

**CITY OF UNALASKA
UNALASKA, ALASKA
REGULAR MEETING
TUESDAY, APRIL 22, 2014, 7:00 P.M.
UNALASKA CITY HALL COUNCIL CHAMBERS
AGENDA**

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

RECOGNITION OF VISITORS

ADDITIONS TO AGENDA

MINUTES: APRIL 8, 2014

FINANCIAL REPORT: MARCH 2014

BOARD/COMMISSION REPORTS

AWARDS/PRESENTATIONS: RECOGNIZING WILLIAM (BJ) CROSS FOR 10 YEARS OF SERVICE TO THE CITY OF UNALASKA

MANAGER'S REPORT

COMMUNITY INPUT/ANNOUNCEMENTS

PUBLIC INPUT ON AGENDA ITEMS

PUBLIC HEARING

1. **ORDINANCE 2014-09:** AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF UNALASKA TO REZONE THE 1.03 ACRE LOT 8, BLOCK 8, HAYSTACK HILL SUBDIVISION (04-09-233) FROM SINGLE FAMILY / DUPLEX RESIDENTIAL TO MODERATE DENSITY RESIDENTIAL

WORK SESSION

1. **FOLLOW-UP:** CITY OF UNALASKA FY15-FY19 CAPITAL & MAJOR MAINTENANCE PLAN (CMMP), FY15 COMMUNITY SUPPORT, AND FY15 OPERATING BUDGET
2. **PRESENTATION:** TITLE 8 REVISION

RECONVENE TO REGULAR SESSION

CONSENT AGENDA

UNFINISHED BUSINESS

1. **ORDINANCE 2014-09 – SECOND READING:** AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF UNALASKA TO REZONE THE 1.03 ACRE LOT 8, BLOCK 8, HAYSTACK HILL SUBDIVISION (04-09-233) FROM SINGLE FAMILY / DUPLEX RESIDENTIAL TO MODERATE DENSITY RESIDENTIAL

NEW BUSINESS

1. **RESOLUTION 2014-41:** ESTABLISHING THE SUM TO BE MADE AVAILABLE FROM THE CITY OF UNALASKA TO THE UNALASKA CITY SCHOOL DISTRICT FOR FISCAL YEAR 2015
2. **RESOLUTION 2014-44:** AUTHORIZING THE CITY MANAGER TO AMEND THE POWERHOUSE CONTROL SYSTEM UPGRADE AGREEMENT WITH ELECTRIC POWER SYSTEMS TO INCLUDE THE INSTALLATION OF THE WASTE HEAT RECOVERY PROJECT IN THE AMOUNT OF \$1,249,555
3. **RESOLUTION 2014-45:** AUTHORIZING / DENYING A WAIVER OF VINCENT TUTIAKOFF'S FAILURE TO MAKE TIMELY APPLICATION FOR THE SENIOR CITIZENS PROPERTY TAX EXEMPTION YEAR
4. **RESOLUTION 2014-46:** AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH PUFFIN ELECTRIC FOR PORT LIGHTING UPGRADES IN AN AMOUNT NOT TO EXCEED \$959,400

COUNCIL DIRECTIVES TO MANAGER

COMMUNITY INPUT

ANNOUNCEMENTS

ADJOURNMENT

CITY OF UNALASKA
UNALASKA, ALASKA
REGULAR MEETING
April 8, 2014

The regular meeting of the Unalaska City Council was called to order by Mayor Marquardt at 6:00 p.m. on April 8, 2014, in the Unalaska City Hall Council Chambers. Roll was taken:

PRESENT

Shirley Marquardt, Mayor
Alejandro Tungul
Dennis Robinson
David Gregory
Tom Enlow
Zoya Johnson

ABSENT

Roger Rowland

PLEDGE OF ALLEGIANCE: Mayor Marquardt led the Pledge of Allegiance.

RECOGNITION OF VISITORS: No visitors were introduced.

APPROVAL OF AGENDA: The agenda was adopted as submitted.

MINUTES: The minutes of the March 11, 2014 regular meeting and the March 31, 2014 special meeting and work session were approved as submitted.

FINANCIAL REPORT: The February 2014 financial report was included in the packet.

BOARD/COMMISSION REPORTS: Minutes from the February 20, 2014 Planning Commission meeting were included in the packet.

AWARDS/PRESENTATIONS: None

MANAGER'S REPORT: City Manager Chris Hladick reported on current financial matters in the legislature, including the commitment of \$1 million to the City of Unalaska for the fourth engine for the power house, and the status of the school funding issue. He also reported that there is no word on whether or not there will be a bond package. The City Manager gave a brief summary of the City's projects for the summer.

COMMUNITY INPUT/ANNOUNCEMENTS

1. Lynn Crane, Executive Director of USAFV, reported that the Soup-Off was very successful this year with approximately 100 people contributing close to \$16,000 through their participation in the auctions and their purchase of memberships.
2. Eileen Scott, Executive Director of IFHS, Inc., announced that the clinic was named as the 2014 Best Rural Healthcare Facility in Alaska.
3. Cathy Jordan, Executive Director of the CVB, reported that the annual winetasting event will take place on April 26th at 7:00 p.m. in Margaret's Bay Café at the Grand Aleutian.

4. Alaska Airlines will have a permanent presence in Unalaska with the stationing of one employee in the community full time and another employee who will work two weeks on and two weeks off.
5. The US Coast Guard cutter *Midgett* will be in town in the coming weeks and will take a group of local community members out for a tour on a first come-first serve basis.

PUBLIC INPUT: None

PUBLIC HEARING: None

WORK SESSION Johnson made a motion to move into a Work Session; Tungul seconded. Motion passed by consensus.

1. **PRESENTATION:** COMMUNITY SUPPORT REVIEW COMMITTEE REPORT

Assistant City Manager Patrick Jordan gave a brief summary of the Community Support Review Committee's report.

2. **PRESENTATION:** AQUATICS CENTER IMPROVEMENTS

Brina Lynch, Aquatics Manager, gave an overview of the Aquatics Center Improvements Plan.

3. **PRESENTATION:** LIBRARY EXPANSION

Dan Masoni, City Librarian, reviewed the mission of the library and presented the library expansion plan.

4. **PRESENTATION:** FY15-FY19 CAPITAL AND MAJOR MAINTENANCE PLAN

City Manager Chris Hladick gave an overview of the FY15-FY19 CMMP.

5. **FOLLOW-UP:** CITY OF UNALASKA FY15 OPERATING BUDGET

Council members were given the opportunity to comment and ask follow-up questions and comments on the draft FY15 operating budget.

RECONVENE TO REGULAR SESSION

CONSENT AGENDA

UNFINISHED BUSINESS

NEW BUSINESS

1. **ORDINANCE 2014-09 – FIRST READING:** AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF UNALASKA TO REZONE THE 1.03 ACRE LOT 8, BLOCK 8, HAYSTACK HILL SUBDIVISION (04-09-233) FROM SINGLE FAMILY / DUPLEX RESIDENTIAL TO MODERATE DENSITY RESIDENTIAL

Johnson made a motion to move Ordinance 2014-09 to Public Hearing and Second Reading on April 22, 2014; Robinson seconded.

City Manager Chris Hladick gave a brief summary of the ordinance, and Planning Director Erin Reinders responded to questions.

VOTE: Motion passed unanimously.

2. **RESOLUTION 2014-40**: AUTHORIZING THE CITY MANAGER TO ENTER INTO AGREEMENT WITH ELECTRICAL POWER SYSTEMS FOR THE DESIGN AND CONSTRUCTION OF THE POWERHOUSE CONTROL SYSTEM UPGRADE PROJECT, FOR THE AMOUNT OF \$510,066

Robinson made a motion to approve Resolution 2014-40; Tungul seconded.

City Manager Chris Hladick provided a brief overview of the project.

VOTE: Motion passed unanimously.

3. **RESOLUTION 2014-43**: APPROVING THE ACQUISITION OF A 5,400 SQUARE FOOT PERMANENT UTILITY EASEMENT BETWEEN THE OUNALASHKA CORPORATION AND THE CITY OF UNALASKA TO ACCOMMODATE A DISCHARGE PIPE ASSOCIATED WITH THE PYRAMID WATER TREATMENT PLANT – LT2 UPGRADE PROJECT IN EXCHANGE FOR A ONE TIME PAYMENT IN THE AMOUNT OF \$1,600

Robinson made a motion to approve Resolution 2014-43; Johnson seconded.

City Manager Chris Hladick explained the need for the acquisition of the property.

VOTE: Motion passed unanimously.

4. **RESOLUTION 2014-25**: AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH EKLUTNA SERVICES, LLC, TO PERFORM THE CONSTRUCTION PORTION OF THE PYRAMID WATER TREATMENT PLANT – LT2 UPGRADE PROJECT IN AN AMOUNT NOT TO EXCEED \$8,820,000

Robinson made a motion to approve Resolution 2014-25; Johnson seconded.

City Manager Chris Hladick thanked staff for work done on this project.

VOTE: Motion passed unanimously.

5. **RESOLUTION 2014-42**: DENYING/AUTHORIZING A WAIVER OF THE DEADLINE FOR FILING THE SENIOR CITIZENS PROPERTY TAX EXEMPTION APPLICATION FOR RITA HAWLEY

Enlow made a motion to approve Resolution 2014-42 authorizing a waiver of the deadline for filing the senior citizens property tax exemption application for Rita Hawley; Robinson seconded.

City Clerk Elizabeth Masoni gave a brief explanation of the program and the appeal by Ms. Hawley.

