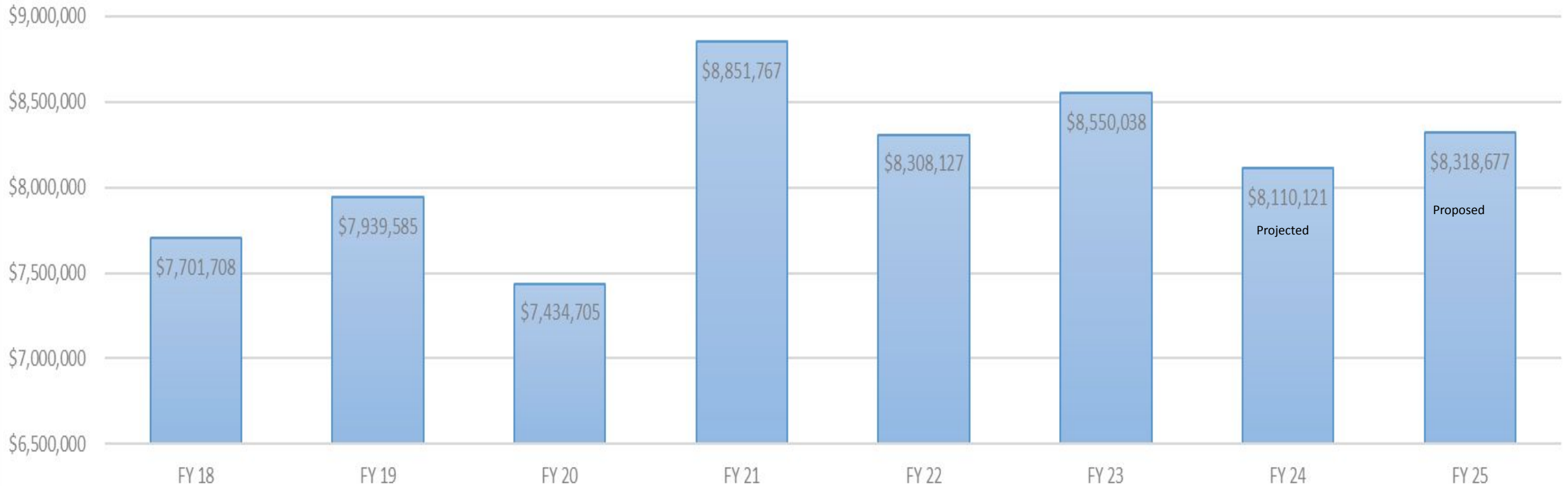
1. Teacher PD (negotiated agreement)
2. Non-Educational Technology
3. Educational Technology
4. Educational Supplies
5. Non-Educational Staff
6. Educational Staff

FY25 Expenditure Adjustments

Additions Made	Decreases Made
<ul style="list-style-type: none"> ● 3% Known salary increases as per salary schedule 	<ul style="list-style-type: none"> ● Supply budgets for majority of departments
<ul style="list-style-type: none"> ● 5% projected increase in staff benefits/insurance 	<ul style="list-style-type: none"> ● Library book purchases
<ul style="list-style-type: none"> ● 5% increase in property, liability and workers comp insurance 	<ul style="list-style-type: none"> ● Insurance base cost (assumption)
<ul style="list-style-type: none"> ● 2% increase in student travel budget (inflation) 	
<ul style="list-style-type: none"> ● .5 Certified* 	
<ul style="list-style-type: none"> ● 3 classified* 	

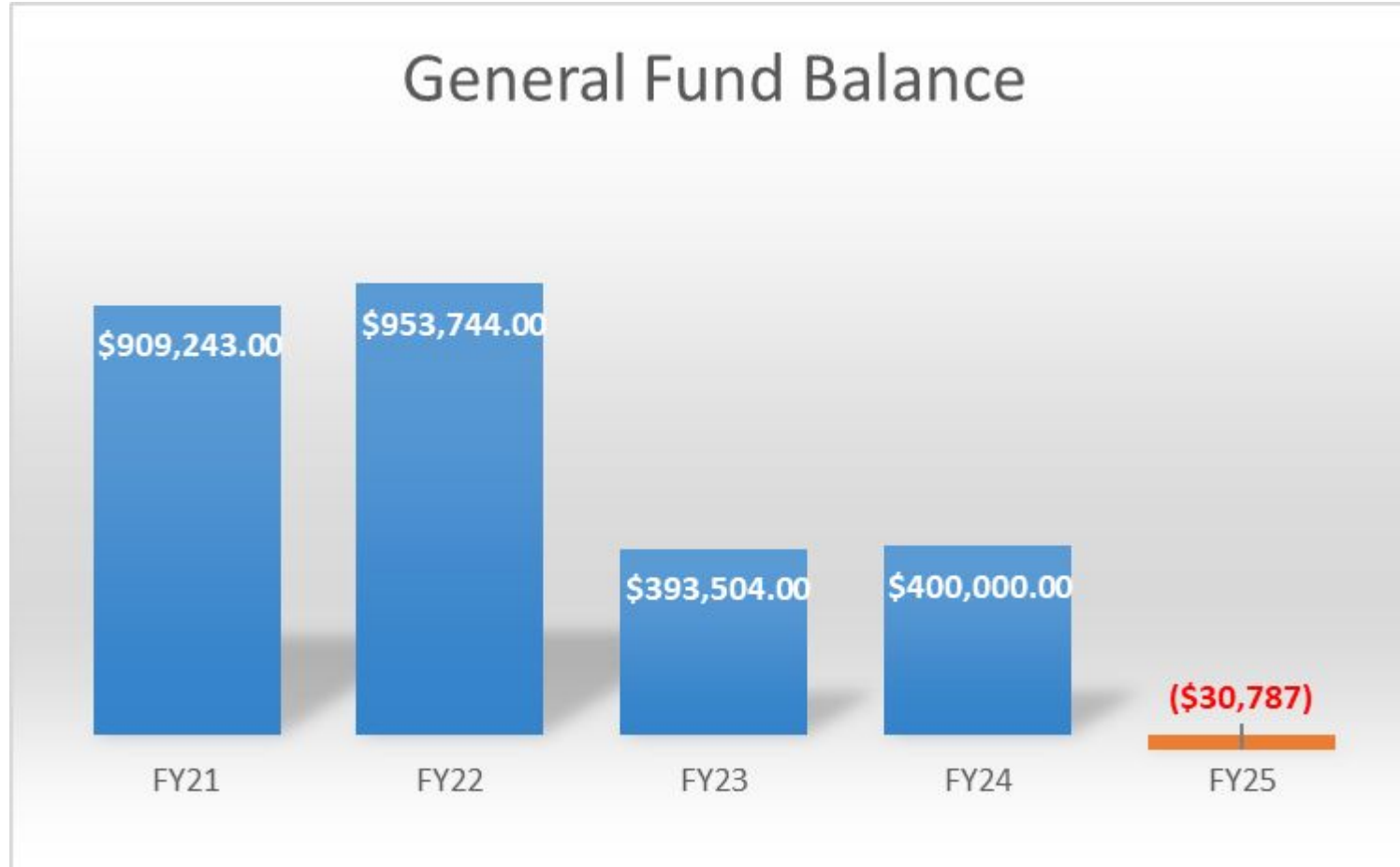
Expenditures Overview

Total General Fund Expenditures FY2018-25



2.44% Increase in budgeted expenditures FY24:FY25

General Fund – Fund Balance



Minimum
Recommendation:
10-12% of
Operating Budget

Re-Cap: General Fund City Request

FY25 Request	FY24 Budget	Difference
4,351,810	\$4,150,242	\$201,568

Special Funds

Community Schools

Food Service

Student Activities

Pre-School

Community Schools

	Total Expenditures	City Expenditures	Revenues City Request	Fund Balance
FY 20 (40%)	\$1,453,765	\$581,506	\$628,691	\$86,179
FY 21 (40%)	\$1,454,590	\$581,836	\$626,798	\$131,141
FY 22 (40%)	\$1,807,228	\$722,891	\$592,813	\$1,063
FY 23 (40%)	\$1,865,888	\$758,385	\$650,000	\$107,788
FY 24 (40%)	\$1,834,210	\$733,684	\$730,000	\$111,472
FY25 (50%)	\$2,180,210	\$980,293	\$975,000 (+\$245,000)	\$113,081

Rationale: Increases in

- Fuel and energy costs
- Swimming pool use
- Community activities in building

Food Service

	Expenditures	Revenues City Request	Fund Balance
FY 20	\$423,991	\$289,000	\$13,619
FY 21	\$404,284	\$290,000	\$137,958
FY 22	\$504,827	\$250,000	\$231,080
FY 23	\$531,198	\$170,000	\$67,512
FY 24	\$590,018	\$275,000	\$67,828
FY25	\$570,888	\$300,000 (increase \$25,000)	\$154,716

Rationale:
 Cost of food
 and shipping
 increases

Student Activities

Rationale:
 2-3% increase in travel related costs (absorbed by both UCSD and the City)

Note: SY22-23, had a significant deficit due to dramatic changes in airfare. City responded by including this funding

	UCSD Travel Budget	City Request	Total Student Travel Budget
FY 13-18	\$473,000		\$473,000
FY 19	\$473,000		\$473,000
FY 20	\$473,000		\$473,000
FY 21	\$473,000		\$473,000
FY 22	\$473,000		\$473,000
FY 23	\$473,000		\$473,000
FY 24	\$498,000	\$140,000	\$638,000
FY25	\$510,450	\$160,000 (+\$20,000)	\$670,450

PreSchool

	Expenditures	Revenues City Request	Fund Balance
FY 20	\$209,800	\$191,000	\$54,221
FY 21	\$211,790	\$190,000	\$45,444
FY 22	\$251,360	\$190,000	\$36,542
FY 23	\$257,496	\$190,000	\$12,168
FY 24	\$258,747	\$200,000	\$7,422
FY 25	\$267,029	\$210,000 (+\$10,000)	\$107

UCSD Strategic Plan



Essential Question:

How do we best invest money so that UCSD's mission and vision, within these 4 focus areas, are achieved?

FY25 Budget Proposal – City Funding

Fund	FY25 Request	FY24 Budget	Difference
General Operating Fund	\$4,351,810	\$4,150,242	\$201,568
Community Schools	\$975,000 (50/50 split)	\$730,000 (60/40 split)	\$245,000
Food Service	\$300,000	\$275,000	\$25,000
Student Travel	\$160,000	\$140,000	\$20,000
Pre-School	\$210,000	\$200,000	\$10,000
Totals	\$5,996,810	\$5,495,242	\$501,568

MEMORANDUM TO COUNCIL

To: Mayor and City Council Members
From: Cameron Dean, Planning Director
Through: William Homka, City Manager
Date: April 9, 2024
Re: Review of Final FY25-34 Capital and Major Maintenance Plan (CMMP)

SUMMARY: City Council reviews the Capital and Major Maintenance Plan (CMMP) every year. This is the final draft of the FY25-34 CMMP.

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.

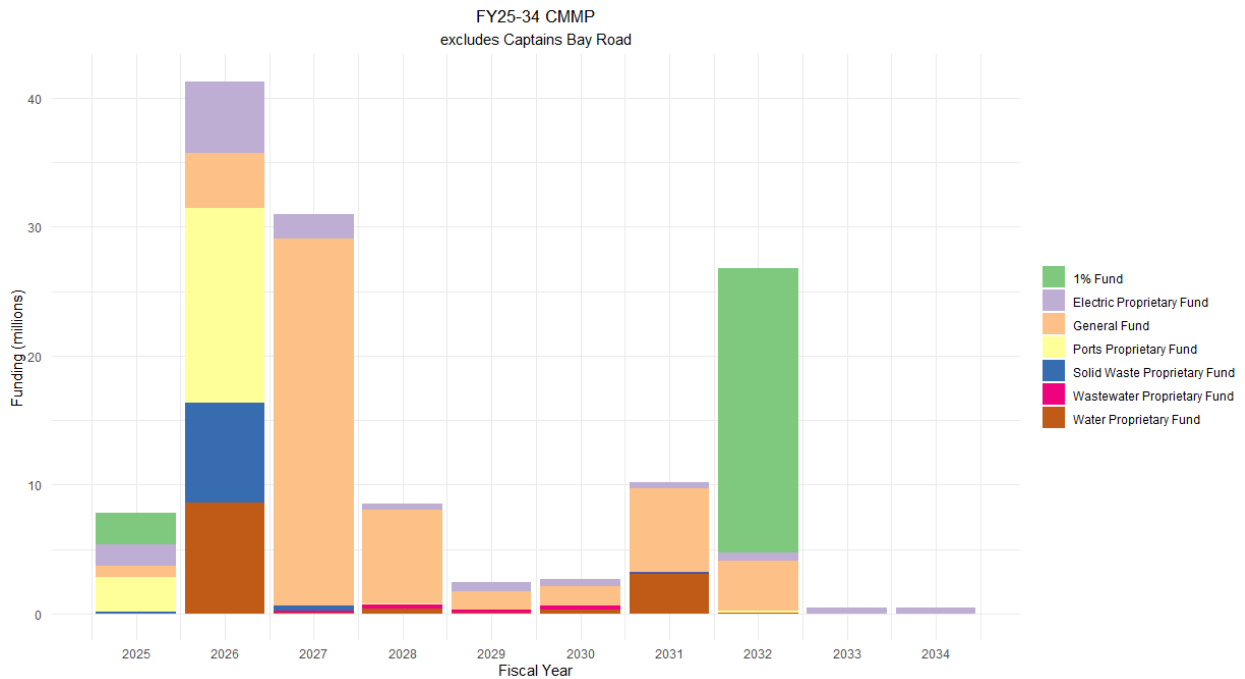
Beginning in November, Planning has worked with each department to update their capital projects. The Technical Advisory Committee has met multiple times to revise this year's CMMP.

New project nominations were presented to Council in a work session on January 23, 2024. A draft CMMP was presented on March 26.

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, \$2,507,262 from the 1% Fund and \$843,300 from the General Fund in FY25:

General Fund	843,300
1% Fund	2,507,262
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
Total	17,839,412

When scheduling projects on the CMMP, Staff strives to balance project management capacity, sustainable budgeting and recognized needs. However, the following graph illustrates significantly higher project costs for FY26 and FY27. Several large projects are scheduled for these years, including resurfacing at the UMC, the solid waste gasifier, fire station and Pyramid water storage tank. We will be actively pursuing grant funding opportunities for these projects. As of now they are included on the CMMP to illustrate all capital projects, even if the funding for them is not completely resolved.