VOTE: Motion passed 4 to 1.

6. **MAYOR TRAVEL**: INSTITUTE OF THE NORTH – JUNE 15 – 20, 2014

Mayor Marquardt pointed to information provided in the packet, including the invitation to the Mayor to attend the institute. Council members discussed the importance of participating in meetings and conferences associated with Arctic expansion.

Council members Robinson and Gregory asked if another member of Council might also attend the institute.

Johnson made a motion to approve travel for Mayor Marquardt to attend the Institute of the North; Enlow seconded.

VOTE: Motion passed unanimously.

COMMUNITY INPUT/ANNOUNCEMENTS

COUNCIL DIRECTIVES

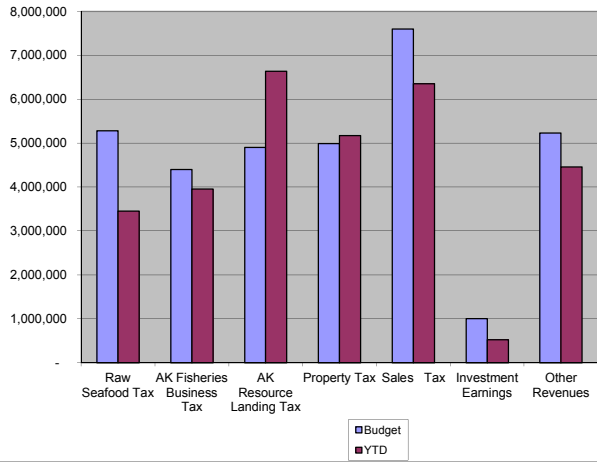
ADJOURNMENT The meeting adjourned at 8:18 p.m.

Elizabeth Masoni
City Clerk

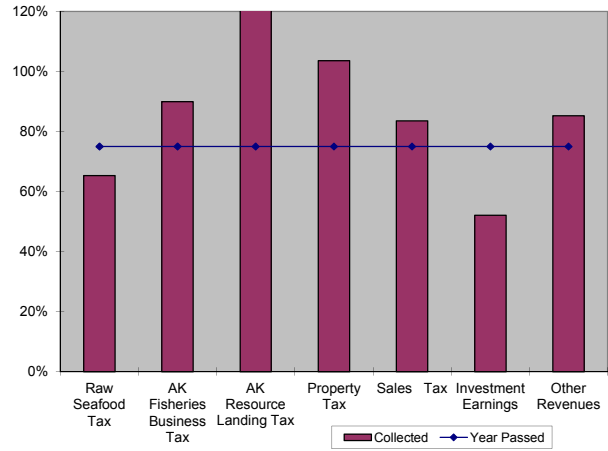
City of Unalaska

February 2014

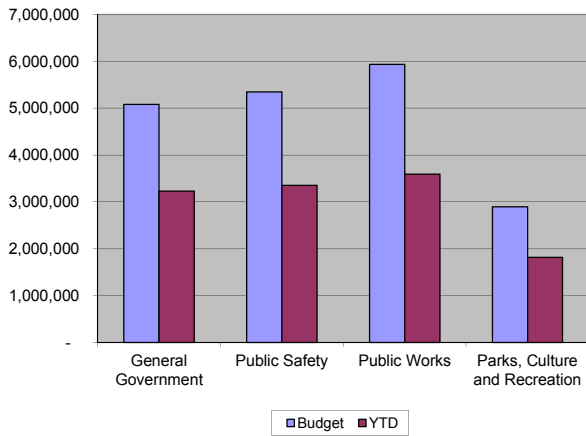
**General Government Revenues
Annual Budget vs. YTD Collected**



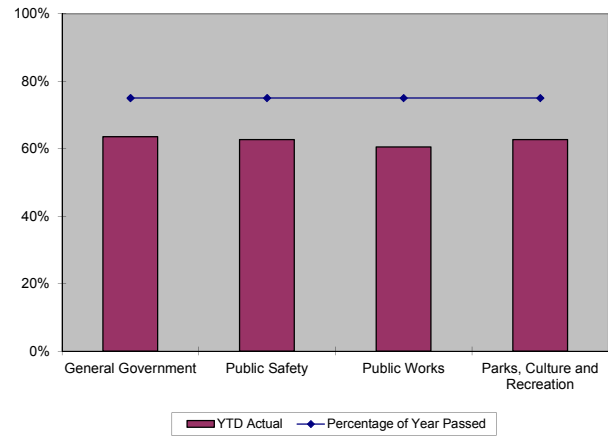
Percentage of General Government Revenue Collected



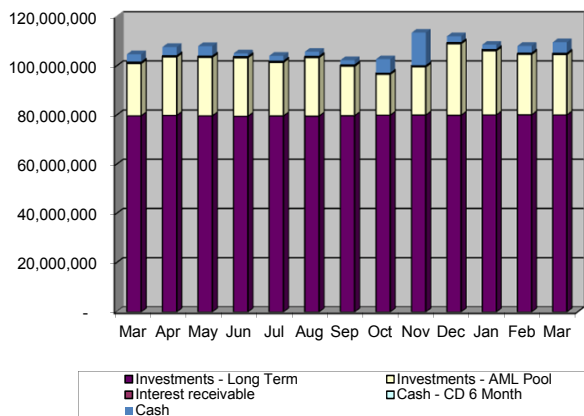
**General Government Expenditures
Annual Budget vs. YTD Actual**



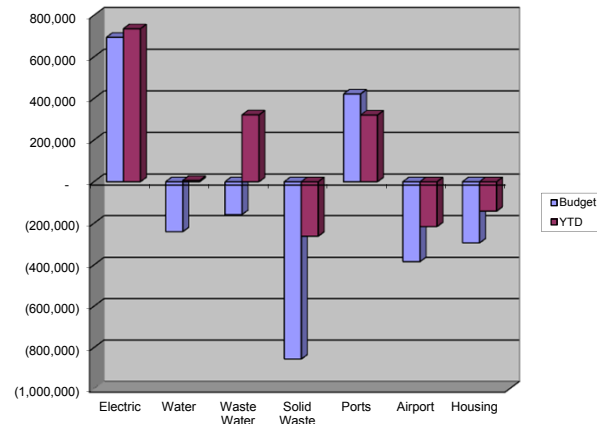
Percentage of General Government Budget Spent



**Investments and Cash
Last 12 Months**



**Proprietary Funds
Budgeted Net Increase/Decrease
Before Capital and Transfers**



General Fund Operating Monthly Summary - Month Ending March 2014

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	FY2014 Budget	March	FY2014 YTD	% OF BUD	FY2013 YTD	INC/(DEC) Last Year
REVENUES						
Raw Seafood Tax	5,278,000	704,948	3,448,750	65%	3,857,598	(408,848)
AK Fisheries Business	4,400,000	0	3,957,391	90%	4,398,441	(441,050)
AK Fisheries Resource Landing	4,900,000	0	6,636,364	135%	4,898,543	1,737,821
Property Taxes	4,990,000	(273)	5,170,817	104%	4,986,744	184,073
Sales Tax	7,600,000	646,930	6,350,911	84%	6,911,181	(560,270)
Investment Earnings	1,000,000	(51,906)	521,477	52%	620,973	(99,496)
Other Revenues	5,229,763	1,815,304	4,458,057	85%	2,162,397	2,295,660
Appropriated Fund Balance	0	0	0	0%	0	0
Total General Fund Revenues	33,397,763	3,115,004	30,543,767	91%	27,835,876	2,707,890
EXPENDITURES						
Mayor & Council	533,796	34,574	340,704	64%	297,272	43,432
City Administration						
City Manager's Office	420,136	24,194	302,436	72%	269,908	32,528
Administration	1,057,283	44,236	617,977	58%	625,058	(7,081)
Natural Resources	209,568	13,991	134,718	64%	138,287	(3,568)
Total City Administration	1,686,987	82,421	1,055,132	63%	1,033,253	21,879
City Clerk	585,743	27,837	391,394	67%	316,091	75,302
Finance						
Finance	869,565	48,548	630,389	72%	579,269	51,120
Information Systems	706,865	19,984	512,151	72%	462,600	49,551
Total Finance	1,576,430	68,532	1,142,540	72%	1,041,869	100,671
Planning	693,324	22,780	298,506	43%	326,382	(27,876)
Public Safety						
Police and Admin	3,538,838	195,342	2,255,769	64%	2,173,293	82,476
Corrections	876,474	49,548	597,386	68%	524,254	73,131
Fire, EMS, and Communications	930,418	57,460	500,549	54%	480,607	19,942
Total Public Safety	5,345,730	302,350	3,353,703	63%	3,178,154	175,549
Public Works						
DPW Admin & Engineering	705,896	38,818	440,558	62%	457,767	(17,208)
Streets and Roads	2,427,150	190,042	1,413,831	58%	1,569,455	(155,624)
Receiving and Supply	256,389	13,269	169,645	66%	152,951	16,695
Veh & Equip Maintenance	1,079,903	62,734	624,746	58%	582,965	41,781
Facilities Maintenance	1,466,015	64,328	945,550	64%	632,992	312,558
Total Public Works	5,935,354	369,191	3,594,330	61%	3,396,129	198,202
Parks, Culture & Recreation						
PCR Administration	336,628	50,719	237,245	70%	210,465	26,780
Recreation Programs	726,623	31,572	465,995	64%	403,607	62,388
Community Center Operations	669,467	48,147	463,701	69%	394,202	69,500
Library	741,858	38,930	462,074	62%	418,229	43,845
Aquatics Center	362,176	17,210	168,569	47%	187,822	(19,253)
Parks	26,806	1,875	15,428	58%	13,663	1,765
Total Parks, Culture & Recreation	2,863,558	188,454	1,813,012	63%	1,627,988	185,024
Other Expenses	5,906,979	782,499	4,680,952	79%	4,822,321	(141,369)
Total Operating Expenditures	25,127,899	1,878,638	16,670,272	66%	16,039,458	630,815
Transfers To General Fund	0	0	0	0%	0	0
Transfers To Special Revenue	0	0	0	0%	0	0
Transfers To Capital Projects	2,677	0	0	0%	3,480,000	(3,480,000)
Transfers To Enterprise Funds	34,400	0	0	0%	0	0
Transfers To Enterprise Capital	0	0	0	0%	4,853,719	(4,853,719)
	37,077	0	0	0%	8,333,719	(8,333,719)
	25,164,976	1,878,638	16,670,272	66%	24,373,177	(7,702,904)
Surplus/(Deficit)	8,232,787	1,236,366	13,873,494	81%	3,462,700	10,410,795

	FY2014 Budget	March	FY2014 YTD	% OF BUD	FY2013 YTD	INC/(DEC) Last Year
Electric Proprietary Fund						
REVENUES	18,121,600	1,961,656	14,492,164	80%	14,290,078	202,086
Electric Line Repair & Maint	1,225,760	53,583	597,930	49%	548,677	49,253
Electric Production	11,406,369	1,229,382	9,205,977	81%	8,447,259	758,718
Facilities Maintenance	81,977	3,259	35,416	43%	45,215	(9,799)
Utility Administration	4,656,868	345,420	3,895,885	84%	3,754,330	141,555
Veh & Equip Maintenance	56,518	3,442	21,480	38%	22,102	(622)
EXPENSES	17,427,491	1,635,086	13,756,688	79%	12,817,583	939,105
NET EARNINGS/(LOSS)	694,109	326,569	735,476		1,472,494	(737,019)
Water Proprietary Fund						
REVENUES	2,369,327	323,847	1,752,517	74%	1,924,972	(172,455)
Facilities Maintenance	20,088	228	7,548	38%	16,357	(8,809)
Utility Administration	1,428,028	101,475	1,019,029	71%	991,154	27,875
Veh & Equip Maintenance	32,759	1,240	23,982	73%	22,709	1,274
Water Operations	1,128,701	59,715	696,163	62%	608,507	87,657
EXPENSES	2,609,575	162,658	1,746,723	67%	1,638,726	107,997
NET EARNINGS/(LOSS)	(240,248)	161,189	5,794		286,245	(280,452)
Wastewater Proprietary Fund						
REVENUES	1,904,228	216,613	1,598,583	84%	1,445,705	152,878
Facilities Maintenance	29,501	720	11,616	39%	18,116	(6,500)
Utility Administration	969,916	63,801	656,504	68%	643,883	12,621
Veh & Equip Maintenance	23,675	755	21,603	91%	14,278	7,325
Wastewater Operations	1,038,282	49,588	587,892	57%	616,980	(29,088)
EXPENSES	2,061,374	114,864	1,277,614	62%	1,293,256	(15,642)
NET EARNINGS/(LOSS)	(157,146)	101,749	320,969		152,449	168,520
Solid Waste Proprietary Fund						
REVENUES	1,594,518	170,548	1,390,803	87%	1,242,630	148,174
Facilities Maintenance	68,500	1,935	35,909	52%	32,284	3,625
Solid Waste Operations	1,309,311	85,147	932,631	71%	848,399	84,231
Utility Administration	942,707	63,114	628,767	67%	651,824	(23,057)
Veh & Equip Maintenance	129,327	2,808	55,490	43%	47,318	8,172
EXPENSES	2,449,845	153,004	1,652,796	67%	1,579,824	72,972
NET EARNINGS/(LOSS)	(855,327)	17,544	(261,993)		(337,195)	75,202
Ports & Harbors Proprietary Fund						
REVENUES	6,460,256	699,285	4,957,818	77%	4,641,107	316,711
Bobby Storrs Small Boat Harbor	166,588	9,125	97,536	59%	0	97,536
CEM Small Boat Harbor	660,209	30,116	468,084	71%	439,080	29,004
Facilities Maintenance	39,433	305	20,510	52%	25,055	(4,545)
Harbor Office	3,552,968	271,782	3,083,265	87%	2,497,299	585,966
Ports Security	122,617	0	23,845	19%	51,014	(27,169)
Spit & Light Cargo Docks	572,847	27,493	295,258	52%	46,050	249,207
Unalaska Marine Center	857,627	69,676	621,301	72%	949,286	(327,985)
Veh & Equip Maintenance	56,139	4,835	27,700	49%	42,088	(14,388)
EXPENSES	6,028,428	413,331	4,637,499	77%	4,049,872	587,627
NET EARNINGS/(LOSS)	431,828	285,954	320,319		591,235	(270,916)
Transfers In	34,400	0	0	0%	0	0

	FY2014 Budget	March	FY2014 YTD	% OF BUD	FY2013 YTD	INC/(DEC) Last Year
Airport Proprietary Fund						
REVENUES	462,811	38,990	360,053	78%	343,567	16,485
Airport Admin/Operations	701,739	57,264	486,740	69%	484,547	2,193
Facilities Maintenance	145,065	7,250	89,141	61%	126,533	(37,392)
EXPENSES	846,804	64,514	575,881	68%	611,080	(35,199)
NET EARNINGS/(LOSS)	(383,993)	(25,524)	(215,828)		(267,513)	51,684
Housing Proprietary Fund						
REVENUES	251,349	21,350	177,326	71%	172,085	5,241
Facilities Maintenance	174,782	4,666	96,039	55%	145,551	(49,512)
Housing Admin & Operating	370,659	25,120	222,906	60%	239,934	(17,028)
EXPENSES	545,441	29,786	318,945	58%	385,484	(66,540)
NET EARNINGS/(LOSS)	(294,092)	(8,436)	(141,619)		(213,400)	71,781

Comparative Balance Sheets
City of Unalaska
General Fund
March 31, 2014 and March 31, 2013

	<u>2014</u>	<u>2013</u>
Assets		
Cash and Cash Equivalents	\$ 1,400	\$ 1,400
Receivables		
Taxes	1,919,274	1,656,091
Accounts	7,711	117,647
Special Assessments	-	5,644
Intergovernmental	-	840,824
Equity in Central Treasury	42,532,319	41,301,357
Inventory	601,994	440,578
Prepaid Items	17,428	153,036
Advances To Other Funds	1,540,000	1,863,533
Other Assets	14,288	-
Total Assets	\$ 46,634,414	\$ 46,380,110

Liabilities & Fund Balances

Liabilities		
Accounts Payable	\$ -	\$ -
Accrued Payroll & Related Liabilities	1,183,525	1,752,987
Intergovernmental	2,273	137
Retainage Withheld	30,391	-
Deferred Revenue	57,182	378,986
Other Current Liabilities	1,439	1,037
Customer Deposits	1,688	1,110
Total Liabilities	\$ 1,276,498	\$ 2,134,258

Fund Balances		
Fund Balance - Nonspendable	2,173,710	3,185,266
Fund Balance - Committed	14,300,000	23,900,000
Fund Balance - Assigned for Encumbrances	2,200,200	1,741,081
Unassigned (deficit)	26,684,006	15,419,504
Total Fund Balance	45,357,916	44,245,851
Total Liabilities & Fund Balances	\$ 46,634,414	\$ 46,380,110

Comparative Balance Sheets
City of Unalaska
1% Sales Tax Special Revenue Fund
March 31, 2014 and March 31, 2013

	<u>2014</u>	<u>2013</u>
Assets		
Taxes Receivable	\$ 651,149	\$ 666,835
Equity in Central Treasury	2,351,518	4,603,475
Total Current Assets	<u>3,002,667</u>	<u>5,270,309</u>
Total Assets	<u>\$ 3,002,667</u>	<u>\$ 5,270,309</u>
Liabilities & Fund Equity		
Liabilities		
Accounts Payable	\$ -	\$ -
Deferred Revenue	2,500	2,500
Total Liabilities	<u>\$ 2,500</u>	<u>\$ 2,500</u>
Fund Balances		
Nonspendable Fund Balances	\$ -	\$ -
Committed Fund Balances	-	3,000,000
Unassigned Fund Balances	3,000,167	2,267,809
Total Fund Balance	<u>3,000,167</u>	<u>5,267,809</u>
Total Liabilities & Fund Balances	<u>\$ 3,002,667</u>	<u>\$ 5,270,309</u>

Comparative Balance Sheets
City of Unalaska
Bed Tax Special Revenue Fund
March 31, 2014 and March 31, 2013

	<u>2014</u>	<u>2013</u>
Assets		
Taxes Receivable	\$ 11,907	\$ 12,234
Equity in Central Treasury	177,542	160,370
Total Current Assets	<u>189,449</u>	<u>172,605</u>
 Total Assets	 \$ 189,449	 \$ 172,605
	<u> </u>	<u> </u>
Liabilities & Fund Equity		
Liabilities		
Accounts Payable	\$ -	\$ -
Total Liabilities	<u>\$ -</u>	<u>\$ -</u>
	<u> </u>	<u> </u>
Fund Balances		
Unassigned Fund Balance	<u>189,449</u>	<u>172,605</u>
Total Fund Balance	<u>189,449</u>	<u>172,605</u>
Total Liabilities & Fund Balance	<u>\$ 189,449</u>	<u>\$ 172,605</u>