1% Fund

The draft CMMP presented on March 26 included the water line extension on Captains Bay Road. Considering the project’s urgency and upcoming construction season, Staff recommends funding through a budget amendment this fiscal year, which was introduced last night. It thus no longer appears on the CMMP for FY25 funding.

Replacement of the Public Works Building’s roof at \$2,507,262 has been moved to the 1% Fund for FY25, rather than the General Fund. Together with the water line extension in FY24, these projects total \$7,207,262 from the 1% Fund balance.

Roof Replacements

As discussed last month, roof replacements at the Aquatics Center and airport terminal building will likely be necessary soon. The scope of the airport terminal building repairs will need a larger discussion on whether the work should include exterior and interior upgrades in addition to the roof. The Aquatics Center roof is already a Capital Project. DPW is investigating the extent of the problem and will open a larger section of the roof for inspection. Both are major maintenance projects, and Staff expects they will require additional funding in the future.

Fire and Police Stations

A conceptual design by JYW, Inc. in 2020 evaluated the future of DPS facilities. It found that the current building did not meet the needs of either department and that interior layout modifications would be difficult. It recommended constructing a new police station at the current Skate Park site, which is no longer available, and renovating the current building into a dedicated fire station. Recognizing the additional need for specialized training space, the Fire Department also included an offsite training facility on the CMMP for many years.

This year's CMMP differs significantly. It proposes a new fire station building with an integrated training facility followed by a new police station.

When the previous concept suggested renovating the existing building, it focused on the minimum requirements to meet the Fire Department's needs at the time. Since then, partly through their increased focus on pre-incident planning and live safety code inspections, the Fire Department has identified additional high-level training needs, like hazardous materials response and high-angle techniques, that the current building cannot accommodate cost effectively.

Staff believes the current plan will more efficiently allow the department to meet the community's needs into the future, and the proposed feasibility study in FY25 will test this. Additionally, this plan more closely aligns with state and federal funding opportunities on the horizon, and Staff intends to aggressively pursue these for design and construction.

Remaining CMMP Council Presentations

4/23	Follow-Up CMMP Questions; Adopt CMMP
5/14	1 st Reading of Final Budget
5/28	2 nd 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 prior to adoption.

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: No action requested at this time.

ATTACHMENTS: FY25-34 Final CMMP Project Descriptions and Budget Tables

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

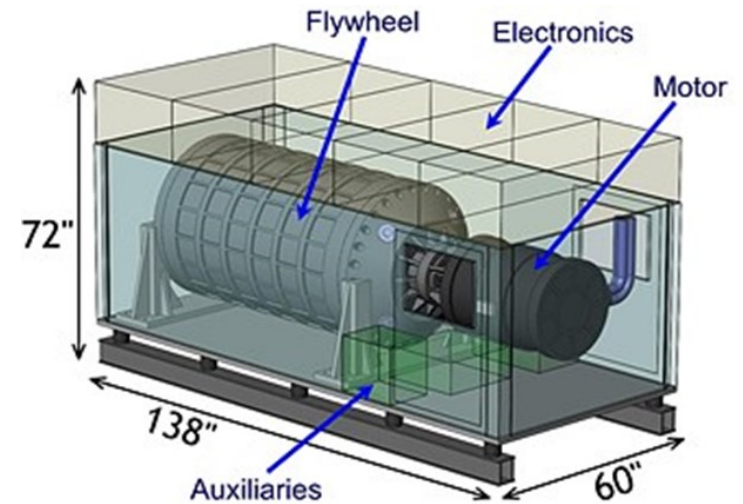
Electric

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
	Subtotal	\$3,230,718
Contingency (30%)		\$969,215
	Total Funding Request	\$4,199,933

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
Total	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
Subtotal	\$180,000
Contingency (30%)	\$54,000
Total Funding Request	\$234,000

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
Total	0	0	0	234,000	0	0	0	0	0	0	0	234,000

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
Total	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
Subtotal	\$500,000
Contingency (30%)	\$150,000
Total Funding Request	\$650,000

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
Total	0	0	0	650,000	0	0	0	0	0	0	0	650,000

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
Total	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
Total	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
Total	0	0	2,080,000	23,400,000	0	0	0	0	0	0	0	25,480,000

FY25-34 CMMP

Aquatics Center Mezzanine and Office Space Expansion

PCR

Estimated Project & Purchase Timeline

Pre Design: FY

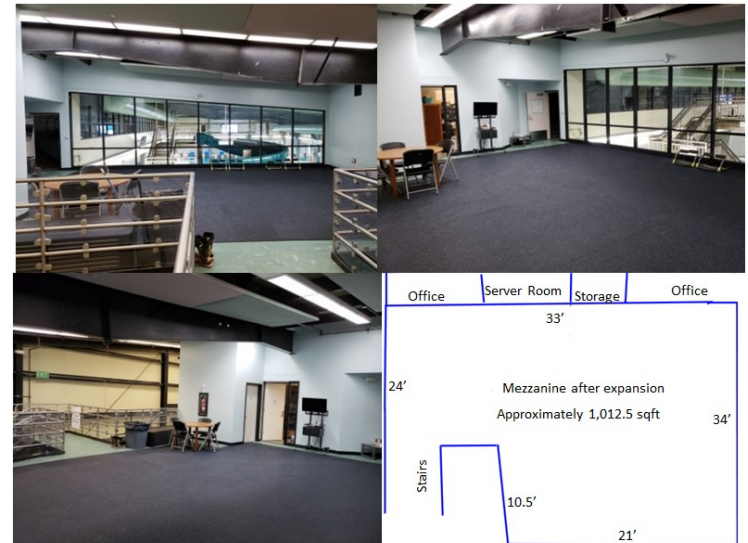
Engineering/Design: FY26

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	
Subtotal	715,385
Contingency (30%)	214,616
Total Funding Request	930,000

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
Total	0	0	80,000	850,000	0	0	0	0	0	0	0	930,000

FY25-34 CMMP

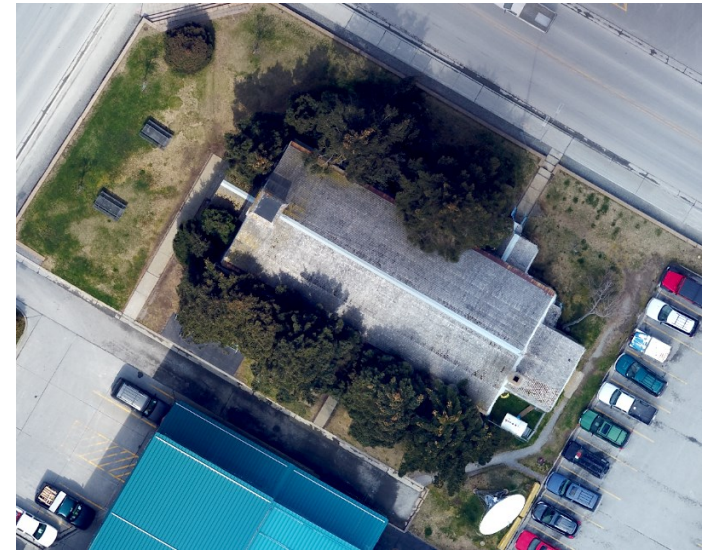
Burma Road Chapel Kitchen Improvement PCR

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
Total	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		
	Subtotal	230,769
Contingency (30%)		69,231
	Total Funding Request	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
Total	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
Total	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
Total	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
Total	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
Total	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

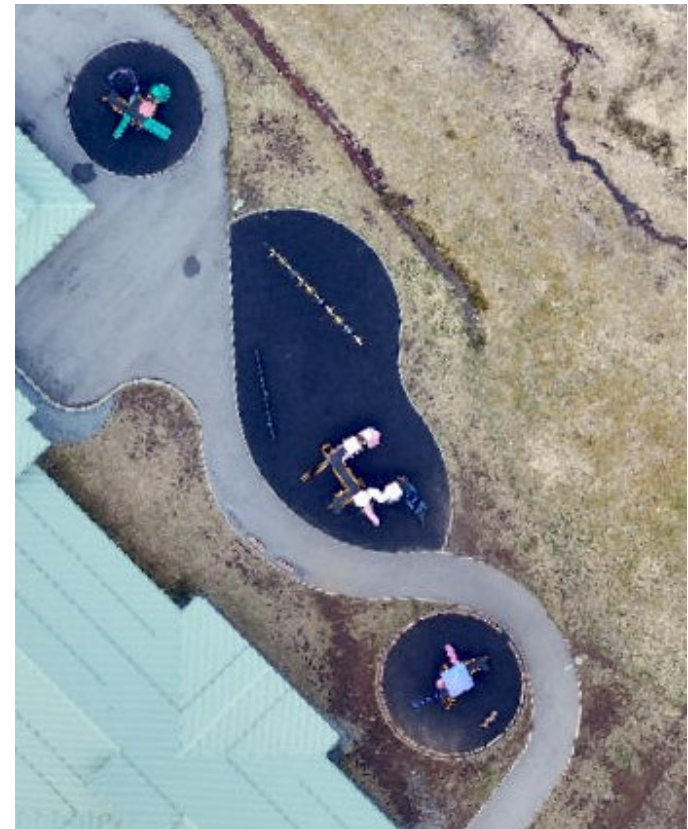
Engineering/Design: FY26

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	
Subtotal	1,538,462
Contingency (30%)	461,538
Total Funding Request	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
Total	0	0	200,000	1,800,000	0	0	0	0	0	0	0	2,000,000

FY25-34 CMMP

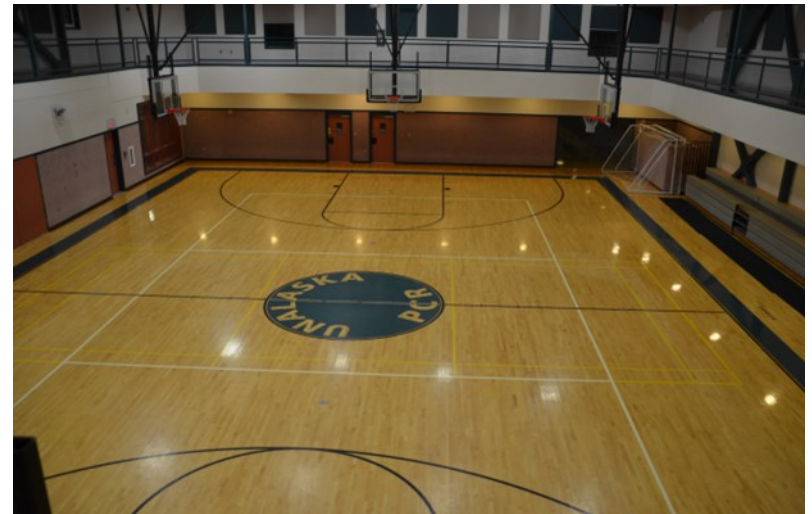
Gymnasium Floor PCR

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	
Subtotal	209,231
Contingency (set at 30%)	62,769
TOTAL	272,000

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
Total	0	0	51,000	221,000	0	0	0	0	0	0	0	272,000

FY25-34 CMMP

Kelty Field SW Access

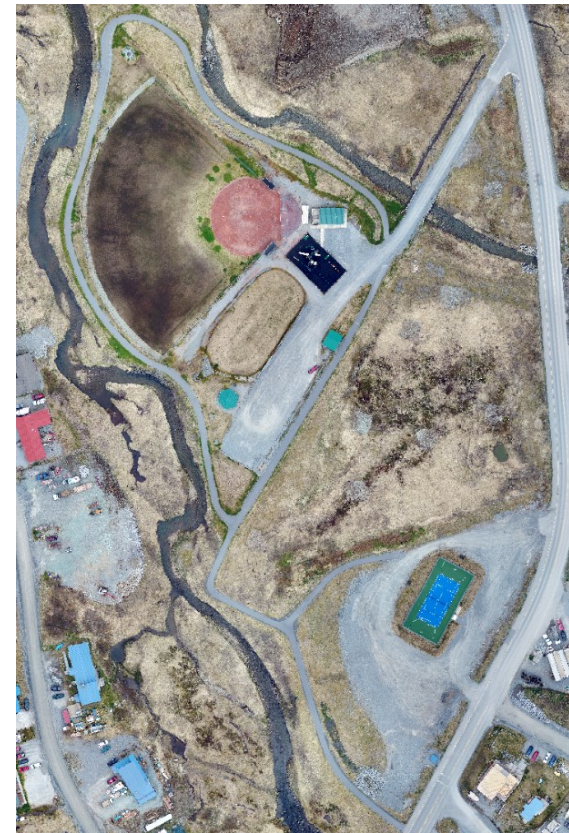
PCR

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
Total	0	0	0	0	0	0	500,000	0	0	0	0	500,000

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.

FY25-34 CMMP

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
Total	0	0	0	0	0	0	0	500,000	0	0	0	500,000

FY25-34 CMMP

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.

Multipurpose Facility PCR

Estimated Project & Purchase Timeline

Pre Design: FY26

Engineering/Design: FY27

Purchase/Construction: FY28



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

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
Total	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

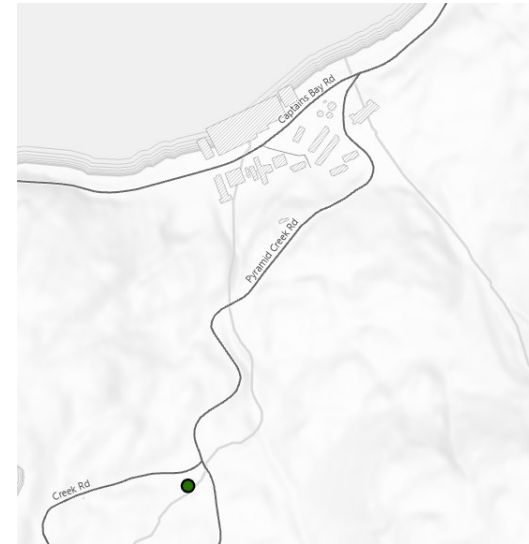
Park Above the Westward Plant PCR

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
Total	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
Total	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.