Comparative Balance Sheets
City of Unalaska
Electric Enterprise Fund
March 31, 2014 and March 31, 2013

	<u>2014</u>	<u>2013</u>
Assets		
Current Assets		
Receivables		
Accounts	\$ 2,151,216	\$ 2,407,476
Intergovernmental	67,086	323,155
Equity in Central Treasury	856,094	(300,081)
Inventory	668,608	671,863
Restricted Assets - Debt Service Reserve	2,372,217	2,372,217
Deferred Charges	375,211	215,718
Total Current Assets	<u>6,490,432</u>	<u>5,690,348</u>
Property, Plant & Equipment		
Land	212,598	212,598
Buildings, Net	32,495,680	33,411,133
Other Improvements, Net	3,739,141	4,058,712
Equipment, Net	15,863,497	16,681,900
Construction In Progress	4,528,540	2,298,945
Net Property, Plant & Equipment	<u>56,839,456</u>	<u>56,663,288</u>
Total Assets	<u>\$ 63,329,888</u>	<u>\$ 62,353,636</u>
Liabilities		
Current Liabilities		
Accounts Payable	\$ 312,821	\$ 91,506
Accrued Payroll & Related Liabilities	259,957	250,284
Accrued Interest Payable	373,892	384,648
Revenue Bonds - Current	665,000	640,000
Unamortized Premium (Rev Bonds)	9,682	9,682
Customer Deposits	239,211	291,443
Advance from the General Fund	140,000	140,000
Total Current Liabilities	<u>2,000,563</u>	<u>1,807,563</u>
Long Term Debt (net of current portion)		
Revenue Bonds - Long Term	27,180,000	28,075,000
Unamortized Premium - Long Term	170,665	180,347
Notes Payable - Long Term	1,400,000	1,540,000
Total Liabilities	<u>\$ 30,751,228</u>	<u>\$ 31,602,910</u>
Net Assets		
Invested in capital assets, net of related debt	26,900,218	25,693,611
Restricted for debt service	(2,747,428)	(2,587,935)
Unrestricted	8,425,871	7,645,051
Total net assets	<u>\$ 32,578,660</u>	<u>\$ 30,750,727</u>

Comparative Balance Sheets
City of Unalaska
Water Enterprise Fund
March 31, 2014 and March 31, 2013

	<u>2014</u>	<u>2013</u>
Assets		
Current Assets		
Receivables		
Accounts	\$ 316,829	\$ 382,478
Assessments	2,463	10,170
Equity in Central Treasury	9,166,178	10,649,176
Inventory	346,569	370,464
Total Current Assets	<u>9,832,038</u>	<u>11,412,288</u>
 Property, Plant & Equipment		
Land	125,074	125,074
Buildings, Net	651,524	701,155
Improvements, Net	10,023,450	10,867,843
Machinery and Equipment, Net	12,149	21,705
Construction In Progress	3,104,712	880,534
Net Property, Plant & Equipment	<u>13,916,910</u>	<u>12,596,311</u>
Total Assets	<u>\$ 23,748,948</u>	<u>\$ 24,008,599</u>
 Liabilities		
Current Liabilities		
Accounts Payable	\$ -	\$ -
Accrued Payroll & Related Liabilities	101,014	99,976
Retainage Withheld	600	600
Customer Deposits	19,844	27,825
Total Current Liabilities	<u>121,458</u>	<u>128,400</u>
 Total Liabilities	<u>\$ 121,458</u>	<u>\$ 128,400</u>
 Net Assets		
Invested in capital assets, net of related debt	13,917,510	12,596,311
Restricted for debt service	-	-
Unrestricted	9,709,980	11,283,888
Total net assets	<u>\$ 23,627,490</u>	<u>\$ 23,880,199</u>

Comparative Balance Sheets
City of Unalaska
Wastewater Enterprise Fund
March 31, 2014 and March 31, 2013

	<u>2014</u>	<u>2013</u>
Assets		
Current Assets		
Receivables		
Accounts	\$ 215,703	\$ 212,874
Assessments	18,024	54,030
Intergovernmental - State of Alaska	67,549	293,801
Equity in Central Treasury	4,299,195	6,487,493
Inventory	44,404	49,710
Total Current Assets	4,644,874	7,097,909
Property, Plant & Equipment		
Land	12,883	12,883
Buildings, Net	1,926,715	2,036,390
Improvements, Net	4,594,409	4,995,136
Equipment, Net	4,134	10,671
Construction In Progress	13,801,488	5,130,562
Net Property, Plant & Equipment	20,339,629	12,185,642
Total Assets	\$ 24,984,503	\$ 19,283,550
Liabilities		
Current Liabilities		
Accounts Payable	\$ -	\$ -
Accrued Payroll & Related Liabilities	102,782	95,771
Intergovernmental Accounts Payable	-	70,752
Retainage Withheld	481,185	-
Accrued Interest Payable	2,376	2,377
Notes Payable Current	43,461	43,461
Customer Deposits	29,060	29,057
Total Current Liabilities	658,865	241,418
Long Term Debt (net of current portion)	134,897	178,360
Total Liabilities	\$ 793,762	\$ 419,778
Net Assets		
Invested in capital assets, net of related debt	19,680,086	11,963,821
Unrestricted	5,170,198	7,121,772
Total net assets	\$ 24,190,741	\$ 18,863,772

Comparative Balance Sheets
City of Unalaska
Solid Waste Enterprise Fund
March 31, 2014 and March 31, 2013

	<u>2014</u>	<u>2013</u>
Assets		
Current Assets		
Receivables		
Accounts	\$ 161,817	\$ 174,085
Intergovernmental - State of Alaska	32,451	440,159
Equity in Central Treasury	8,921,268	11,401,127
Inventory	58,595	73,392
Total Current Assets	<u>9,174,131</u>	<u>12,088,764</u>
Property, Plant & Equipment		
Land	651,474	651,474
Buildings, net	1,532,627	1,640,044
Other Improvements, net	4,892,741	5,138,333
Equipment, net	228,591	263,941
Construction In Progress	10,182,120	7,931,124
Net Property, Plant & Equipment	<u>17,487,553</u>	<u>15,624,916</u>
Total Assets	<u>\$ 26,661,684</u>	<u>\$ 27,713,680</u>
Liabilities		
Current Liabilities		
Accounts Payable	\$ -	\$ -
Accrued Payroll & Related Liabilities	93,669	95,293
Intergovernmental Accounts Payable	-	673,186
Retainage Withheld	-	362,705
Customer Deposits	10,067	9,704
Total Current Liabilities	<u>103,736</u>	<u>1,140,887</u>
Long Term Liabilities - landfill closure and post closure	5,149,853	4,979,223
Total Liabilities	<u>\$ 5,253,589</u>	<u>\$ 6,120,110</u>
Net Assets		
Invested in capital assets, net of related debt	17,487,553	15,624,916
Unrestricted	3,920,542	5,968,654
Total net assets	<u>\$ 21,408,095</u>	<u>\$ 21,593,570</u>

Comparative Balance Sheets
City of Unalaska
Ports & Harbors Enterprise Fund
March 31, 2014 and March 31, 2013

	<u>2014</u>	<u>2013</u>
Assets		
Current Assets		
Cash	\$ 150	\$ 150
Receivables		
Accounts	972,432	1,016,242
Other	2,000	2,000
Equity in Central Treasury	16,203,611	14,594,347
Total Current Assets	<u>17,178,193</u>	<u>15,612,738</u>
Deferred Charges	51,178	54,188
Restricted Assets - cash and investments	2,500	2,500
Property, Plant & Equipment		
Land	2,037,870	2,037,870
Buildings, net	1,316,557	1,358,843
Docks & Other Improvements, net	68,822,625	51,331,044
Equipment, net	42,438	80,606
Construction In Progress	7,387,782	5,994,291
Net Property, Plant & Equipment	<u>79,607,272</u>	<u>60,802,653</u>
Total Assets	<u>\$ 96,839,142</u>	<u>\$ 76,472,080</u>
Liabilities		
Current Liabilities		
Accounts Payable	\$ -	\$ -
Accrued Payroll & Related Liabilities	111,090	108,750
Due to Federal Government	2,097,013	-
Retainage Withheld	93,585	650
Accrued Interest Payable	59,175	61,462
Revenue Bonds Current	195,000	190,000
Unamortized Premium (Rev Bonds)	5,502	5,502
Total Current Liabilities	<u>2,561,365</u>	<u>366,364</u>
Long Term Debt (net of current portion)		
GO Bonds - Long Term	4,065,000	4,260,000
Unamortized Premium - Long Term	93,541	99,043
Total Liabilities	<u>\$ 6,719,906</u>	<u>\$ 4,725,408</u>
Net Assets		
Invested in capital assets, net of related debt	84,119,076	65,419,311
Restricted for debt service	2,500	2,500
Unrestricted	5,997,661	6,324,861
Total net assets	<u>\$ 90,119,236</u>	<u>\$ 71,746,672</u>

Comparative Balance Sheets
City of Unalaska
Airport Enterprise Fund
March 31, 2014 and March 31, 2013