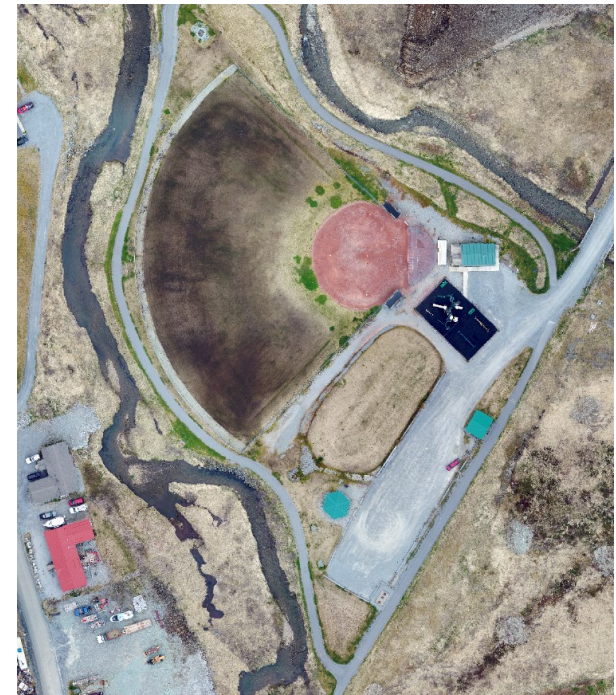
Pump Track
PCR

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
Total	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
Total	0	250,000	0	0	0	0	0	0	0	0	0	250,000

FY25-34 CMMP

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.

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
Total	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
Total	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	-
Subtotal	453,077
Contingency (set at 30%)	135,923
TOTAL	589,000

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
Total	110,000	0	479,000	0	0	0	0	0	0	0	0	589,000

FY25-34 CMMP

Captains Bay Road Safety & Paving

Public Works

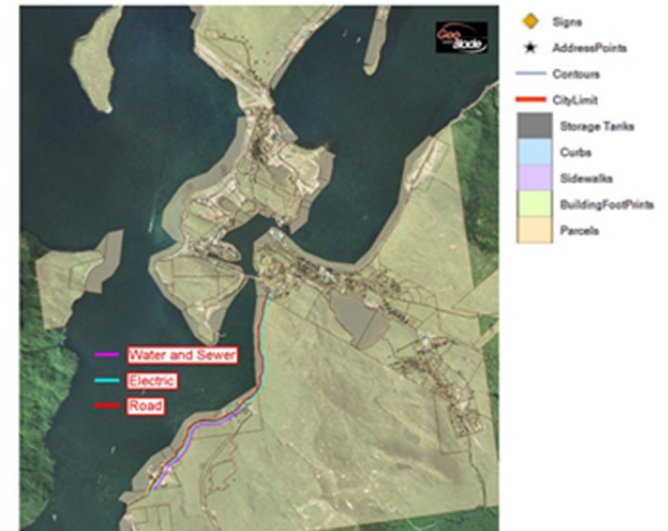
Estimated Project & Purchase Timeline

Pre Design: FY24

Engineering/Design: FY25

Purchase/Construction: FY26

Captains Bay Road and Utilities



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.

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
Total	5,725,703	9,992,538	4,500,000	24,100,000	0	0	0	0	0	0	0	44,318,241

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
Total	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
1% Fund	0	2,507,262	0	0	0	0	0	0	0	0	0	2,507,262
Total	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
Total	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	
Subtotal	2,041,650
Contingency (30%)	612,495
Total Funding Request	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
Total	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.

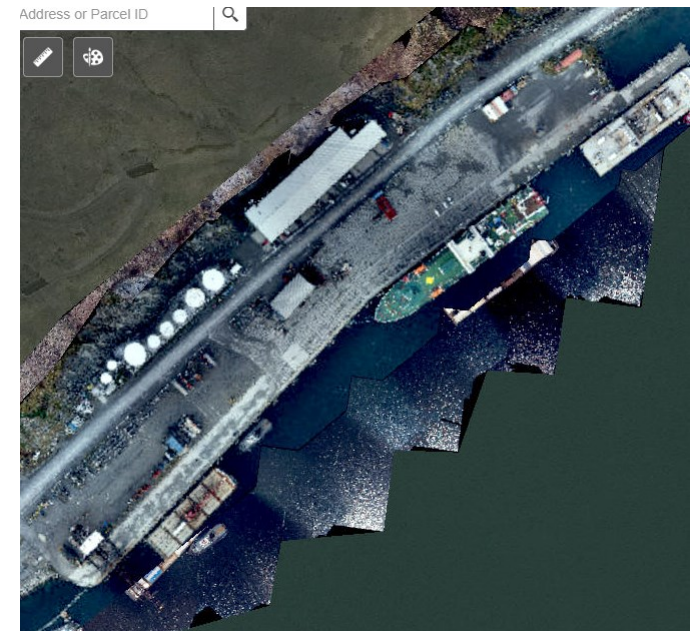
UMC Positions 5-7 Resurfacing and Repair Ports

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
Total	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
Total	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
Total	0	0	175,000	0	0	0	0	0	0	0	0	175,000

FY25-34 CMMP

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.

Solid Waste Gasifier Solid Waste

Estimated Project & Purchase Timeline

Pre Design: FY25

Engineering/Design: FY25

Purchase/Construction: FY26



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
TOTAL	8,320,000

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

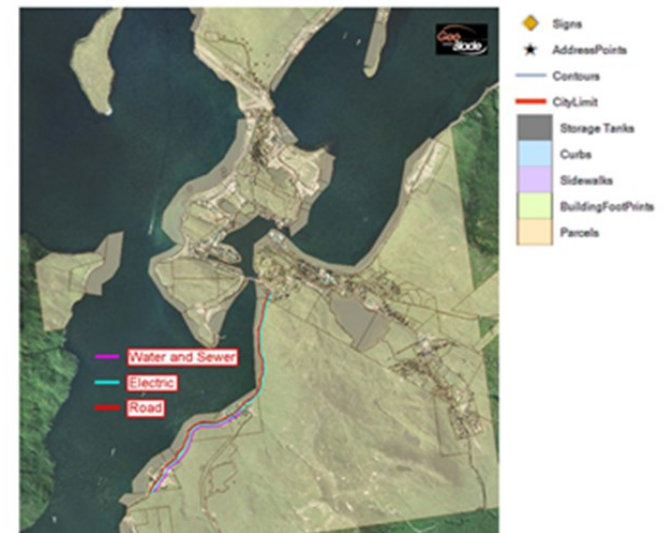
Estimated Project & Purchase Timeline

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
Total	50,000	0	11,187,600	0	0	0	0	0	0	0	0	11,237,600

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
Total	0	0	0	50,000	145,500	0	0	0	0	0	0	195,500

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
Subtotal	\$250,000
Contingency (30%)	\$75,000
Total Funding Request	\$325,000

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
Total	0	0	0	0	0	50,000	275,000	0	0	0	0	325,000

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 Admin		\$20,000
Other Professional Services		
Construction Services		\$30,000
Machinery & Equipment		\$20,000
Subtotal		\$70,000
Contingency (30%)		\$21,000
Total Funding Request		\$91,000

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
Total		0	0	20,000	71,000	0	0	0	0	0	0	91,000

FY25-34 CMMP

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.

Biorka Drive Cast Iron Waterline Replacement

Water

Estimated Project & Purchase Timeline

Pre Design: FY28

Engineering/Design: FY28

Purchase/Construction: FY29



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

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

FY25-34 CMMP

Icy Lake Capacity Increase & Snow Basin Diversion Water

Estimated Project & Purchase Timeline

Pre Design: FY30

Engineering/Design: FY31

Purchase/Construction: FY31

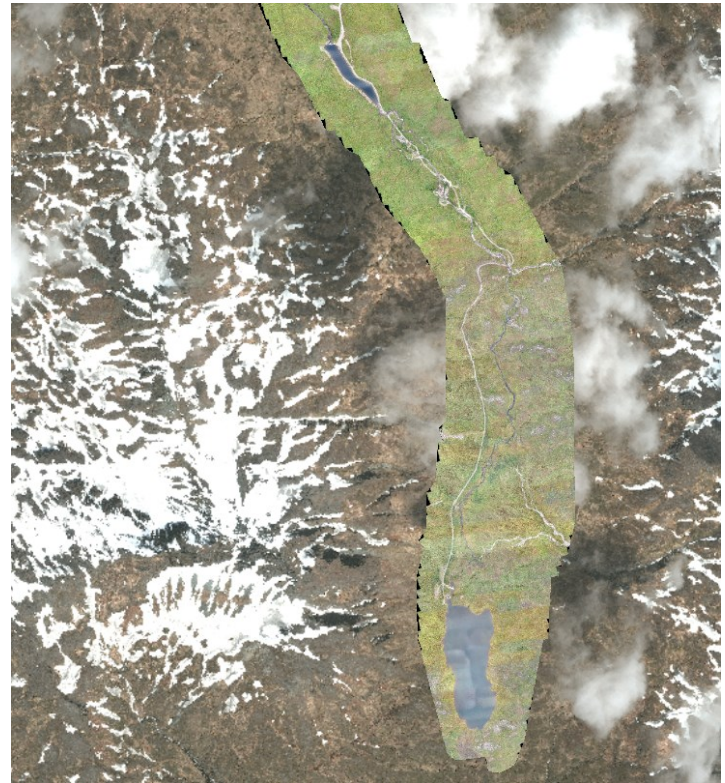
Project Description: This project will increase the height of the existing dam on the north side of Icy Lake and construct a new dam on the south end of Icy Lake. The 2006 Golder-letter the project describes as follows:

- 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	
Subtotal	2,200,000
Contingency (30%)	\$660,000
Total Funding Request	2,860,000



Source	Appropriated	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Water Proprietary Fund	0	0	0	0	0	0	0	2,860,000	0	0	0	2,860,000
Total	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, Construction Admin		\$50,000
Other Professional Services		\$20,000
Construction Services		\$160,000
Machinery & Equipment		\$70,000
Subtotal		\$300,000
Contingency (30%)		\$90,000
Total Funding Request		\$390,000

Source	Appropriated	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Water Proprietary Fund	0	0	0	0	0	70,000	320,000	0	0	0	0	390,000
Total	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	-
Subtotal	7,026,879
Contingency (set at 30%)	2,108,064
TOTAL	9,134,943
Less Other Funding Sources (Grants, etc.)	-

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

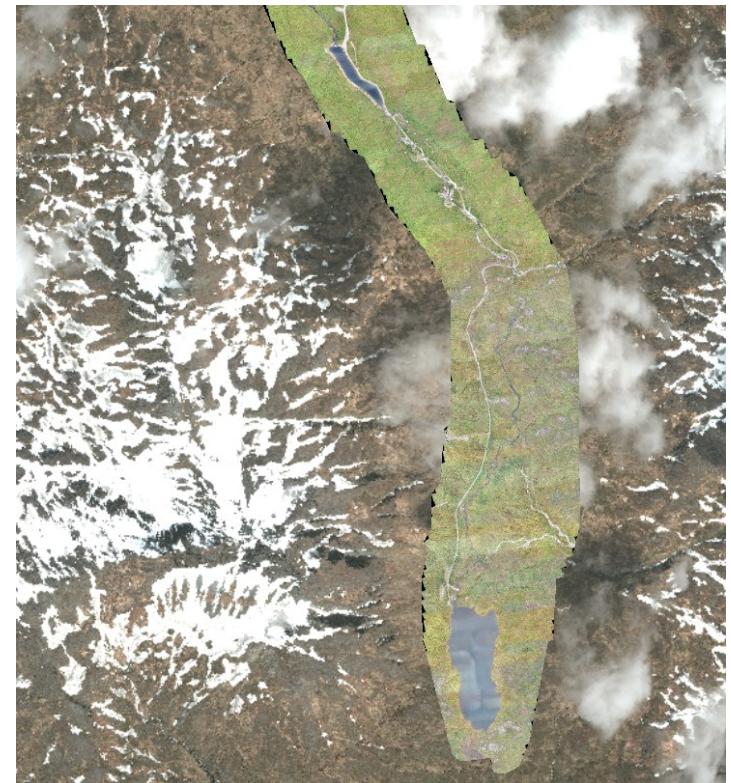
Engineering/Design: FY26

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	
Subtotal	\$500,000
Contingency (30%)	\$150,000
Total Funding Request	\$650,000

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

FY25	Electric Proprietary Fund	General Fund	Grant	Ports Proprietary Fund	Solid Waste Proprietary Fund	1% Fund	Grand Total
Electric Proprietary Fund							
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
Electric Total	1,521,312						1,521,312
Electric Proprietary Fund Total	1,521,312						1,521,312
General Fund							
PCR							
Rebar Restoration and Re-plastering		250,000					250,000
PCR Total		250,000					250,000
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
Public Works Total	150,000	593,300	9,992,538			2,507,262	13,243,100
General Fund Total	150,000	843,300	9,992,538			2,507,262	13,493,100
Ports Proprietary Fund							
Ports							
LCD & UMC Dredging				2,700,000			2,700,000
Ports Total				2,700,000			2,700,000
Ports Proprietary Fund Total				2,700,000			2,700,000
Solid Waste Proprietary Fund							
Solid Waste							
Baler Controls System Upgrades					125,000		125,000
Solid Waste Total					125,000		125,000
Solid Waste Proprietary Fund Total					125,000		125,000
Grand Total	1,671,312	843,300	9,992,538	2,700,000	125,000	2,507,262	17,839,412

FY25 Rolling Stock Replacement Plan Summary

By Department

As of 12-04-24

color code		New	stay in service	Surplus	Grant funded										
Vehicle #	Dept	Primary Driver	Description	Year	Life Cycle	Replace Date	Replace With	Miles	Hours	Description of New Vehicle	Transfer Old Vehicle To	FY25 \$\$\$	Est or Quote		
New	UFD	Fire/EMS	F250 4x4	2025	7	2032	N/A	N/A	N/A	F250 4x4		\$ 83,300	Est	Grant funded	Fire
UFD5149	DPW	Eng	4x4 Expedition	2017	15	2032	F250 4x4	20,529	N/A	4x4 Expedition	DPW Eng			stay in service	
UPD5565	DPS	Patrol	4x4 Expedition	2015	7	2022	New	84,275	N/A	4x4 Expedition		\$ 90,000	Est	New	Police
HM3672	Ports	DEP	4x4 Expedition	2010	15	2025	UPD5565	100,630	N/A		CH Floater			stay in service	
TR2	FM		Trailer (Scissors lift)	1992	20	2012	New	8,845	N/A	Trailer (Scissors lift)		\$ 30,000	Est	New	Facility Maintenance
TR2	FM		Trailer (Scissors lift)	1992	20	2012		8,845	N/A	Trailer (Scissors lift)	Surplus		Est	Surplus	
DT2	DPW	Roads	Dump Truck	2000	18	2018	New	N/A	13,754	Dump Truck		\$ 200,000		New	Roads
DT2	DPW	Roads	Dump Truck	2000	18	2018		N/A	13,754	Dump Truck	Surplus			Surplus	
UPD9114	DPU	Line Crew	304 Cat mini excavator with trailer	2025	20		New	N/A	N/A	304 Cat mini excavator with trailer	N/A	\$ 150,000	Est	New	Utility DPU
PW4572	DPW	FM	Service Truck	2006	15	2021	New	76,945	N/A	Service Truck F250 4x4	LF	\$80,000		New	Facility Maintenance
LF7211	DPU	LDF	F250 4x4 Pickup	2002	20	2017	PW4572	115,998	N/A	F250 4x4 Pickup	Surplus			Surplus	
		stay in service	Grant funded	New						Surplus					

TOTAL **\$ 633,300**

By Fund

GENERAL FUND	\$ 493,300
ELECTRIC FUND	\$ 150,000
WATER FUND	\$ -
WASTEWATER FUND	\$ -
SOLID WASTE FUND	\$ -
PORTS / HARBOR FUND	\$ -

TOTAL **\$ 643,300**

	A	B	C	D	E	H	I	J
1	FY 25-27 Facilities Maintenance Three Year Painting Plan							
2	Building	Address	SF	Year Built	Description of Proposed Maintenance Work	2025	2026	2027
3	GENERAL FUND							
4	Unalaska High School & Wood Shop	55 East Broadway	27,000		Repairs & Paint Exterior		\$180,000	
5	Museum - Painting	314 Salmon Way	9,256		Repairs & Paint Exterior			\$80,000
6	Aquatics Center - Painting	55 East Broadway			Repairs & Paint Exterior		\$20,000	
7	Community Center - PCR	37 S. 5th	23,747		Repairs & Paint Exterior			
8	Henry Swanson House	149 W. Broadway	576		Repairs & Paint Exterior	\$10,000		
9	8-Plex Housing	18 Ptarmigan Rd	9,204		Repairs & Paint Exterior	\$150,000		
10	Burma Road Chapel							\$15,000
11	4-Plex Housing - Painting	63 Loop Rd	4,548		Repairs & Paint Exterior			\$80,000
12					GENERAL FUND TOTALS	\$160,000	\$200,000	\$175,000
13								
14	ELECTRIC FUND							
15	Power Substation	176 Airport Beach Rd	1,600		Repairs & Paint Touch-up Exterior	\$10,000		
16					ELECTRIC FUND TOTALS	\$10,000	\$0	\$0
17								
18	WATER FUND							
19	Agnes Beach Building	411 Airport Beach Rd	640		Repairs & Paint Exterior		\$8,000	
20	Control Building	1035 E. Broadway	680		Repairs & Paint Exterior			\$10,000
21					WATER FUND TOTALS	\$0	\$8,000	\$10,000
22								
23	WASTEWATER FUND							
24					WASTEWATER FUND TOTALS	\$0	\$0	\$0
25								
26	SOLID WASTE FUND							
27					SOLID WASTE FUND TOTALS	\$0	\$0	\$0
28								
29	PORTS FUND							
30	Carl E. Moses Harbor Waste Oil Bldg	562 Henry Swanson Dr	680		Repairs & Paint Exterior			\$10,000
31						\$0	\$0	\$10,000

	A	B	C	D	E	H	I	J
2	Building	Address	SF	Year Built	Description of Proposed Maintenance Work	2025	2026	2027
32		Total SF	77,931					
33								
34								
35								
36	FY Totals By Fund					FY25	FY26	FY27
37	GENERAL FUND					\$160,000	\$200,000	\$175,000
38								
39	ELECTRIC FUND					\$10,000	\$0	\$0
40								
41	WATER FUND					\$0	\$8,000	\$10,000
42								
43	WASTEWATER FUND					\$0	\$0	\$0
44								
45	SOLID WASTE FUND					\$0	\$0	\$0
46								
47	PORTS / HARBOR FUND					\$0	\$0	\$10,000
48								
49						\$170,000	\$208,000	\$195,000

CITY OF UNALASKA
UNALASKA, ALASKA

RESOLUTION 2024-11

A RESOLUTION OF THE UNALASKA CITY COUNCIL AUTHORIZING THE SALE OF SURPLUS PERSONAL PROPERTY.

WHEREAS, City owned personal property becomes surplus from time to time and requires disposal.; and

WHEREAS, Unalaska City Code § 7.20.010(B) provides that Council shall determine, by resolution, which method or methods shall be used for disposal of personal property valued at less than \$25,000.; and

WHEREAS, the attached list of personal property proposed for disposal includes items valued at less than \$25,000.; and

NOW THEREFORE BE IT RESOLVED that the Unalaska City Council authorizes the City Manager to dispose of the surplus personal property contained on that attached list.

BE IT FURTHER RESOLVED that the method of disposal will be by public outcry auction to the highest bidder.

PASSED AND ADOPTED by a duly constituted quorum of the Unalaska City Council on April 9, 2024.

Vincent M. Tutiakoff, Sr.
Mayor

ATTEST:

Estkarlen P. Magdaong
City Clerk

MEMORANDUM TO COUNCIL

To: Mayor and City Council Members
From: Trudie Rose-McKeague, Supply Division Supervisor
Through: Scott Brown, Director of Public Works and Bil Homka, City Manager
Date: April 3, 2024
Re: Resolution 2024-11 Authorizing the Sale of Surplus Personal Property

SUMMARY:

To request approval for the semi-annual surplus sale scheduled for May 4, 2024 from 11:00 a.m. to 2:00 p.m. and that the sale be by "public outcry" rather than sealed bids.

PREVIOUS COUNCIL ACTION:

Council annually authorizes the sale of surplus personal property. For a number of years the public outcry method has been authorized.

BACKGROUND:

Each year the Supply Division is responsible for coordinating, collecting, recording and conducting city-wide surplus sales. With input from all City departments, the Supply Division compiles a list of surplus items. The standard practice has been that the list is then circulated amongst City departments who are allowed to claim items, excluding vehicles, on a 'first come, first served' basis from the list for their department's use. Then, the local non-profits are invited to come and look over the surplus items and are also allowed to claim items, excluding vehicles, on a 'first come, first served' basis for their non-profit's use. Items on the final list, including vehicles, are publicly auctioned off during the Surplus Sale. The reason vehicles are not on the list circulated to non-profits is that vehicles are typically valued much higher and therefore via public auction, the City is able to recoup some of the expense of purchasing and maintaining the vehicles and is considered prudent handling of tax payer's dollars. All Surplus Sale proceeds are transferred to the General Fund or Enterprise Funds.

Unalaska Code of Ordinance is our guide in disposing of City personal property:

§ 7.20.010 DISPOSAL OF PERSONAL PROPERTY.

(A) The Manager may authorize the abandonment, destruction or recycling of city personal property which has no commercial value or of which the continued care, handling, repair, maintenance, or storage would exceed the proceeds of sale.

(B) Personal property not authorized for abandonment, destruction, or recycling by the Manager and no longer needed for municipal purposes shall be disposed of in one, or more than one, of the following manners:

- (1) By public outcry auction to the highest bidder;
- (2) By public sealed bid auction to the highest bidder;
- (3) To the best qualified proposal who responds to a request for proposal to acquire the property;
- (4) To an educational, religious, charitable or non-profit association or corporation providing service to residents of Unalaska; or
- (5) To the United States, the State of Alaska or an Alaska municipal corporation or any agency or department thereof.

(C) The City Council shall, by resolution, determine which method or methods specified in this section shall be used to dispose of personal property valued at less than \$25,000.

(D) The City Council shall, by ordinance, determine which method or methods specified in this section shall be used for disposal of personal property valued at more than \$25,000.

(E) Personal property not disposed of by the preceding options will be held for future disposal, or if deemed appropriate, taken to the landfill.

DISCUSSION:

We are recommending a "public outcry" type of Surplus Sale. This will entail members of the public orally bidding on items as they come up for auction. This will eliminate the need for staff to open, read and record each bid placed by a citizen and to deal with multiple bids in the same amount. The problems associated with items not being picked up in a timely manner is also eliminated since all items are to be removed from City property by 3:00 pm on the day of the auction. Any items not removed on the day of auction will be disposed of at the landfill, excluding vehicles. Due to the need to transfer titles, vehicles will not be removed until the following Monday.

NOTE: All vehicles and pieces of equipment will have a minimum bid established using Kelley Blue Book guidelines.

ALTERNATIVES:

1. Approve the semi-annual surplus sale scheduled for May 4, 2024 from 11:00 a.m. to 2:00 p.m. and that the sale be by "public outcry".
2. Chose not to have a sale until a later date.

FINANCIAL IMPLICATIONS: Revenues from the sale go back into the City's General and Enterprise Funds.

LEGAL: None.

STAFF RECOMMENDATION: Staff recommends adoption of Resolution 2024-11.

PROPOSED MOTION: I move to adopt Resolution 2024-11 Approve the semi-annual surplus sale scheduled for May 4, 2024 from 11:00 a.m. to 2:00 p.m. and that the sale be by "public outcry".

CITY MANAGER COMMENTS: I support the staff's recommendation.

ATTACHMENTS: Surplus List

Surplus Sale FY24

3/25/2024

Quantity	Unit	Description	Condition	Estimated Value Each	Location
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City Clerk's Office

1	each	End Table	Good	15.00	
1	each	Microsoft Wireless Keyboard & Mouse	Good	25.00	

City Hall Admin

1	each	Large Couch	Good	15.00	
4	box	Kitchen Supplies	Fair	10.00	
1	each	Wooden Desk w/Computer Stand	Good	50.00	
3	each	Rolling Desk Chairs	Good	15.00	
1	each	Small Leather Couch	Good	10.00	
1	each	Drawer	Fair	5.00	
2	each	Bedroom Side Tables	Good	10.00	
1	each	Small Drawer	Good	5.00	
1	box	Box of Light Bulbs	???	5.00	
1	each	Trash Can & Mop	Good	5.00	
2	each	Desks	Good	10.00	
2	each	Wood Chairs	Good	10.00	
1	each	Microwave	Working	10.00	
1	each	Office Chair	Fair	10.00	
1	each	Shoe Rack	Good	5.00	
1	each	Couch	Good	15.00	
1	each	Vacuum Cleaner	Working	10.00	
1	each	Television - 30"	???	15.00	
1	each	Television - 53"	???	20.00	
2	each	Single Metal Beadframe	Good	10.00	
1	each	Trash Can & Mop	Good	5.00	
3	each	Chairs	Fair	15.00	

Quantity	Unit	Description	Condition	Estimated Value Each	Location
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City Hall Admin

1	each	Vacuum Cleaner	Working	5.00	
1	each	Television - 45"	???	20.00	
1	each	Airbed	Good	10.00	
2	each	Single Metal Beadframe	Good	10.00	
1	each	Office Chair	Good	10.00	
1	each	1996 Ford Ranger w/Canopy (CH3710)	Fair	2,000.00	

Department of Finance

1	each	Canon Toner GPR-30 (Black)		100.00	
2	each	Canon Toner GPR-30 (Yellow)		200.00	
1	each	Canon Toner GPR-30 (Cyan)		100.00	
1	each	Canon Toner GPR-30 (Magenta)		100.00	
2	each	HP Laserjet Toner (507A-Yellow)		200.00	
2	each	HP Laserjet Toner (507A-Cyan)		200.00	
2	each	HP Laserjet Toner (507A-Magenta)		200.00	
2	each	HP Laserjet Toner (507A-Black)		200.00	
2	each	HP Laserjet Toner (64A-Black)		200.00	
2	each	HP Laserjet Toner (90A-Black)		200.00	
1	each	HP Laserjet Toner Cartridge (CP3600-Black)		100.00	

3	each	Coast to Coast HP Laserjet Toner (PGCF281ADS-Black)		300.00	
2	each	Office Chairs without arms		60.00	
1	each	Dyno Labeling Tape & Machine		10.00	
1	each	Credit Card Machine Supplies		-	
1	each	Microwave Oven		30.00	
5	each	Coffee Pot		25.00	
1	each	Bunn Funnel Assembly Black		8.00	
1	each	Small Office Electric Fan		5.00	
1	each	Foot Rest		5.00	

Quantity Unit Description Condition Estimated Value Each Location

Department of Finance

1	each	Hanging Folder Stand		5.00	
1	each	Desk Paper Organizer		5.00	
2	each	Printer Paper Organizer		10.00	
1	each	Mini File Organizer		2.00	
1	each	Small Filer Organizer		3.00	
4	each	Desk Tray		8.00	
1	each	Keyboard		5.00	
1	each	Mouse		2.00	
9	each	Paper Roll		9.00	
1	each	Document Holder		3.00	

Fire / EMS Division

3	each	Rolling Cushioned Desk Chair		20.00	
1	each	Rolling Plastic Desk Chair		20.00	
2	each	Desk w/Cable Management 2' x 4' x 3'		50.00	
2	each	Desk w/Cable Management 2' x 3' x 3'		50.00	
1	each	Desk w/Cable Management 2' x 5' x 3'		50.00	
1	each	Corner Desk		50.00	
3	each	Stationary Office Chair, Black		20.00	
3	each	Rolling 2-Tier Drawer, 19.5" x 19.5" x 27.5"		20.00	
24	each	Metal Classroom Chair		5.00	
6	each	Classroom Table, 5' x 1.5' - 2.5' Tall w/Folding Legs		15.00	
1	each	Classroom Table, 5' x 1.6' - 2.5' Tall w/Folding Legs		15.00	
1	each	White Board, 29" x 37"		10.00	
1	each	Dart Board 18" w/Cabinet		20.00	
1	each	Lined White Board, 24" x 36"		10.00	
2	each	Floor Squeegee, 36"		20.00	
1	each	Wood 2-Drawer Filing Cabinet		20.00	