	<u>2014</u>	<u>2013</u>
Assets		
Current Assets		
Accounts Receivable	\$ 126,301	\$ 122,839
Equity in Central Treasury	1,709,106	1,210,793
Total Current Assets	<u>1,835,407</u>	<u>1,333,632</u>
Property, Plant & Equipment		
Buildings, net	3,280,693	3,753,234
Other Improvements, net	249,728	373,327
Construction In Progress	85,296	-
Net Property, Plant & Equipment	<u>3,615,717</u>	<u>4,126,562</u>
Total Assets	<u>\$ 5,451,123</u>	<u>\$ 5,460,194</u>
Liabilities		
Current Liabilities		
Accounts Payable	\$ -	\$ -
Accrued Payroll & Related Liabilities	7,277	6,138
Customers Deposits	10,000	10,000
Total Current Liabilities	<u>17,277</u>	<u>16,138</u>
Long Term Liabilities	-	-
Total Liabilities	<u>\$ 17,277</u>	<u>\$ 16,138</u>
Net Assets		
Invested in capital assets, net of related debt	3,615,717	4,126,562
Unrestricted	1,818,130	1,317,494
Total net assets	<u>\$ 5,433,847</u>	<u>\$ 5,444,056</u>

Comparative Balance Sheets
City of Unalaska
Housing Enterprise Fund
March 31, 2014 and March 31, 2013

	<u>2014</u>	<u>2013</u>
Assets		
Current Assets		
Receivables		
General Receivables	\$ 1,512	\$ 3,510
Deposits	3,650	3,650
Intergovernmental Receivables - State	-	21,198
Equity in Central Treasury	1,384,960	1,796,162
Total Current Assets	<u>1,390,123</u>	<u>1,824,520</u>
Property, Plant & Equipment		
Land	269,577	269,577
Buildings, net	4,543,222	4,721,548
Other Improvements, net	64,817	67,091
Construction In Progress	419,212	230,587
Net Property, Plant & Equipment	<u>5,296,828</u>	<u>5,288,804</u>
Total Assets	<u>\$ 6,686,950</u>	<u>\$ 7,113,324</u>
Liabilities		
Current Liabilities		
Accounts Payable	\$ -	\$ -
Accrued Payroll & Related Liabilities	13,451	6,439
Retainage Withheld	6,800	12,766
Customers Deposits	12,728	14,610
Total Current Liabilities	<u>32,979</u>	<u>33,816</u>
Longterm Liabilities		
Advance From General Fund	-	43,533
Total Liabilities	<u>\$ 32,979</u>	<u>\$ 77,349</u>
Net Assets		
Invested in capital assets, net of related debt	5,296,828	5,245,271
Unrestricted	1,357,144	1,790,704
Total net assets	<u>\$ 6,653,972</u>	<u>\$ 7,035,975</u>

4/16/2014

City of Unalaska
Utility Revenue Report
Summary

03/31/14

FY 14 Budget Month	Electric	Water	Waste Water	Solid Waste	Monthly Revenue	FY14 Revenue	FY13YTD Revenue	YTD Inc/(Dec)
Jul-13	1,640,910	314,191	189,106	167,401	2,311,608	2,311,608	2,016,528	295,080
Aug-13	1,671,961	268,745	174,578	185,157	2,300,441	4,612,050	4,052,477	559,572
Sep-13	1,774,675	175,851	179,492	140,795	2,270,813	6,882,862	6,082,166	800,696
Oct-13	1,787,584	98,065	174,434	137,063	2,197,147	9,080,009	8,041,576	1,038,434
Nov-13	1,331,944	79,174	142,708	123,112	1,676,938	10,756,947	10,048,068	708,879
Dec-13	1,478,275	57,620	138,177	110,074	1,784,146	12,541,093	11,700,909	840,183
Jan-14	1,127,616	125,773	170,820	161,295	1,585,504	14,126,597	13,139,708	986,889
Feb-14	1,717,544	309,250	212,654	195,358	2,434,806	16,561,403	15,725,365	836,038
Mar-14	1,961,656	323,847	216,613	170,548	2,672,664	19,234,067	18,903,385	330,682
Apr-14	0	0	0	0	0	0	21,392,845	0
May-14	0	0	0	0	0	0	22,982,442	0
Jun-14	0	0	0	0	0	0	23,755,418	0
YTD Totals	14,492,163	1,752,517	1,598,583	1,390,804	19,234,067			
FY 14 Budget	18,120,984	2,959,148	2,024,497	2,389,014	25,493,643			
% to budget	80.0	59.2	79.0	58.2	75.4			

4/16/2014

City of Unalaska
Utility Revenue Report
Electric Fund

03/31/14

FY14 Budget Month	Residential	Small General	Large General	Industrial	P.C.E. Assist	Other Revenues	Monthly Revenue	FY14YTD Revenue	FY13 YTD Revenue	YTD Inc/(Dec)
Jul-13	106,809	109,140	212,647	1,122,787	84,469	5,058	1,640,910	1,640,910	1,435,790	205,120
Aug-13	105,720	108,494	199,332	1,176,769	77,511	4,134	1,671,961	3,312,871	2,881,182	431,689
Sep-13	110,957	112,037	202,384	1,226,681	83,948	38,667	1,774,675	5,087,546	4,387,342	700,204
Oct-13	136,231	135,686	252,523	1,157,332	93,936	11,877	1,787,584	6,875,130	5,898,398	976,731
Nov-13	119,250	117,535	234,210	763,813	91,854	5,282	1,331,944	8,207,074	7,526,282	680,791
Dec-13	159,064	150,066	282,073	769,161	98,892	19,018	1,478,275	9,685,348	8,920,599	764,750
Jan-14	133,918	120,796	240,688	542,858	91,119	(1,764)	1,127,616	10,812,964	10,005,106	807,858
Feb-14	136,920	140,426	265,906	1,075,996	92,191	6,105	1,717,544	12,530,508	11,896,991	633,517
Mar-14	122,656	133,245	246,441	1,325,456	92,027	41,830	1,961,656	14,492,163	14,234,435	257,728
Apr-14							0	14,492,163	16,241,120	(1,748,957)
May-14							0	14,492,163	17,433,874	(2,941,710)
Jun-14							0	14,492,163	17,632,884	(3,140,720)
YTD Totals	1,131,526	1,127,425	2,136,204	9,160,853	805,948	130,208	14,492,163			
FY14Budget	1,566,276	1,686,514	2,631,603	11,105,802	994,149	137,256	18,121,600			
% of Budget	72.2	66.8	81.2	82.5	81.1	94.9	80.0			

Kwh Sold

FY14 Month	Residential	SM. Gen (Includes Street lights)	Large General	Industrial	Total FY14 Kwh Sold	Total FY13 Kwh Sold	Increase (Decrease)
July	307,286	288,930	606,412	3,101,257	4,303,885	3,463,137	840,748
August	281,844	265,289	534,949	2,975,235	4,057,317	3,591,241	466,076
September	282,630	262,067	521,133	2,929,417	3,995,247	3,485,593	509,654
October	339,257	320,984	607,408	2,733,740	4,001,389	3,572,881	428,508
November	310,825	287,080	579,977	1,847,489	3,025,371	3,651,848	(626,477)
December	394,659	366,400	697,489	1,876,135	3,334,683	3,293,856	40,827
January	363,411	322,424	635,354	1,384,084	2,705,273	2,621,242	84,031
February	357,417	352,913	680,103	2,720,542	4,110,975	4,614,809	(503,834)
March	330,898	339,320	646,852	3,468,832	4,785,902	6,048,469	(1,262,567)
April					0	5,141,148	0
May					0	3,127,268	0
June					0	(12,496)	0
Total	2,968,227	2,805,407	5,509,677	23,036,731	34,320,042	42,598,996	(23,034)
Percent Sold	8.6%	8.2%	16.1%	67.1%	100.0%		

Generator Fuel

FY14 Average Price Fuel	FY13 Average Price Fuel
3.2868	3.0902
3.4295	3.3861
3.4774	3.4470
3.5005	3.5768
3.3942	3.5499
3.2609	3.4139
3.5964	3.3698
3.2941	3.4143
3.3437	3.5868
	3.4469
	3.2803
	3.3067
	3.4057

-100.00%

FY14 Cumulative kwh Sold	FY13 Cumulative kwh Sold
4,303,885	3,463,137
8,361,202	7,054,378
12,356,449	10,539,971
16,357,838	14,112,852
19,383,209	17,764,700
22,717,892	21,058,556
25,423,165	23,679,798
29,534,140	28,294,607
34,320,042	34,343,076
34,320,042	39,484,224
34,320,042	42,611,492
34,320,042	42,598,996
	285,005,787

4/16/2014

City of Unalaska
Utility Revenue Report
Water Fund

03/31/14

FY14 Month	Unmetered Sales	Metered Sales	Other Revenues	Monthly Revenue	FY14 YTD Revenue	FY13 YTD Revenue	YTD Inc/(Dec)
Jul-13	12,554	299,770	1,866	314,191	314,191	296,828	17,363
Aug-13	11,345	252,987	4,413	268,745	582,936	571,120	11,816
Sep-13	11,850	163,075	926	175,851	758,787	782,490	(23,703)
Oct-13	11,820	85,185	1,061	98,065	856,852	924,803	(67,951)
Nov-13	11,886	62,684	4,604	79,174	936,026	1,047,167	(111,141)
Dec-13	11,843	45,184	592	57,620	993,646	1,117,677	(124,031)
Jan-14	11,763	109,397	4,614	125,773	1,119,419	1,206,251	(86,832)
Feb-14	11,746	297,826	(322)	309,250	1,428,670	1,532,280	(103,610)
Mar-14	11,682	310,621	1,544	323,847	1,752,517	1,924,743	(172,226)
Apr-14				0	0	2,078,340	0
May-14				0	0	2,155,131	0
Jun-14				0	0	2,399,716	0
YTD Totals	106,488	1,626,730	19,298	1,752,517			
FY14 Budget	136,966	2,149,443	(28,293)	2,258,116			
% of Budget	77.7	75.7	(68.2)	77.6			