Quantity Unit Description Condition Estimated Value Each Location

Fire / EMS Division

30	each	Scott SCBA's w/Masks (out of compliance)		150.00	
40	each	Scott SCBA's Air Bottles (out of hydro)		20.00	

Library

5	box	Used Books	Fair	10.00	
1	box	Misc. Toner	Good	50.00	
1	each	Wireless Queue Beeper (Restaurant Style)	Good	20.00	
1	each	VisionBoard Keyboard	Good	5.00	

Aquatics Center

3	each	Boat Oars	Good	10.00	
3	each	Swim Clocks	Poor	1.00	
1	each	Pool Vacuum	Poor	20.00	
1	each	TV Cart	Fair	10.00	
1	each	TV Stand	Fair	10.00	
5	pkg	Shower Curtain Hangers	Good	30.00	
3	each	AED Trainers	Poor	5.00	
1	each	Receipt Printer	Poor	5.00	
60	each	Shower Curtain Hangers	Good	30.00	
3	each	Laundry Baskets	Fair	5.00	
1	each	Clock-In Machine	Good	100.00	
1	each	Keyboard	Fair	5.00	
2	each	Speakers	Fair	5.00	
1	each	MP4 Music Player	Good	20.00	
1	each	Camera	Fair	10.00	
1	each	Testing Kit Case	Fair	1.00	

Quantity Unit Description Condition Estimated Value Each Location
Aquatics Center

1	each	Pool Skimmer	Poor	1.00	
2	each	Broom Poles	Fair	5.00	
1	each	Baby Pool Floaty	Fair	5.00	
3	each	Wally Balls	Fair	1.00	
1	each	Life Saver Ring	Good	10.00	
1	each	Inflatable Basketball Hoop	Good	5.00	
75-100	yards	Stainless Steel Rubber Lined Line	Fair	40.00	
1	each	Scrub Brush w/Pole	Fair	5.00	
1	each	Pool Skimmer Net & Pole	Fair	5.00	
1	each	Garbage Bin	Good	10.00	
4	pair	Ankle Weights	Fair	20.00	

Department of Parks Culture & Recreation

11	each	Vehicle Booster seats	Good	275.00	
1	each	Folding Table	Fair	10.00	
12	each	Black Chairs	Poor	20.00	
3	each	Wooden Doors	Fair	75.00	
1	each	Black Cart w / Misc. Computer Parts	Good	100.00	
1	each	Pool Table	Poor	100.00	
1	pallet	Weights (exercise)	Fair	200.00	
1	each	Metal Work-Out Rack	Fair	100.00	
2	each	Work-Out Benches	Fair	50.00	
2	each	Cybex Machines	Fair	300.00	
1	each	Pac-Man Machine	Poor	25.00	
1	each	Money Box	Fair	50.00	
2	each	Chairs	Fair	20.00	
1	each	Scoreboard Step	Fair	50.00	
1	each	Stage	Fair	300.00	
1	each	Bulletin Board (large)	Fair	20.00	

Quantity Unit Description Condition Estimated Value Each Location
Department of Parks Culture & Recreation

2	each	Bulletin Board (small)	Fair	10.00	
1	each	Electrostatic Sprayer	Fair	100.00	
1	each	Set Table	Fair	20.00	

1	each	Small Rolling Drawer	Fair	20.00	
1	box	Hoodies (various sizes)	Good	100.00	
2	box	T-Shirts (various sizes)	Good	100.00	
1	bag	Race Shirts	Good	100.00	
1	bag	Softball Equipment	Fair	50.00	

Department of Public Works /Admin

1	each	2002 Ford Explorer (PW9623)	Fair	500.00	
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Department of Public Works / Roads Division

1	each	1996 Volvo/Autocar Dump Truck (DT7)	Fair	15,000.00	
1	each	1997 Hydro Mulcher Seed Blower (HS1)	Poor	50.00	
1	each	1995 Ford F250 Flatbed 2-Wheel Drive (PW1992)	Fair	1,500.00	

Department of Public Works / Supply Division

70	each	Faceshields	Good	25.00	
20	box	Disposable Medical Gowns	Good	50.00	
11	5-gal	Hand Cleaner Gel	Good	25.00	
5	box	Germicidal Cleaner - 1 gal (4 per bx)	Good	100.00	
1	box	Disinfectant Deodorant (12 per bx)	Good	100.00	
4	box	Liquid Hand Sanitizer - 1 gal (4 per bx)	Good	80.00	
6	box	Hand Washing Gel - 500 ml (32 per box)	Good	50.00	
4	each	Clorox Electrostatic Sprayer	Good	6,000.00	
3	box	Clorox Disinfectant Cleaner - 1 gal (4 per box)	Good	200.00	
2	box	Hand Sanitizing Gel (4 per bx)	Good	120.00	

Quantity Unit Description Condition Estimated Value Each Location

Department of Public Works / Supply Division

26	box	Zep Hand Sanitizing Gel w/pump - 1 gal (4 per bx)	Good	160.00	
1	box	Clorox Pool & Spa cleaner	Good	30.00	
2	each	Electrostatic Spray Gun	Good	50.00	
4	each	Hand sanitizer Stand	Good	100.00	
2	each	Black Mesh Office Chairs	Fair	50.00	

Department of Public Works / Facilities Maintenance

10	pallet	Rubber Playground Tiles - 2' x 2' (60 per pallet)	Good	20.00	
8	pallet	Plastic PVC Interlocking Deck Tiles 12" x 12" (1500 per pallet)	Poor	1.00	
12	each	HVAC Spiral Duct Pip - 12" x 12'	Good	50.00	
5	each	Vinyl Windows - 60" W x 36" H	Fair	50.00	
1	each	Vinyl Window - 60" W x 24" H	Fair	50.00	
1	each	Vinyl Window - 36" W x 40" H	Fair	50.00	
1	each	Glass - 3' 11" x 8' 9" (5/16" thick)	Good	300.00	
4	each	Honda Lawnmower	Fair	100.00	
1	each	Echo Weed Eater - Grass Trimmer	Fair	50.00	
2	each	Echo Weed Eater - Grass Trimmer	Good	120.00	
3	each	John Deere Snow Blower	Fair	100.00	
2	each	Tables	Poor	10.00	
2	each	Chairs	Poor	10.00	
1	each	Copy Machine	Poor	5.00	
1	each	Office Table (wood & metal)	Poor	10.00	

Electric Line Crew Division

2	each	Transformer 45kV	Fair	1,000.00	
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Quantity	Unit	Description	Condition	Estimated Value Each	Location
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Water Division

3	each	Snow Machine Helmets	Fair	50.00	Valley
1	each	Druck Level Transducer	Good	50.00	Valley
???	each	Battery Boxes (plastic)	Good	20.00	Van
2	each	Orange Water Pumps	Fair	2,000.00	Valley
1	each	Blue Water Pumps	Fair	250.00	Valley
2	each	Husquavarna Cut-Off Saws	Fair	100.00	Valley
1	each	Variable Frequency Drive (Well 2)	Poor	100.00	Valley
3	each	Survivair SCBA's w/Cases	Fair	1,500.00	PWTP
1	each	Thermocouple (aluminum)	Fair	10.00	Valley
1	each	Ashcroft Calibration Gauge (Hg/Vacuum)	Poor	10.00	Valley
2	each	ACR Sarlink Personal Locator Beacon	Good	200.00	Valley
1	each	1997 A-1 Welding Shoring Trailer (TR21)	Poor	5,000.00	Valley

Solid Waste Division

1	each	Canon Printer			
1	each	2003 Ford F250 Pickup (PW6065)	Fair	500.00	

Ports & Harbor Division

1	each	Yokohama Sling Type Pneumatic Marine Fender L - 7' x W - 4' x H - 3.5'		200.00	
2	each	Yamaha Outboard Engines 225 HP		6,500.00	
1	each	Boss V-Snow Plow	Poor	50.00	
1	each	2009 Ford F250 Ext Cab Pickup (HM4396)	Wrecked/Stripped	50.00	

CITY OF UNALASKA
UNALASKA, ALASKA

RESOLUTION 2024-12

A RESOLUTION OF THE UNALASKA CITY COUNCIL AUTHORIZING LEASE OF UNALASKA MARINE CENTER UPLANDS AND ACCOMODATION OF BERTH SCHEDULING FOR MATSON TO BENEFIT THE UNALASKA MARINE CENTER PURSUANT TO UCO § 7.08.090

WHEREAS, the City and Matson Navigation Company of Alaska, LLC (“Matson”) have entered into a Memorandum of Understanding Regarding Dutch Harbor Dock Project Infrastructure Improvements; and

WHEREAS, the goal of the MOU is the development and construction of a new replacement ship-to-shore crane, dock structural improvements for tiedowns and stow pins to support the crane and covers for same, crane gantry end stops, certain electrical and other associated improvements (together, “Replacement Crane”); and

WHEREAS, Unalaska Code of Ordinances § 7.08.090 authorizes the negotiated sale and disposal, including by lease, of city land upon a determination by the Council that a particular use or class of uses of a parcel would benefit or compliment a municipal function; and

WHEREAS, use of the City land for the Replacement Crane and the freight transportation activities supported by the Replacement Crane benefits and compliments the Unalaska Marine Center; and

WHEREAS, the freight transportation activities supported by the Replacement Crane are anticipated to generate increased revenue under the Unalaska Marine Center Tariff; and

WHEREAS, the UMC Terminal Use and Upland Lease Agreement, attached hereto, grants Matson a twenty-year lease, with two five-year extensions, of Unalaska Marine Industrial Center Backreach Parcel F (24,547 sq. ft.), Parcel G (24,548 sq. ft.), Parcel H (24,548 sq. ft.); and

WHEREAS, the UMC Terminal Use and Upland Lease Agreement further provides that City may remove Parcel I (69,208 sq. ft.) from the leased premises upon 120 days' notice; and

WHEREAS, the UMC Terminal Use and Upland Lease Agreement accommodates advanced scheduling of Matson vessels at UMC Dock Position #6 and Position #7; and

WHEREAS, the UMC Terminal Use and Upland Lease Agreement requires Matson to construct the Replacement Crane before 2028 to maintain the Agreement;

NOW THEREFORE BE IT RESOLVED that the Unalaska City Council determines that the UMC Terminal Use and Upland Lease Agreement attached hereto provides for a use of city lands that benefits and compliments a municipal function.

BE IT FURTHER RESOLVED that the City Manager is hereby authorized to execute the UMC Terminal Use and Upland Lease Agreement on behalf of the City of Unalaska and prior to doing so, may at the manager’s discretion negotiate any changes to the agreement that do not materially affect the premises, duration of the term, or uses that compliment and benefit the UMC.

PASSED AND ADOPTED by a duly constituted quorum of the Unalaska City Council on April 9, 2024.

Vincent M. Tutiakoff, Sr.
Mayor

ATTEST:

Estkarlen P. Magdaong
City Clerk

MEMORANDUM TO COUNCIL

To: Mayor and City Council Members
From: Peggy McLaughlin, Port Director
Through: William Homka, City Manager
Date: 4/09/2024
Re: Resolution 2024-12 A RESOLUTION OF THE UNALASKA CITY COUNCIL AUTHORIZING LEASE OF UNALASKA MARINE CENTER UPLANDS AND ACCOMODATION OF BERTH SCHEDULING FOR MATSON TO BENEFIT THE UNALASKA MARINE CENTER PURSUANT TO UCO § 7.08.090

SUMMARY: The approval of Resolution 2024-12 authorizes the City Manager to Negotiate and sign a lease with Matson for the uplands at the Unalaska Marine Center and provide for priority berthing for the domestic and international linehaul-vessels and weekly barge service. The term of this agreement is 20 years with 2 consecutive five-year renewal terms and the rate is to be set at and adjusted by tariff. By negotiating and mutually signing this lease agreement the City agrees to up to 30 years of uplands lease at tariff rate and Matson agrees to complete the improvements identified as installation of a new crane. Matson also agrees to honor public access and public use of the dock front.

PREVIOUS COUNCIL ACTION: There has been no previous Council action on this item

BACKGROUND: Matson Shipping has been leasing the uplands (backreach) area on a month-to-month basis for several years. Matson has been desirous of a long-term lease in order to invest in improvements at the Unalaska Marine Center. Matson needs a new crane to handle the cargo requirements at UMC and in order for the Matson leadership to authorize the purchase of a new crane, they must have proof of a long-term “crane” operating space.

DISCUSSION: Matson and the City of Unalaska are jointly applying for a grant through the Maritime Administration to improve the old section of Unalaska Marine Center. This grant will help fund the project which includes reinforcing the crane stop at the south end of the dock, installing new crane tie-downs for a bigger capacity crane, fixing the drainage on the dock and resurfacing both the dock and the unpaved uplands area.

The City of Unalaska had already contracted with PND Engineers to assess Positions 5-7 for the major maintenance project of drainage repair and resurfacing when Matson approached the City of Unalaska to partner in the application for the Port Infrastructure Development Program Grant Opportunity. Matson needs to replace the existing crane tie-downs, the pin pockets and replace the old crane stop at the South end of the dock. Matson wants to partner with the City of Unalaska to combine the drainage, resurfacing, and crane infrastructure to increase efficiency of construction. By combining Matson’s and the City’s scope of work, the project is more cost effective and better positioned for grant opportunities.

In order for Matson’s Board of Directors to approve the purchase of a new crane, their procurement team needs assurance of a long-term lease for crane storage and operations. Matson needs to formalize the lease for the uplands with terms that meet their procurement requirements minimum of 20 years.

This lease was developed under the guidelines of UCO § 7.08.090 and meets the requirements of land disposal under Unalaska City Code and also meets the terms for Matson's procurement team. The lease is in draft form and will need to be reviewed by Matson's legal team.

The key components of this agreement include a term of 20 years with two consecutive five-year periods (each considered a renewal term). The lease quotes tariff as the rate to be charged. The lease also addresses priority berthing for their domestic and international linehaul vessels and for their weekly barge service. The lease allows for public access to positions 5-7 and public use of the berth at pos 5-7 when Matson is not exercising the priority option for linehaul vessels and the weekly barge service.

In order for this lease agreement to meet the criteria of UCO § 7.08.090, the improvement must be completed, the City of Unalaska has assigned a deadline for that completion. This is an appropriate approach to leasing public property with out a bidding process. The signing of this lease agreement will provide for the joint application of the PIDP grant to proceed.