Million Gallons Produced

FY14 Month	FY14 Water Produced	FY13 Water Produced	Increase (Decrease)
July	164.139	166.635	(2.496)
August	143.052	143.052	0.000
September	91.692	112.977	(21.285)
October	65.420	81.048	(15.628)
November	52.200	71.664	(19.464)
December	42.474	47.583	(5.109)
January	65.284	51.941	13.343
February	151.627	172.216	(20.589)
March	154.300	200.811	(46.511)
April		82.971	0.000
May		41.819	0.000
June		96.399	0.000
Total	930.188	1269.116	(117.739)

FY14 Water Cumulative	FY13 Water Cumulative
164.139	166.635
307.191	143.052
398.883	112.977
464.303	81.048
516.503	71.664
558.977	47.583
624.261	51.941
775.888	172.216
930.188	200.811
0.000	82.971
0.000	41.819
0.000	96.399

4/16/2014

City of Unalaska
Utility Revenue Report
Wastewater Fund

03/31/14

FY14 Month	Unmetered Sales	Metered Commercial	Metered Industrial	Other Revenues	Monthly Revenue	FY14 YTD Revenue	FY13 YTD Revenue	YTD Inc/(Dec)
Jul-13	30,017	152,422	2,593	4,075	189,106	189,106	155,863	33,244
Aug-13	27,549	141,535	2,281	3,213	174,578	363,684	315,749	47,935
Sep-13	28,524	140,948	2,896	7124.50	179,492	543,176	484,653	58,523
Oct-13	28,451	135,123	3,756	7,104	174,434	717,610	645,329	72,281
Nov-13	28,625	109,404	1,216	3,463	142,708	860,318	802,252	58,067
Dec-13	28,478	106,117	1,498	2,084	138,177	998,496	903,081	95,415
Jan-14	28,312	124,766	5,281	12,462	170,820	1,169,316	1,026,258	143,059
Feb-14	28,272	173,165	8,128	3,089	212,654	1,381,970	1,226,685	155,285
Mar-14	28,115	174,323	10,751	3,424	216,613	1,598,583	1,443,103	155,479
Apr-14					0	0	1,642,506	0
May-14					0	0	1,849,128	0
Jun-14					0	0	1,959,290	0
YTD Totals	256,343	1,257,803	38,400	46,038	1,598,583			
FY 14 Budget	305,988	1,421,649	49,003	261,333	2,037,973			
% of Budget	83.8	88.5	78.4	17.6	78.4			

FY14 Month	FY14 Effluent (Gal)	FY13 Effluent (Gal)	Increase (Decrease)
July	11,854,946	12,996,406	(1,141,460)
August	11,861,259	13,962,693	(2,101,434)
September	11,207,861	14,118,392	(2,910,531)
October	12,571,241	14,242,440	(1,671,199)
November	11,448,772	10,455,878	992,894
December	15,393,010	8,666,612	6,726,398
January	15,036,476	15,432,457	(395,981)
February	16,457,641	15,384,369	1,073,272
March	16,568,471	16,352,116	216,355
April		13,501,964	0
May		9,757,607	0
June		11,473,060	0
Total	122,399,677	156,343,994	788,314

FY14 Cumulative	FY13 Cumulative
11,854,946	12,996,406
23,716,205	26,959,099
34,924,066	41,077,491
47,495,307	55,319,931
58,944,079	65,775,809
74,337,089	74,442,421
89,373,565	89,874,878
105,831,206	105,259,247
122,399,677	121,611,363
0	135,113,327
0	144,870,934
0	156,343,994

City of Unalaska
Utility Revenue Report
Solid Waste Fund

03/31/14

FY14 Month	Residential Fees	Tipping Fees	Other Revenue	Monthly Revenue	FY14 YTD Revenue	FY13YTD Revenue	YTD Inc/(Dec)
Jul-13	18,623	107,193	41,585	167,401	167,401	122,347	45,054
Aug-13	18,628	129,951	36,578	185,157	352,559	272,527	80,032
Sep-13	18,768	104,173	17,855	140,795	493,354	410,481	82,872
Oct-13	18,795	101,183	17,085	137,063	630,417	549,545	80,872
Nov-13	18,807	86,925	17,381	123,112	753,529	645,868	107,662
Dec-13	18,834	70,317	20,922	110,074	863,603	728,453	135,150
Jan-14	18,983	112,533	29,779	161,295	1,024,897	872,958	151,939
Feb-14	19,010	142,852	33,496	195,358	1,220,255	1,011,541	208,714
Mar-14	18,989	135,188	16,372	170,548	1,390,804	1,196,830	193,974
Apr-14				0	0	1,319,706	0
May-14				0	0	1,427,835	0
Jun-14				0	0	1,647,056	0
YTD Totals	169,437	990,314	231,052	1,390,804			
FY 14 Budget	202,104	1,124,629	1,069,907	2,396,640			
% of Budget	83.8	88.1	21.6	58.0			

FY14 Month	FY14 Tons of Waste	FY13 Tons of Waste	Increase (Decrease)
July	681.02	588.28	92.74
August	710.37	678.84	31.53
September	555.37	595.17	(39.80)
October	585.43	580.49	4.94
November	473.94	439.08	34.86
December	351.91	335.11	16.80
January	614.83	599.03	15.80
February	766.63	620.57	146.06
March	737.32	808.48	(71.16)
April		557.72	0.00
May		527.31	0.00
June		652.91	0.00
Total	5476.82	6982.99	231.77

Cummulative	
FY13 Tons of Waste	FY12 Tons of Waste
681.02	588.28
1391.39	1267.12
1946.76	1862.29
2532.19	2442.78
3006.13	2881.86
3358.04	3216.97
3972.87	3816.00
4739.50	4436.57
5476.82	5245.05
0.00	5802.77
0.00	6330.08
0.00	6982.99

**CITY OF UNALASKA
FY14 PORTS REVENUE**

Month	Year	UMC Dock				Spit Dock		Small Boat Harbor		Cargo Dock		CEM		Other Rev&Fees	Monthly Revenue	FY14 YTD Revenue	% of Budget	FY13 YTD Revenue	YTD Inc(Dec)
		Docking/ Moorage	Wharfage Fees	Rental Fees	Utility Fees	Docking / Moorage	Utility Fees	Docking / Moorage	Utility Fees	Dockage / Moorage	Wharfage Rental/Util	Docking/ Moorage	Utility Fees						
Jul	2013	125,744	223,268	41,856	30,650	24,722	225	8,153	885	4,533	663	4,249	3,581	5,246	473,775	473,775	8.0%	431,944	41,830
Aug	2013	129,011	246,963	65,315	21,350	27,332	2,311	11,807	1,204	1,243	3,075	5,635	5,422	43,935	564,603	1,038,378	17.5%	947,643	90,735
Sept	2013	140,499	355,737	44,751	20,690	68,198	1,657	2,069	1,669	863	521	25,298	16,302	12,470	690,726	1,729,104	29.2%	1,411,282	317,821
Oct	2013	127,293	217,722	44,775	29,698	21,888	10,767	5,047	1,954	10,348	1,303	38,984	10,829	11,425	532,034	2,261,138	38.2%	1,954,848	306,289
Nov	2013	82,579	97,134	42,491	23,734	22,719	17,817	7,334	1,288	3,993	1,875	33,942	39,170	5,325	379,401	2,640,539	44.6%	2,209,098	431,440
Dec	2013	53,663	58,999	72,399	35,524	49,997	20,996	2,719	2,235	1,069	4,267	38,340	79,652	7,715	427,574	3,068,113	51.8%	2,895,774	172,339
Jan	2014	92,328	77,437	44,829	30,932	37,261	19,694	8,391	2,041	9,389	11,862	232,937	33,614	1,961	602,676	3,670,789	62.0%	3,228,084	442,705
Feb	2014	132,031	248,500	47,885	40,848	36,563	3,124	2,765	2,364	10,610	10,396	9,356	12,789	30,514	587,744	4,258,533	71.9%	3,809,178	449,355
Mar	2014	149,413	417,419	48,059	42,197	19,398	1,895	3,535	2,371	10,695	5,411	(19,966)	15,482	3,375	699,285	4,957,818	83.7%	4,641,107	316,711
Apr	2014														0	0	0.0%	5,213,801	0
May	2014														0	0	0.0%	5,535,767	0
Jun	2014														0	0	0.0%	5,843,999	0
Totals		1,032,561	1,943,180	452,358	275,624	308,079	78,485	51,820	16,011	52,742	39,374	368,775	216,842	121,968	4,957,818				
Loc total			3,703,723			386,564		67,831		92,116		585,617							
Loc percent			74.7%			7.8%		1.4%		1.9%		11.8%							
FY14 Budget		1,300,000	2,350,000	525,000	360,000	400,000	180,000	80,000	25,000	50,000	27,000	340,000	220,000	63,000	5,920,000				
% to Budget		79.4%	82.7%	86.2%	76.6%	77.0%	43.6%	64.8%	64.0%	105.5%	145.8%	108.5%	98.6%	193.6%	83.7%				