ALTERNATIVES: Council could vote down the lease opportunity. Council could choose another avenue for leasing the backreach.

FINANCIAL IMPLICATIONS: This will secure 143,851 square feet of uplands in a lease for no less than 20 years and no more than 30 years.

LEGAL: City of Unalaska's attorney has drafted the lease agreement at the City's request and the agreement is compliant with UCO.

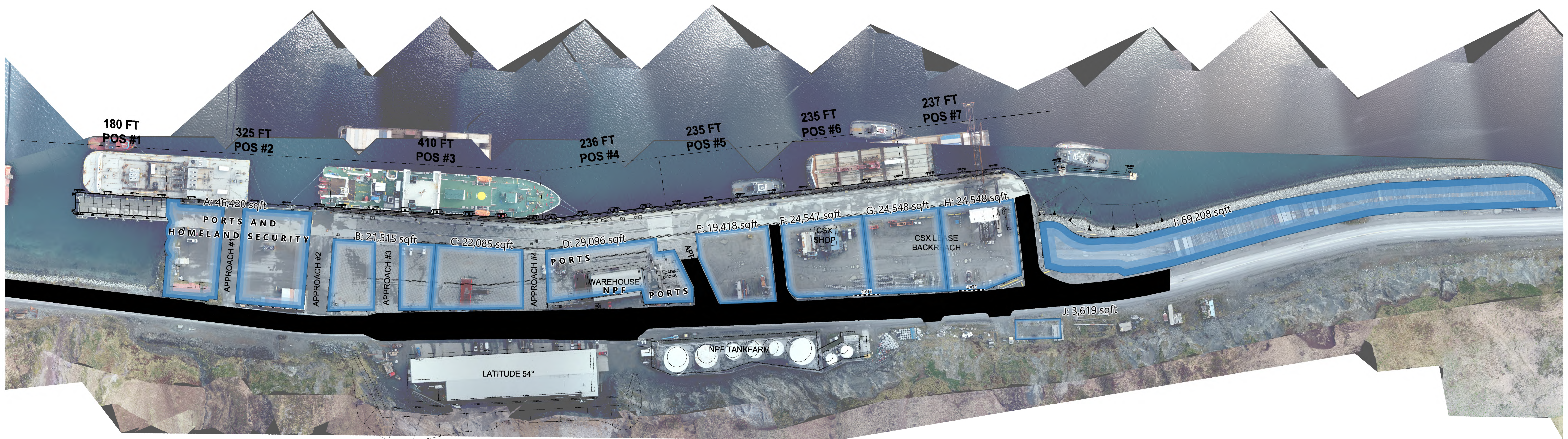
STAFF RECOMMENDATION: Staff recommends approval

PROPOSED MOTION: I move to adopt Resolution 2024-12.

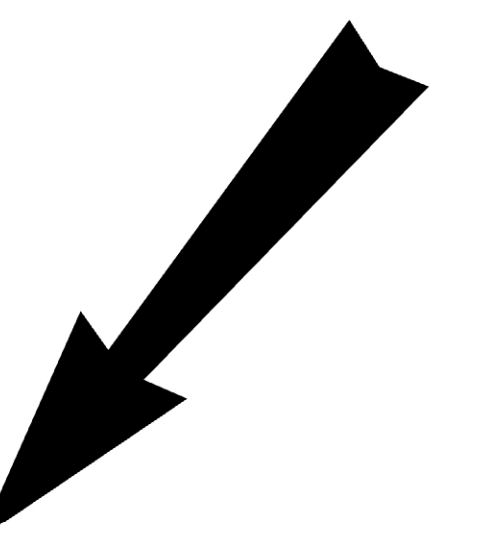
CITY MANAGER COMMENTS: I support the staff recommendation.

ATTACHMENTS: Draft Agreement

Unalaska Marine Center



0 125 250 500 Feet



**INTERNATIONAL PORT OF DUTCH HARBOR
UMC TERMINAL USE AND UPLAND LEASE AGREEMENT**

This UMC Terminal Operation Contract and Use and Upland Lease Agreement (“Agreement”) is made and entered into as of _____, 2024, between the City of Unalaska, an Alaska municipal corporation (“City”), and Matson Navigation Company of Alaska, LLC (“USER”), a Delaware limited liability company.

WHEREAS, USER has agreed herein to construct the Replacement Crane; and

WHEREAS, USER has agreed herein to use UMC dock and uplands for cargo operations and lease a portion of an area commonly known as the Backreach for cargo storage and handling, it is therefore appropriate that the City grant USER the use of the UMC Terminal as provided herein;

WHEREAS, the City Council of the City of Unalaska has authorized this Agreement with Resolution No. 2024-12;

NOW, THEREFORE, in consideration of the premises, and the terms, covenants, conditions, and agreements contained herein, USER and the City hereby agree as follows:

I. DEFINITIONS

A. Cargo Terminal Services includes the following functions:

1. Transporting empty and loaded containers within the Facilities.
2. Receiving and delivering empty or loaded containers or chassis.
3. Performing all necessary housekeeping services.
4. Furnishing all security at assigned berths during periods of vessel berthing.
5. Visual inspection of the condition of containers and cargo discharged from vessels at the Facilities, reporting to the vessels’ masters or agents any damage or defects noted.
6. Preparing reports reflecting the movement of containers or cargo.
7. Providing expeditious movement of containers and cargo.
8. Performing such other duties as are reasonable in such operations and as negotiated between the parties involved.

B. Facilities means all Unalaska Marine Center improvements owned or operated by the City of Unalaska.

C. Premises means the leased premises described in Section II.A, as may be amended or reduced in accordance with this Agreement.

D. Stevedoring includes the following vessel loading and discharging functions:

1. Performing the stowage of cargo on board vessels in accordance with instructions received from their masters or their designated representatives.
2. Discharging cargo or containers from vessels and transport the cargo or containers to a place of rest in the Facilities.
3. Transporting cargo or containers from a place of rest in the Facilities and load and stow cargo or containers onto the vessels.
4. Lashing and unlashng cargo on vessels.
5. Opening and closing hatches and cells.
6. Plugging and unplugging shipboard electrical reefer receptacles if necessary to the extent not performed by the vessels.
7. Checking and tallying containers and container seals and cargo.
8. Spotting vessels and handling lines as may be required.
9. Billing, receiving, or attempting to collect and, where applicable, remit to the City, all charges incurred under the applicable Port Tariff by persons, vessels, or cargo utilizing UMC facilities or services subject to this Agreement.

E. Replacement Crane has that meaning given by City of Unalaska Resolution No. 2024-_____.

F. Tariff means the International Port of Dutch Harbor Unalaska Marine Center Terminal Tariff, as may be amended from time to time.

G. USER Vessel means ships, barges, or other watercraft which are owned, operated, or chartered by or for USER or any affiliated or related company, or which are used in connection with any USER freight operations, or a vessel owned or operated by an entity with which USER has a connecting carrier, consortium, or rationalization agreement, if, and to the extent that, said vessel is carrying cargo on USER's behalf.

II. DESCRIPTION OF PREMISES

A. Leased Premises. Except as provided in Subsection B, the Premises that are the subject of this Agreement are the following parcels consisting of UMC Backreach as depicted in the attached Exhibit A:

1. Parcel F (24,547 sq. ft.);
2. Parcel G (24,548 sq. ft.);
3. Parcel H (24,548 sq. ft.); and

4. Parcel I (69,208 sq. ft.).

- B. Reduction in Leased Premises.** City shall have the right, exercised at its sole discretion, to retake and remove Parcel I (69,208 sq. ft.) from the leased Premises at any time during the term of this Agreement. To exercise this right, City shall provide USER 120 days' written notice before such reduction in Premises shall be effective and USER shall surrender Parcel I in accordance with Section **XVII.B.**

III. IMPROVEMENTS

- A. Existing Improvements.** The Premises contain certain improvements and personal property belonging to USER at the time of entering into this Agreement. All such improvements shall be considered USER's Improvements and personal property under this Agreement.
- B. Replacement Crane Required.** This Agreement is entered into by the City on the express condition that USER constructs the Replacement Crane at USER's expense. The Replacement Crane shall be placed into service no later than December 31, 2027. Should USER fail to construct the Replacement Crane and place it into service as requires by this Section, USER shall pay to the City a termination fee of \$250,000 and USER's rights and interest under this Agreement shall terminate as of January 1, 2028. If USER is unable to place the Replacement Crane into service by December 31, 2027 as a result of delays for which USER is not reasonably responsible, and could not have reasonably anticipated, and USER has made all commercially reasonable efforts to have the Replacement Crane into service by December 31, 2027, the parties shall negotiate a reasonable extension of time in good faith. This Agreement does not authorize crane parking for the Replacement Crane. As design and development of the Replacement Crane progresses, USER and the City shall, in good faith, negotiate terms for crane parking as a separate agreement or as an addendum to this Agreement.
- C. City Approval for Improvements.** USER shall make no alterations, additions, or improvements to the leased premises without the prior written approval of the City. Unless otherwise agreed to in writing, all approved improvements shall be considered USER's Improvements.

IV. USE OF PREMISES & BERTHING ASSIGNMENT

- A.** The City hereby grants USER the exclusive right to use and occupy the Premises in connection with its transportation business and related activities during the term of this Agreement.
- B.** The City specifically reserves to itself and for non-USER vessels rights to use and occupy the UMC Terminal, or portions thereof, subject to the priorities of use accorded to USER under this Agreement.
- C.** Unless authorized in writing by the City's Port Director, USER shall not block any public right-of-way or approach to City-controlled Facilities, nor leave equipment or Cargo on

or obstruct City-controlled Facilities (not including the Premises) except when actively loading or unloading USER's Vessels.

D. USER shall not use the Premises or any Facilities for any unlawful purposes. Use of all Facilities shall be in accordance with the Tariff.

E. USER shall use the Premises solely for Cargo Terminal Services and Stevedoring Services.

F. Berthing Assignment for USER Vessels. In accordance with the terms of this Agreement and the Tariff, the City shall make all commercially reasonable efforts to accommodate at UMC dock Position #6 and/or Position #7 the timely berthing of USER's line haul vessels and weekly barge vessels for purposes of mooring, docking, and loading or discharging cargo on or from such USER Vessels. For all other USER Vessels, Dock assignments shall be made at the discretion of the Harbormaster in accordance with the Tariff, provided that the Harbormaster shall assign such Vessels to UMC dock Position #6 and/or Position #7 unless such assignment would unreasonably delay the berthing of any vessel or interrupt UMC operations.

1. To avail itself of the berthing assignments described above:

- a. Each week, USER's Unalaska representative shall furnish the Harbormaster with a report that provides information as to the position, estimated time of arrival in Unalaska, and estimated port time of USER's line haul vessels and weekly barge vessels for which User desires berthing at Position #6 and/or Position #7 during the week following. Alterations to and deviations from the weekly report shall not incur charges applicable to cancelation of a confirmed schedule. For each such vessel, USER shall confirm or update such information at least 12 hours in advance of the vessel's estimated time of arrival.
- b. For all other USER Vessels, USER's Unalaska representative shall furnish the Harbormaster with a vessel schedule at least 12 hours in advance of the estimated time of arrival.

2. It is agreed that Premises and Facilities are public facilities and subject to the provisions of the Tariff.

3. USER shall make a reasonable effort to vacate berths within four hours after working cargo; provided however, should weather conditions prevent the User Vessel from leaving safely, an extension may be granted by the City Harbormaster if not a conflict with previously scheduled vessels.

G. Use of Storage, Marshaling Areas, and Facilities Other than the Dock. USER shall have exclusive right to use and occupy the Premises, including without limitation the operations of loading, unloading, working, parking, and storage of cargo, vans, chassis, trucks, and other equipment; provided that the City reserves the right to maintain access for all users via the public rights-of-way and dock area adjacent to any berth when USER is not actively engaged in loading or unloading of USER Vessels.

H. Additional Berthing of USER Vessels. USER Vessels shall be allowed to berth at Position #6 and/or Position #7 while not engaged in cargo operations unless the City Harbormaster requests their removal to accommodate other use of Facilities. In such event, the Harbormaster will notify the vessel captain as early as possible of the time the USER Vessel must clear the dock.

I. Cargo Terminal Services & Stevedoring. User shall be responsible for performing all Cargo Terminal Services and Stevedoring Services for USER Vessels and shall perform same for USER Vessels only.

V. RENT & OTHER PAYMENTS

A. Rent. In addition to wharfage, dockage, and other fees or charges elsewhere specified in this Agreement, USER shall pay to the City monthly rent (“Rent”) for the Premises. The Rent shall be based on the total square feet of the Premises. And calculated and paid in accordance with this Section.

1. Except as provided in this section, the Rent shall be calculated based on Tariff Storage Rates for Open Areas monthly charge. As of the effective date of this Agreement, such rate is \$0.47 per square foot.
2. Within two years of the effective date of this Agreement, the City shall obtain an appraisal of the fair market value of Parcel F, Parcel G, Parcel H, and Parcel I. USER’s Improvements shall not be appraised and the highest and best use of the Premises shall be determined without consideration of any use rights or limitations imposed by this Agreement. USER shall reimburse the City for the reasonable cost of the appraisal within 30 days of the City invoicing USER for same. Following receipt of such appraisal report, an annual rental rate equal to 10% of the appraised value shall be fixed. The monthly Rent shall be equal to 1/12th of the annual rental rate, with any adjustment in the Rent effective the first month after the City has provided USER a copy of the appraisal report.
3. In accordance with Unalaska Code of Ordinances § 7.12.050, the fifth year following adjustment to the Rent in accordance with Section V.A.2, and again every five years thereafter, each of the Parcels constituting the Premises shall be reappraised and the Rent shall be adjusted, and the City reimbursed the reasonable cost of the appraisal, as set forth in Section V.A.2. If, however, the Tariff Storage Rates for Open Areas monthly charge has been revised to reflect current fair market value of UMC storage premises at any time during any five-year period, the Rent shall adjust based on the updated Tariff Storage Rates for Open Areas monthly charge, with such adjustment in the Rent effective the first month after the effective date of the Tariff change, and appraisal shall not be required.
4. Rent payments shall be made payable to the City of Unalaska and delivered to the City of Unalaska Finance Department, P.O. Box 610, Unalaska, Alaska 99685, or to any other address which the City may designate in writing.