PORTS RECEIVABLES

Month	Year	Current	Over 30 Days	Over 60 Days	Over 90 Days	Total Due	% Past Due 90 Days +	Cash Received
Jul	2013	441,479	51,097	4,165	35,451	532,191	6.7%	701,983
Aug	2013	483,270	170,016	9,723	26,367	689,377	3.8%	424,007
Sept	2013	663,422	222,248	7,068	21,888	914,626	2.4%	465,477
Oct	2013	471,524	259,022	25,220	28,206	783,973	3.6%	667,100
Nov	2013	539,062	3,728	24,257	39,968	607,015	6.6%	556,138
Dec	2013	356,386	86,445	1,108	66,768	510,707	13.1%	528,133
Jan	2014	558,589	70,563	8,218	13,855	651,225	2.1%	462,193
Feb	2014	613,169	126,772	8,264	16,995	765,199	2.2%	480,405
Mar	2014	625,841	95,381	30,585	17,103	768,910	2.2%	482,271
Apr	2014					0	0.0%	
May	2014					0	0.0%	
Jun	2014					0	0.0%	
YTD Cash Received								4,767,706

**CITY OF UNALASKA
FY14 AIRPORT REVENUE**

MONTH	YEAR	MONTHLY LEASES	MISC INCOME	LATE FEES	MONTHLY REVENUE	FY14 YTD REVENUE	% OF BUDGET	FY13 YTD REVENUE	YTD INC/(DEC)
JUL	2013	41,501	0	363	41,864	41,864	9.3%	38,921	2,943
AUG	2013	41,693	0	198	41,891	83,755	18.6%	76,963	6,792
SEP	2013	39,908	0	219	40,127	123,882	27.5%	116,915	6,967
OCT	2013	40,036	0	207	40,243	164,125	36.4%	156,948	7,177
NOV	2013	40,116	0	325	40,440	204,565	45.4%	195,566	8,999
DEC	2013	38,522	0	333	38,854	243,420	54.1%	232,952	10,467
JAN	2014	38,294	0	364	38,658	282,078	62.6%	269,951	12,127
FEB	2014	38,644	0	340	38,984	321,062	71.3%	306,823	14,239
MAR	2014	38,625	0	365	38,990	360,053	80.0%	343,567	16,485
APR	2014				0	0	0.0%	393,769	0
MAY	2014				0	0	0.0%	433,302	0
JUN	2014				0	0	0.0%	472,107	0
TOTAL		357,338	0	2,714	360,053		0.0%		
FY14 BUDGET		450,000	150	150	450,300				
% TO BUDGET		79.4%	0.0%	1809.5%	80.0%				

RECEIVABLE BALANCES

MONTH	YEAR	CURRENT	OVER 30 DAYS	OVER 60 DAYS	OVER 90 DAYS	TOTAL DUE	% PAST DUE 90 DAYS +	CASH RECEIVED
JUL	2013	37,297	31,873	22,305	19,866	111,342	17.8%	46,723
AUG	2013	34,212	33,214	11,309	14,475	93,210	15.5%	60,598
SEP	2013	37,297	33,089	12,340	16,015	98,742	16.2%	33,624
OCT	2013	37,297	33,947	4,146	20,144	95,534	21.1%	45,984
NOV	2013	65,909	0	20,926	16,970	103,804	16.3%	31,199
DEC	2013	34,212	33,214	21,894	17,294	106,614	16.2%	35,418
JAN	2014	37,297	32,254	21,937	17,671	109,160	16.2%	38,641
FEB	2014	69,552	22,161	19,389	17,566	128,668	13.7%	18,479
MAR	2014	35,340	33,089	22,282	17,897	108,608	16.5%	36,222
APR	2014					0	0.0%	
MAY	2014					0	0.0%	
JUN	2014					0	0.0%	
YTD TOTAL								346,887

FY 14 HOUSING RENTAL REVENUE

MONTH	YEAR	HOUSING RENTALS	MISC. REVENUE	MONTHLY REVENUE	FY14 YTD REVENUE	% OF BUDGET	FY13 YTD REVENUE	YTD INC/(DEC)
JUL	2013	14,681		14,681	14,681	6.1%	20,186	(5,505)
AUG	2013	20,620		20,620	35,301	14.8%	39,455	(4,154)
SEP	2013	19,088		19,088	54,389	22.8%	53,791	598
OCT	2013	24,215		24,215	78,604	32.9%	73,855	4,748
NOV	2013	14,933		14,933	93,536	39.1%	99,452	(5,916)
DEC	2013	24,215		24,215	117,751	49.3%	119,130	(1,379)
JAN	2014	12,295		12,295	130,046	54.4%	131,875	(1,829)
FEB	2014	25,930		25,930	155,976	65.3%	150,985	4,991
MAR	2014	21,350		21,350	177,326	74.2%	169,580	7,746
APR	2014			0	0	0.0%	189,361	0
MAY	2014			0	0	0.0%	215,241	0
JUN	2014			0	0	0.0%	228,181	0
TOTAL		177,326	0	177,326				
FY14 Budget		239,040	0	239,040				
% TO BUDGET		74.2%		74.2%				

CITY OF UNALASKA
OPEN CAPITAL PROJECTS AS OF MARCH 31, 2014

PROJECT #	DESCRIPTION	TOTAL BUDGET	PRIOR YEARS EXP	CURRENT YTD EXP	PROJECT TO DATE EXP	ENCUMB.	AVAILABLE BUDGET	FUND
General Government								
A0601	MAKUSHIN GEOTHERMAL	4,161,500	265,912	-	265,912	10,676	3,884,912	3100
GG902	GIS	334,900	302,888	16,606	319,494	-	15,406	3100
General Government Total		4,496,400	568,800	16,606	585,406	10,676	3,900,317	
Public Safety								
PS301	PORTABLE GENERATOR	60,000	-	-	-	-	60,000	3100
PS401	DPS PARKING LOT	400,000	-	4,009	4,009	-	395,991	3100
Public Safety Total		460,000	-	4,009	4,009	-	455,991	
Public Works								
D0810	S-CURVE PATHWAYS	66,000	15,000	-	15,000	-	51,000	3100
PW001	STEWART RD/GILMAN/BIORKA PAVING	150,000	-	-	-	-	150,000	3100
PW003	BALLYHOO RROAD PAVING CONSTRUCTION	7,920,000	533,399	5,970,463	6,503,862	377,922	1,038,216	3100
PW004	ILULAQ LAKE DRAINAGE	1,078,312	72,431	457	72,888	-	1,005,424	3100
PW005	DELTA WAY DRAINAGE	1,696,000	55,014	5,494	60,508	30,072	1,605,420	3100
PW301	SHORE PROTECTION & EROSION CONTRL	265,000	-	-	-	-	265,000	3100
PW302	VEHICLE REPLACEMENT	57,677	-	57,677	57,677	-	-	3100
PW401	SUMMERS BAY BRIDGE	1,770,000	-	11,770	11,770	68,574	1,689,656	3100
PW404	UNALASKA LAKE STORMWATER MANAGEMENT	626,657	-	-	-	-	626,657	3100
SS801	JR/SR HIGH SCHOOL IMPROVEMENT	4,950,000	4,696,026	11,506	4,707,533	83,311	159,157	3100
PW202	BALLYHOO ROAD DRAINAGE & ELECTRICAL	1,610,000	1,575,751	-	1,575,751	-	34,249	3400
PW203	CITYWIDE MULTIPLE LOCATION DRAINAGE PRJ	3,450,000	86,007	13,043	99,051	1,299,136	2,051,813	3400
PW204	PAVEMENT RESURFACING--EXISTING PVMNT DE	8,230,000	3,615,559	(522,908)	3,092,651	3,324,961	1,812,388	3400
PW303	MISC PAVING	150,000	16,279	44,709	60,988	43,291	45,721	3400
Public Works Total		32,019,646	10,665,468	5,592,211	16,257,679	5,227,267	10,534,700	
Parks, Culture and Recreation								
PR001	EXPEDITION PARK ACCES & UPGRADE	26,500	7,341	-	7,341	-	19,159	3100
PR401	AQUATIC CENTER IMPROVEMENTS	35,000	-	26,681	26,681	6,258	2,061	3100
Parks, Culture and Recreation Total		61,500	7,341	26,681	34,022	6,258	21,220	
Education								
PW403	LOWER ILIULIUK RIVE RESTORATION	351,657	-	-	-	-	351,657	3100
Education Total		351,657	-	-	-	-	351,657	