5. Rent is due with or without invoice on the date specified in subparagraph C above.
- B.** USER shall pay to the City Wharfage and Dockage fees at the rates shown in the Tariff.
 - C.** USER shall submit to the City within ten days of the end of each month a statement detailing the vessel dockage and cargo tonnage handled during the previous month. All such sums shall be a charge against the vessel or cargo, as the case may be, and shall be remitted by the User to the City. Such remittances shall be accompanied by appropriate itemized documentation. Charges shall be paid by the User to the City within ninety 90 days after the first billing to the vessel or cargo, or within ten working days of receipt of payment by the User, whichever is less, provided that credit terms shall be those chosen by the User. All such billings to the vessels and cargo will be itemized for services rendered by the User and shall be made promptly after performance of those services.
 - D.** Nothing in this Agreement reduces or modifies the liability of USER for fees or charges for other services set out in the Tariff.
 - E.** All amounts due under this Agreement, including Rent, that are not paid within thirty days of the date due shall bear interest at the rate of 10.5% per annum for as long as the delinquency continues.

VI. TERM OF AGREEMENT

- A. Initial Term.** The term of his Agreement is for 20 years and shall commence on July 1, 2024, and shall continue in full force and effect through June 20, 2044, unless earlier terminated pursuant to this section.
- B. Renewal Terms.** This Agreement may be renewed for two consecutive additional five-year periods (each a “Renewal Term”) by mutual agreement of the parties. At least 90 days prior to the expiration of the term then in effect, USER shall provide written notice to the City of its desire to renew or not renew this Agreement for the next succeeding Renewal Term. The City will then reply to USER within 15 days whether it wishes to renew this Agreement. If both parties agree to renew this Agreement, they shall then enter good faith negotiations to address any modifications to this Agreement requested by either party. The failure of the parties to agree upon a renewal of this Agreement shall cause this Agreement to terminate at the end of the current term.
- C. Default.** The City may declare a default hereunder and terminate this Agreement, in addition to exercising any other available remedy, upon the occurrence of any of the following:
 1. The failure of USER to pay any sum of money due under this Agreement within 30 days after the due date.
 2. The failure of USER to perform or observe any covenant or condition of this Agreement, other than a default in the payment of money described in Section **VI.C.1**, which is not cured within 30 days after notice thereof from the City to

USER, unless the default is of a kind that may be cured, but not within such 30-day period, in which case no default shall be declared so long as USER shall commence the curing of the default within such 30 day period and thereafter shall diligently and continuously prosecute the curing of same.

3. The commencement of a case under any chapter of the federal Bankruptcy Code by or against USER, or the filing of a voluntary or involuntary petition proposing the adjudication of USER as bankrupt or insolvent, or the reorganization of USER, or an arrangement by USER with its creditors, unless the petition is filed or case commenced by a party other than USER and is withdrawn or dismissed within 90 days after the date of its filing.
4. The admission in writing by USER of its inability to pay its debts when due; the appointment of a receiver or trustee for the business or property of USER, unless such appointment shall be vacated within ten days after its entry; USER making an assignment for the benefit of creditors; or the voluntary or involuntary dissolution of USER.

D. Eminent Domain. Upon condemnation of the lease property or any part thereof by the state or federal government or an agency thereof, including inverse condemnation, the lease shall terminate without any liability to the City.

VII. MAINTENANCE AND REPAIR OF PREMISES

- A.** The City shall maintain and repair, at its own expense, the utilities (water, sewer or septic system, storm drainage, and electrical), common roadbeds and UMC structures. In no event shall the City be obligated to repair or otherwise mitigate or respond to damages resulting from USER's use of the Facilities.
- B.** Specifically for the Premises, USER shall, at its own expense, provide all routine preventive maintenance, repairs, and replacements to any USER structures, including: any USER, container cranes, container handling equipment, USER installed electric systems and equipment, and the cargo storage area.
- C.** USER will provide all snow removal and de-icing of the Premises. USER shall keep the Premises clean, orderly, and free of rubbish. If USER fails to adequately remove snow, ice, or debris, the City may furnish the necessary equipment and manpower to provide this service in which event USER shall promptly pay the City's billings for such services.
- D.** USER shall provide the City Harbormaster a semi-annual maintenance and repair report on any single incident of damage or repair over \$10,000.
- E.** Within 30 days after each anniversary of the date of this Agreement, USER and the City agree to inspect the Premises and prepare a report describing the condition of the Premises and specifying any items in need of repair. The party responsible for those repairs shall start those repairs within 30 days after the report is prepared and shall promptly complete them.

- F. If, at any time during the term of this Agreement, the Premises are damaged or destroyed by fire or other casualty, due to any cause other than an act or omission solely of USER, the City may elect to either (i) at its expense, repair, rebuild, replace and restore the Premises to a condition comparable to that which existed immediately prior to the fire or other casualty, or (ii) terminate this Agreement. In the event the City elects to repair, rebuild, replace or restore the Premises, payments under this Agreement shall be abated in proportion to the extent that the Premises are not usable by USER during the time the unusable areas remain unrepaired or unrestored.
- G. USER acknowledges having inspected or having been given a full opportunity to inspect the Premises, Position #6 and Position #7 and hereby accepts them in their present condition, and shall at the termination of this Agreement surrender said Premises in as good a condition and repair to the City reasonable wear and tear excepted.

VIII. INDEMNITY

- A. USER shall indemnify and hold harmless the City and its elected and appointed officials, employees, agents, and servants from any and all losses, expenses, damages, demands, and claims by any person in connection with or rising out of any injury (including death) to persons or in connection with damage to property or the natural environment, sustained in whole or in part as a result of USER use, occupancy and maintenance of the Premises and assigned Berths, and/or exercise of its rights under this Agreement or USER breach of this Agreement. USER shall defend all suits and actions brought against the City and any of its elected or appointed officials, employees, agents or servants from any such injury or damage and shall pay all damages, costs, and expenses, including attorney's fees incurred in connection with the suits or actions. The only exception to this indemnity provision shall be for claims resulting from the negligence, gross negligence, or willful misconduct of the City or its employees, agents, or servants, and for claims resulting from an act or omission of a third party, with respect to which USER's obligations under this paragraph shall be limited to that portion of any such claim not attributable to the City and not attributable to a third party.
- B. This indemnity provision specifically includes all environmental damage that may result from USER operations under this Agreement and any penalties or fines which may be assessed in connection therewith.
- C. Claims arising in whole or in part out of any incident or event occurring during the term of this Agreement or any extension or renewal of it shall be covered by the provisions of this section VII even though they may not have been asserted or discovered until after the expiration of said term.

IX UTILITIES

- A. During the term of this Agreement, USER shall pay the providers directly for all utility bills and accounts for utility services used or consumed by USER on or in connection with the Premises.

- B.** USER shall be responsible for obtaining its own janitorial services for USER facilities on the Premises, if any.

X. INSURANCE

- A.** USER shall procure and maintain at its sole expense, and shall keep in full force and effect throughout the term of this Agreement, the following policies of insurance:
1. Commercial General Liability Insurance, \$5,000,000 combined single limit per occurrence for bodily injury and property damage claims arising from all operations related to this Lease. The general aggregate limit shall be \$5,000,000.
 2. Commercial Automobile Liability Insurance, \$5,000,000 combined single limit per accident for bodily injury and property damage.
 3. Worker's Compensation and Employers Liability. Worker's Compensation shall be statutory as required by the State of Alaska. Employers Liability shall be endorsed to the following minimum limits and contain USL&H coverage endorsement, if applicable: (i) bodily injury by accident, \$1,000,000 each accident; and (ii) bodily injury by disease, \$1,000,000 each employee.
 4. Pollution Insurance, \$10,000,000 combined single limit per loss applicable to bodily injury, property damage, including loss of use of damaged property or of property that has not been physically injured or destroyed; cleanup costs; and defense, including costs and expenses incurred in the investigation, defense or settlement of claims. Coverage shall apply to sudden and non-sudden pollution conditions resulting from the escape or release of petroleum products, smoke, vapors, fumes, acids, alkalis, toxic chemicals, liquids or gases, waste materials, or other irritants, contaminants, or pollutants.
- B. Other Insurance Provisions.** The policies are to contain, or be endorsed to contain, the following provisions:
1. Commercial General Liability and Automobile Liability and Pollution
 - a. City, its officers, officials, employees and volunteers are to be covered as additional insureds. The coverage shall contain no special limitation on the scope of protection afforded to City, its officers, officials, employees and volunteers.
 - b. USER's insurance coverage shall be primary insurance as respects City, its officers, officials, employees and volunteers. Any insurance or self-insurance maintained by City, its officers, officials, employees and volunteers shall be excess of USER's insurance and shall not contribute to it.

- c. USER's insurer shall agree to waive all rights of subrogation against City, its officers, officials, employees and volunteers for losses arising from work performed by USER for City.
 - 2. Worker's Compensation and Employer's Liability. USER's insurer shall agree to waive all rights of subrogation against City, its officers, officials, employees and volunteers for losses arising from work performed by USER for City.
 - 3. All Insurance. Each insurance policy required by this Agreement shall be endorsed to state that coverage shall not be suspended, voided, canceled by either party, reduced in coverage or in limits except after thirty (30) days' prior written notice has been given by the Insurer to City by certified mail, return receipt requested.
- C. Acceptability of Insurers.** Insurance is to be placed with insurers qualified to do business in Alaska having a Best's rating of no less than A-.
- D. Verification of Coverage.** USER shall furnish City with approved certificates of insurance and with certified copies of all endorsements effecting coverage required by this Section. The certificates and endorsements for each insurance policy are to be signed by a person authorized by that insurer to bind coverage on its behalf. The certificates are to be on forms which meet industry standard. City reserves the right to require complete, certified copies of all required insurance policies at any time.

XI. RIGHT OF INSPECTION-RECORD KEEPING REQUIREMENT

- A. The City shall have the right to inspect the Premises without prior notice to ensure compliance with the terms of this Agreement.
- B. The City shall have the right to audit USER's records and to require USER to prepare summaries or reports from its records to determine compliance with the payment terms of this Agreement.
- C. USER shall prepare or cause to be prepared bills of lading detailing all cargo loaded on or from each container on any USER Vessel using the Premises. USER shall preserve all bills of lading and other records evidencing USER's use of the Premises for not less than three years after expiration of this Agreement.

XII. TAXES

- A. In addition to the fees and charges provided in this Agreement, USER shall pay when due all taxes and other charges which are levied at any time during the term of this Agreement upon the leasehold interest and any improvements on the Premises. If the City receives a notice of assessment from any taxing jurisdiction claiming that the City or USER is liable for any tax or charge for which USER has agreed to make payment under this paragraph, the City shall notify USER in writing no later than 30 days after receipt of the claim.

B. If USER has a reasonable basis to contest, protest, or appeal (the “Appeal”) the imposition or amount of any tax or charge, USER, at its own expense, may prosecute the Appeal, in which case the City shall cooperate fully with USER including, but not limited to, providing documentation and other information as required for USER to settle or sustain the Appeal. If USER prosecutes the Appeal, and if, but only if, such proceedings suspend enforcement and collection of the tax or charge, and no part of the Premises or any interest therein is or will be in danger of being sold or forfeited, this Agreement shall not obligate USER to pay the tax or charge until the taxing jurisdiction's decision that the City or USER is liable for the tax or charge becomes final. If any of the Premises is subjected to a lien which is not discharged within thirty 30 days after USER receives notice of such lien, USER shall deposit with the City cash, a sufficient corporate surety bond or other security satisfactory to the City in an amount adequate to provide for the discharge of the lien plus any interest, costs, attorneys' fees or other charges that could accrue as a result of such contest.

XIII. ASSIGNMENT

The parties stipulate and agree that the rights and obligations under this Agreement are of such a nature that the rights and duties of USER hereunder shall not be assignable, nor shall USER sublet any portion of the Premises, without the prior written consent of the City, which consent shall not be unreasonably withheld, except to an entity that is owned solely by or that is an affiliate of USER, after 30 days’ prior notice to the City. USER shall include in such notice a statement of any legal requirement for confidentiality regarding the notice or the related transaction, with which the City shall comply to the extent allowed by law. Should the City consent to an assignment USER shall nevertheless remain liable for the performance of all of its obligations under this Agreement and the acceptance by the City directly from an assignee of any payments or other performance due under this Agreement shall not be construed as a waiver of USER’s continuing liability. A change of control of USER other than from the parent entity of USER to an affiliate shall constitute an assignment for purposes of this provision.

XIV. COMPLIANCE WITH FEDERAL, STATE, AND LOCAL LAWS

At all times during the term of this Agreement, USER shall conduct operations in accordance with all applicable federal, state, and local laws and ordinances.

XV. SEVERABILITY

If any part, term or provision of this Agreement is declared null or unenforceable by a court or other tribunal of competent jurisdiction, the validity and enforceability of the rest of this Agreement shall not be affected.

XVI. WAIVERS

No waiver by USER or the City of any covenant or condition of this Agreement shall be construed as a waiver of any other covenant or condition, nor shall the waiver of one breach be considered as a waiver of any other breach.

XVII. SURRENDER

- A. USER agrees that that it shall not cause the Facilities to be subject to any liens, charges or encumbrances and agrees that at the expiration of the term of this Agreement it will deliver to the City or its designee, the Premises in good condition (ordinary wear and tear excepted) and without liens, charges, or encumbrances.

- B. Excepting only the Replacement Crane, USER shall have the right at any time during the Term to remove from the Premises all its Improvements, equipment, removable fixtures and other personal property, and all property of third persons for which USER is responsible and on or before the expiration or earlier termination of this Agreement, USER shall remove all of the same from the Premises, repairing all damage caused by any removal; provided, however, if USER shall fail to remove all such property within 45 days after the expiration or earlier termination of this Agreement, the City may remove such property to a public warehouse for deposit or may retain the same in its own possession and in either event may sell the same at public auction; provided, further, that the City shall have given USER ten days' notice of the City's intent to sell such property at public auction, the proceeds of which shall be applied: first to the expenses of removal, including repair required thereby, and of storage and sale; second, to any sums owed by USER to the City, with any balance remaining to be paid to USER. If the expenses of such removal, repair, storage, and sale shall exceed the proceeds of sale, USER shall pay such excess to the City upon demand. Without limiting any other term or provisions of this Agreement, USER shall indemnify and hold harmless the City, its officers, agents, employees, and contractors from all claims of third persons arising out of the City's removal and disposition of property pursuant to this Section, including claims for conversion, claims for loss of or damage to property, claims for injury to persons (including death), and claims for any other damages, consequential or otherwise, excluding only claims based on the City's sole negligence.

XVIII. MODIFICATIONS AND NOTICES

- A. No modification of this Agreement shall be effective unless agreed to by USER and the City in writing and approved by the Unalaska City Council. No modification of one provision of this Agreement shall be considered a waiver, breach or cancellation of any other provision.

- B. All notices required to be given under this Agreement shall be in writing, and shall be effective on the date of receipt and shall be mailed to the parties at the following addresses:

If to City:

City Manager
 City of Unalaska
 P.O. Box 610
 Unalaska, AK 99685

If to USER:

XIX. ANTI-DISCRIMINATION

During the performance of this Agreement, USER agrees:

- A. In connection with its performance under this Agreement including construction, maintenance, and operation of or on the Premises, USER will not discriminate against any employee or applicant for employment because of age, race, color, ancestry, religion, sex, or national origin.
- B. USER and its employees shall not discriminate, by segregation or otherwise, against any person on the basis of race, color, ancestry, religion, sex, or nationality by curtailing or refusing to furnish accommodations, facilities, services, or use privileges offered to the public generally.
- C. USER shall include and require compliance with the above nondiscrimination provisions in any subletting or subcontract made with respect to use of the Premises under this Agreement.

XX. ALASKA LAW

The parties agree that this Agreement was entered into in the State of Alaska, that Alaska law will govern its interpretation and application, and that venue of any suit or other action arising out of this Agreement shall be in the Superior Court for the State of Alaska Third Judicial District unless a nonwaivable state or federal law requires otherwise.

XXI. BINDING ON SUCCESSORS AND ASSIGNS

All provisions of this Agreement shall inure to the benefit of and be binding on the parties, their successors, and permitted assigns.

XXII. COMPLETE AGREEMENT

This Agreement between USER and the City, constitutes the final agreement between the parties. They are the complete and exclusive expression of the parties' agreement on the matters contained in this Agreement. All prior and contemporaneous oral and written negotiations and agreements between the parties on the matters contained in this Agreement are expressly merged into and superseded by the aforementioned agreements.

CITY OF UNALASKA
UNALASKA, ALASKA

ORDINANCE 2024-06

CREATING BUDGET AMENDMENT #6 TO THE FISCAL YEAR 2024 BUDGET, APPROPRIATING \$4,700,000 FROM THE 1% SALES TAX FUND FOR AN INCREASE TO THE CAPTAINS BAY ROAD WATERLINE EXTENSION PROJECT (WA22D); AND DECREASING THE BUDGET FOR THE MAKUSHIN GEOTHERMAL PROJECT (EL22B) BY \$1,850,000.

BE IT ENACTED BY THE UNALASKA CITY COUNCIL

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

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

Amendment No. 6 to Ordinance 2023-03

	<u>Current</u>	<u>Requested</u>	<u>Revised</u>
I. OPERATING BUDGETS			
A. 1% Sales Tax Fund			
Sources:			
Appropriated Fund Balance	\$ -	\$ 4,700,000	\$ 4,700,000
Uses:			
Transfer to Proprietary Capital Projects	\$ -	\$ 4,700,000	\$ 4,700,000
 II. CAPITAL BUDGETS			
A. Public Utilities - Project Budgets			
Makushin Geothermal			
Sources:			
Contributions & Donations - Private Sources	\$ 2,000,000	\$ (1,850,000)	\$ 150,000
Uses:			
Makushin Geothermal Project	\$ 7,720,000	\$ (1,850,000)	\$ 5,870,000
Captains Bay Rd Waterline Extension			
Sources:			
Transfers from 1% Sales Tax Fund	\$ -	\$ 4,700,000	\$ 4,700,000
Uses:			
Captains Bay Rd Waterline Ext Project	\$ 1,198,646	\$ 4,700,000	\$ 5,898,646

PASSED AND ADOPTED by a duly constituted quorum of the Unalaska City Council on April 23, 2024.

 Vincent M. Tutiakoff, Sr.
 Mayor

Attest:

 Estkarlen P. Magdaong
 City Clerk

City of Unalaska
Summary of Budget Amendment and Schedule of Proposed Accounts
FY24 Budget Amendment 6

- 1) 1% Sales Tax Fund
 - Add \$4,700,000 to Appropriated Fund Balance
 - Add \$4,700,000 to Transfers to Proprietary Capital Projects for CBR Waterline Extension Project

- 2) Electric Fund Capital Projects Budget
 - Reduce Contributions from Private Sources and budgeted project costs each by \$1,850,000 to reflect OCCP expired PPA

- 3) Water Fund Capital Projects Budget
 - Add \$4,700,000 to Transfers from 1% Sales Tax Fund
 - Add \$4,700,000 to CBR Waterline Extension budget

	<u>Org</u>	<u>Object</u>	<u>Project</u>	<u>Current</u>	<u>Requested</u>	<u>Revised</u>
1) <u>1% Sales Tax Fund - Operating Budget</u>						
Sources:						
Appropriated Fund Balance	11029954	49900		\$ -	\$ 4,700,000	\$ 4,700,000
Uses:						
Transfer to Proprietary Capital Projects	11029954	59940		\$ -	\$ 4,700,000	\$ 4,700,000
2) <u>Electric Fund - Capital Project Budgets</u>						
Makushin Geothermal						
Sources:						
Contributions & Donations - Private Sources	50115047	47400	EL22B	\$ 2,000,000	\$ (1,850,000)	\$ 150,000
Uses:						
Engineering & Architecture	50125053	53240	EL22B	\$ 3,333,200	\$ (1,850,000)	\$ 1,483,200
3) <u>Water Fund - Capital Project Budgets</u>						
CBR Waterline Extension						
Sources:						
Transfers from Special Rev Fund	51119848	49110	WA22D	\$ -	\$ 4,700,000	\$ 4,700,000
Uses:						
Other Professional Svcs	51125553	53300	WA22D	\$ -	\$ 600,000	\$ 600,000
Construction Svcs	51125553	54500	WA22D	\$ -	\$ 3,500,000	\$ 3,500,000
Contingency	51125553	55912	WA22D	\$ -	\$ 600,000	\$ 600,000

MEMORANDUM TO COUNCIL

To: Mayor and City Council Members
From: Erik Hernandez, Acting Utilities Director
Through: William Homka, City Manager
Date: April 9, 2024
Re: Ordinance 2024-06: Creating Budget Amendment #6 to the Fiscal Year 2024 Budget, appropriating \$4,700,000 from the 1% Sales Tax Fund for an increase to the Captains Bay Road Waterline Extension Project (WA22D); and decreasing the budget for the Makushin Geothermal Project (EL22B) by \$1,850,000

SUMMARY: This budget amendment will increase the Water Capital Projects Budget by \$4,700,000 from the 1% Special Revenue fund to construct Phase 1 of the Captain's Bay Road Waterline Extension Project and decrease the Makushin Geothermal Project by \$1,850,000.

PREVIOUS COUNCIL ACTION:

On May 10, 2022 City Council approved Ordinance 2022-06 creating budget amendment #4 increasing the Water Capital Project Budget by \$800,000.

On May 10, 2022 City Council approved Ordinance 2022-06 creating budget amendment #4 decreasing the Makushin Geothermal Project by \$1,850,000

BACKGROUND: Discussions about improvements to CBR began more than a decade ago, but the project came into focus in the FY19 Capital & Major Maintenance Plan (CMMP). Various iterations of the plan were developed for evaluation and consideration in subsequent CMMPs. The City contracted HDR to conduct a Cost Benefit Analysis to review the project, which ranked just under a '1'. Shortly thereafter, Trident Seafoods purchased the former quarry property at the end of Captains Bay Road.

The waterline extension will provide water to all of the properties along the roadway and replace those still utilizing wells. North Pacific Fuel uses a private lateral line that runs up to Pyramid Road where it connects to the public line. The water meter is located where the private and public line intersect on Pyramid Road. The lateral crosses over private property and has been leaking a significant amount of treated water because part of the line is still a wooden stave constructed in the 1940's. This private line will be abandoned after the new waterline project is complete.

The money set aside for the Makushin Geothermal Project (MGP) can be put back into the general fund. The City did not renew the Power Purchase Agreement with Ounalashka Corporation/Chena Power (OCCP) last February. This ordinance seeks to decrease the budget for the MGP by \$1,850,000 because that is money the City will not be receiving from OCCP. In 2023 the City received \$150,000 of what was to be a \$2 M commitment toward the project as part of the Power Purchase Agreement (PPA).

CBR Waterline Extension: The City of Unalaska has two storage tanks; a .5 MGD storage tank located in Unalaska Valley/Lear Road and another 2.6 MGD contact treatment (CT) storage tank located in the Pyramid Valley. The City provides water service to a customer on Captains Bay

Road that can only be supplied by the 2.6 MGD CT tank. Furthermore, it can only do so when it is filled more than 70% of its capacity, roughly 26 out of 38 feet. When the tank level drops below 26 feet, which happens infrequently, North Pacific Fuel and between 50-60 residents living in the company's bunkhouse lose water service. The City is also unable to provide service to this customer from the .5 MGD storage tank and wells from the Unalaska Valley/Lear Road due to the current configuration of the system's hydraulics. This can be problematic during peak demand seasons, specially, if an extended shutdown period is expected due to water quality issues or fluctuating demand.

Shutdowns occur when turbidity in the reservoir exceed the Pyramid Water Treatment plant's (PWTP) operating parameters. Since the PWTP operates as a Filtration Avoidance system, the PWTP is not required to filter its process water, storms can cause turbidity to rise beyond the permitted limits, shutting down treatment.

Additionally, to mitigate prolonged outages, maintenance has been limited to basic measures, primarily due to the ongoing challenge of fully decommissioning the existing CT tank. Basic inspections have been periodically carried out throughout the tank's operational lifespan, with minor repairs undertaken in 2013. Attached are memos regarding both matters, for your reference. Furthermore, the Icy Creek Reservoir has absorbed a substantial volume of runoff and sediment, further diminishing the City's raw water supply.

Extending the Captain's Bay waterline would allow the City to:

- Fully decommission it's surface water source for maintenance; and
- Increase clear water storage by 1.5 – 2.0 million gallons.

The water division's ability to access all of its clear water reserves during these situations is vital to operations.

Makushin Geothermal Project: OCCP committed to a payment schedule as part of the PPA for the MGP. However the City only received \$150,000 and the next \$350,000 was due in December, 2023. However, no additional funds are expected from OCCP because the city did not renew or extend the PPA. This ordinance seeks to decrease the budget for the MGP by the \$1,850,000 amount no longer expected from the PPA.

DISCUSSION: This amendment will allocate an additional \$4,700,000 to the Water Capital Projects Budget in order to complete Phase 1 of the Captain's Bay Waterline Extension Project.

The attached documents from Regan Engineering contain all estimates including labor and materials. The cost is estimated at \$3,831,721 with a 15% contingency including construction management and support totaling \$4,700,000.

Phase 1 of the project extends the City waterline that currently ends at Westward Seafoods to the entrance of Offshore Systems Inc. (OSI). The existing line is 16" ductile iron water main; the new line will be a 16" PVC. Undertaking this project will help alleviate and improve the following:

- Improve needed maintenance to existing CT tank and reservoir;
- Allow access to additional water reserves needed in the event of a major fire or other emergency;
- Allow the City to service all areas in the Unalaska and Amaknak islands with wells; and

- Reduce the likelihood and risk of water shortages during processing seasons. Water shortages and low system pressure are associated with a higher risk of contamination from backflow and/or back-siphonage.

ALTERNATIVES: Council has designated the Captains Bay Road Paving and Utility Improvements project as the number one funding priority. The Captains Bay Road Waterline Extension project will improve the City's operations and maintenance, and prepare the utility for future development.

City Council can choose to approve or deny this additional request for funding.

LEGAL: None

STAFF RECOMMENDATION: Staff recommends approval.

PROPOSED MOTION: First reading: I move to introduce Ordinance 2024-06 and schedule it for public hearing and second reading on April 23, 2024.

Second reading: I move to adopt Ordinance 2024-06.

CITY MANAGER COMMENTS: I support staff's recommendation.

ATTACHMENTS: Captains Bay Road Corridor Improvement Plan Brochure

Captains Bay Road Improvement Corridor

UNALASKA, ALASKA

CAPTAINS BAY ROAD

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

NEW INVESTMENT

Trident Seafoods is building a 250,000 sq. ft. seafood processing plant at the end of CBR. It requires extension of water, sewer and electric utilities, most of which terminate 2.6 miles to the northeast from the proposed processing plant.

THE PROJECT

The CBR Project has three phases: (1) Water line extension, (2) Sewer and Electric line extensions, and (3) Safety Improvements and Paving. Designs for Phase 1 are complete and will be bid out in summer, 2024. Designs are nearly complete for Phase 2. Phase 3 will straighten parts of the roadway, scale back dangerous rock faces, and pave the 3.6 mile road.



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

COSTS

The project is estimated to cost \$68.5 M and has received grant commitments for \$12.5 M; \$360,000 from the Denali Commission for Phase 1 water line design, \$2.5 M from Senator Murkowski (Congressionally Directed Funding), and \$10 M from the State of Alaska’s STIP (CTP) for a portion of the Phase 3 paving. Unalaska will utilize revenue from our 1% Sales Tax Special Revenue Fund to complete Phase 1 in 2024. The City may designate CBR a Local Improvement District to fairly recover a portion of the project’s local costs from landowners along CBR. Table 1 illustrates the project costs by phase, infrastructure type and year.

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

Phase	Water	Sewer	Electric	Safety Improvements	Paving	TOTAL	Year
<i>(millions of dollars)</i>							
1	\$4.7					\$4.7	2024
2	\$2.6	\$11.2	\$8.5			\$22.3	2025
3				\$4.5	\$37.0	\$41.5	2027
TOTAL	\$7.3	\$11.2	\$8.5	\$4.5	\$37.0	\$68.5	



CAPTAINS BAY ROAD DEVELOPMENT PLAN