CITY OF UNALASKA
OPEN CAPITAL PROJECTS AS OF MARCH 31, 2014

PROJECT #	DESCRIPTION	TOTAL BUDGET	PRIOR YEARS EXP	CURRENT YTD EXP	PROJECT TO DATE EXP	ENCUMB.	AVAILABLE BUDGET	FUND
Electric								
PW402	2014 PAVING PROJECT	4,750,000	-	39	39	2,281,606	2,468,355	3400
D0520	C.E.M ROAD & UTILITIES CONSTRUCTION	8,829,047	7,187,889	3	7,187,892	1,461,613	179,541	3600
EL004	PRIMARY LINE RELOCATE E2-E3	305,775	120,719	-	120,719	-	185,056	5010
EL005	GIS	130,700	119,109	8,620	127,729	-	2,971	5010
EL101	BERING SEA FISHERIES ELECT. UPGRADE	21,885	6,850	-	6,850	-	15,035	5010
EL201	BALLYHOO ROAD DRAINAGE & ELECTRICAL	990,000	990,000	-	990,000	-	-	5010
EL202	TRANSFORMER REPLACEMENT--ELECT DIST	63,000	36,089	-	36,089	-	26,911	5010
EL203	COMPLIANCE MANAGEMENT SOFTWARE	43,000	10,490	-	10,490	28,452	4,058	5010
EL204	WESTWARD SEAFOOD UTILITY TIE-IN	187,500	62,625	61,005	123,630	-	63,870	5010
EL205	AIRPORT EXPANSION UTILITY	230,000	43,113	470	43,583	9,550	176,867	5010
EL301	TRANSFORMER UPGRADE	30,250	-	-	-	-	30,250	5010
EL303	150 KVA TRANSFORMER	12,329	-	-	-	-	12,329	5010
EL304	500 KVA TRANSFORMER	19,950	-	-	-	-	19,950	5010
EL401	UNISEA METERING CABINET INSTALL	72,310	-	-	-	-	72,310	5010
EL402	TRANSFORMER REPLACEMENTS	132,000	-	-	-	-	132,000	5010
EL802	POWERHOUSE WASTE HEAT RECOVERY	2,550,347	304,609	358,787	663,396	509,187	1,377,763	5010
H0801	APL ELECTRICAL UPGRADES	306,400	219,209	-	219,209	-	87,191	5010
H0802	PAC STEVE ELECTRICAL UPGRADE	8,400	-	-	-	-	8,400	5010
Electric Total		18,682,893	9,100,702	428,924	9,529,626	4,290,409	4,862,858	
Water								
EL302	POWERHOUSE ENGINE #4	3,000,000	382,889	1,803,956	2,186,845	390,728	422,427	5040
EL403	POWERHOUSE CONTROL SYSTEM UPGRADE	561,072	-	-	-	-	561,072	5040
I0803	WELL BACK-UP POWER	600,000	-	-	-	-	600,000	5110
WA001	GIS	130,785	119,683	4,665	124,348	-	6,437	5110
WA201	ICY LAKE POWER	90,400	84,929	206	85,134	4,000	1,266	5110
WA202	WATER SUPPLY DEVELOPMENT--PHASE 1	39,980	36,090	3,858	39,948	-	32	5110
WA203	CT TANK LADDER REPLACEMENT	30,000	29,938	-	29,938	-	62	5110
WA301	CT TANK INTERIOR PAINT & MAINTENANCE	155,000	101,749	4,418	106,167	-	48,833	5110
WA302	AGNES BEACH 12" PANEL	13,530	8,500	-	8,500	-	5,030	5110
WA303	WATER LID FOR HAYSTACK/RAVEN WAY	85,400	-	-	-	-	85,400	5110
WA304	WATER SUPPLY DEVELOPMENT--PHASE II	560,020	-	352,233	352,233	4,855	202,932	5110
WA401	NIRVANA PUMP STATION SCADA	74,477	-	-	-	57,290	17,187	5110
WA402	WATER FLOW OPTIMIZATION	99,500	-	14,340	14,340	-	85,160	5110
Water Total		5,440,164	763,777	2,183,677	2,947,454	456,873	2,035,838	

CITY OF UNALASKA
OPEN CAPITAL PROJECTS AS OF MARCH 31, 2014

PROJECT #	DESCRIPTION	TOTAL BUDGET	PRIOR YEARS EXP	CURRENT YTD EXP	PROJECT TO DATE EXP	ENCUMB.	AVAILABLE BUDGET	FUND
Wastewater								
WA901	GENERAL'S HILL BOOSTER PUMP	389,798	14,256	-	14,256	-	375,542	5110
WA905	WATER TREATMENT FACILITY/RD IMPROVEM	15,663,791	475,258	1,698,921	2,174,179	332,177	13,157,435	5110
WW001	GIS	130,700	119,109	4,665	123,774	-	6,926	5210
WW201	SEWAGE PUMP STATION #3 FORCE MAIN UPGR	411,000	27,062	2,920	29,982	42,926	338,092	5210
WW202	SEW LIFT STATION PANEL REPLACE 5&8	209,530	200,235	-	200,235	-	9,295	5210
WW301	CONNECT LIFT #4 TO SCADA	88,260	147	67,875	68,022	-	20,238	5210
WW302	SEWER LID HAYSTACK/RAVEN WAY	487,400	-	-	-	-	487,400	5210
WW303	LIFT STATION PANEL REPLACEMENT	121,000	268	92,700	92,969	300	27,731	5210
J0519	WWTP IMPROVEMENTS	28,224,119	8,025,831	5,042,659	13,068,490	14,141,090	1,014,538	5220
Wastewater Total		45,725,598	8,862,166	6,909,741	15,771,907	14,516,493	15,437,198	
Solid Waste								
SW101	CELL 2-1 DESIGN	-	-	-	-	20,361	(20,361)	5310
SW201	TEMPORARY COVER--CELLS 1-3 & OLD LNDFL	500,000	532	-	532	-	499,468	5310
SW203	BAILER REHABILITATION	100,000	62,143	-	62,143	-	37,857	5310
SW901	SUMMER BAY ROAD RE-ALIGNMENT--ENG	1,660,000	1,401,155	-	1,401,155	7,625	251,220	5310
SW902	LEACHATE FLOW LEVELING	8,131,015	7,278,013	617,933	7,895,946	139,172	95,897	5310
SW801	LANDFILL DEVELOPMENT PLAN PHASE II	600,000	414,782	-	414,782	-	185,219	5320
Solid Waste Total		10,991,015	9,156,626	617,933	9,774,558	167,158	1,049,299	
Ports and Harbors								
PH002	POSITION 4-7 FENDER SYSTEM REPAIR	1,195,000	1,163,542	-	1,163,542	-	31,458	5410
PH003	UMC BACKREACH GRADING/DRAINAGE/PAV	1,740,000	478,160	659,856	1,138,016	152,210	449,774	5410
PH201	DREDGE ENTRANCE CHANNEL--(COE RECON)	100,000	-	-	-	-	100,000	5410
PH202	MOORING BOUY	432,804	392,660	-	392,660	-	40,144	5410
PH301	UMC DOCK REPLACEMENT AND EXPANSION	980,000	-	-	-	420,858	559,142	5410
PH302	USCG PHONE/UTILITY BUILD SIDING REPLMENT	55,000	53,750	-	53,750	-	1,250	5410
PH303	ROBERT STORRS SM BOAT IMPROVEMENT	-	-	-	-	32,582	(32,582)	5410
PH401	HIGHMAST LIGHTS AND LED	1,411,000	-	64,557	64,557	68,289	1,278,154	5410
PH905	SBH FLOAT REPAIR/REPLACEMENT	100,000	-	-	-	-	100,000	5410
L0601	C.E.M.--OUTER HARBOR CONSTRUCTION	4,500,000	4,331,580	-	4,331,580	-	168,420	5420
L9802	C.E.M.--INNER HARBOR/UPLANDS CONSTR	32,335,513	32,014,004	-	32,014,004	307,543	13,966	5420
Ports and Harbors Total		42,849,317	38,433,696	724,413	39,158,109	981,481	2,709,727	

**CITY OF UNALASKA
OPEN CAPITAL PROJECTS AS OF MARCH 31, 2014**

PROJECT #	DESCRIPTION	TOTAL BUDGET	PRIOR YEARS EXP	CURRENT YTD EXP	PROJECT TO DATE EXP	ENCUMB.	AVAILABLE BUDGET	FUND
<i>Airport</i>								
AP301	AIRPORT PARKING LOT IMPROVEMENT	370,000	27,035	2,518	29,552	288,568	51,880	5510
AP302	AIRPORT HANDICAP RAMP	50,000	43,495	-	43,495	-	6,505	5510
AP401	TOM MADSEN AIRPORT CONTROL UPGRADES	65,000	-	12,248	12,248	41,766	10,986	5510
	Airport Total	485,000	70,530	14,766	85,296	330,334	69,370	
<i>Housing</i>								
EH301	4-PLEX BOILER ROOM ADDITION	150,000	81,007	-	81,007	-	68,993	5610
N0701	DIRECTOR HOUSING	992,296	17,379	-	17,379	-	974,917	5620
	Housing Total	1,142,296	98,386	-	98,386	-	1,043,910	
<hr/>								
		162,705,486	77,727,493	16,518,959	94,246,452	25,986,950	42,472,084	
		(501,130.00)	(286,824.02)	2,044.18	(284,779.84)	(251.66)	(216,098.50)	

**CITY OF UNALASKA
UNALASKA, ALASKA**

ORDINANCE 2014-09

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF UNALASKA TO REZONE THE 1.03 ACRE LOT 8, BLOCK 8, HAYSTACK HILL SUBDIVISION (04-09-233) FROM SINGLE FAMILY / DUPLEX RESIDENTIAL TO MODERATE DENSITY RESIDENTIAL.

WHEREAS, the City of Unalaska, Alaska is a first class city with planning powers provided by State law through AS 29; and

WHEREAS, the City of Unalaska created and adopted zoning in 1996; and

WHEREAS, Lot 8, Block 8 of Haystack Hill Subdivision (Plat 1991-14) is located within the corporate boundaries of the City of Unalaska and is currently zoned Single Family/Duplex Residential; and

WHEREAS, the Planning Commission conducted a public hearing on March 20, 2014 in order to consider the testimony of the public regarding a rezoning request of the property owner; and

WHEREAS, the Planning Commission found that the request was reasonable, in the public's best interest, in compliance with the specifications of Unalaska Municipal Code, and is in conformance with the goals and objectives of the Comprehensive Plan.

THEREFORE, BE IT RESOLVED that the City Council of the City of Unalaska approves the request to rezone the 1.03 acre Lot 8, Block 8 of Haystack Hill Subdivision (Plat 1991-14) from Single Family/Duplex Residential to Moderate Density Residential.

PASSED AND ADOPTED BY A DULY CONSTITUTED QUORUM OF THE UNALASKA CITY COUNCIL THIS 22ND DAY OF APRIL 2014.

Mayor

ATTEST

City Clerk

MEMORANDUM TO COUNCIL

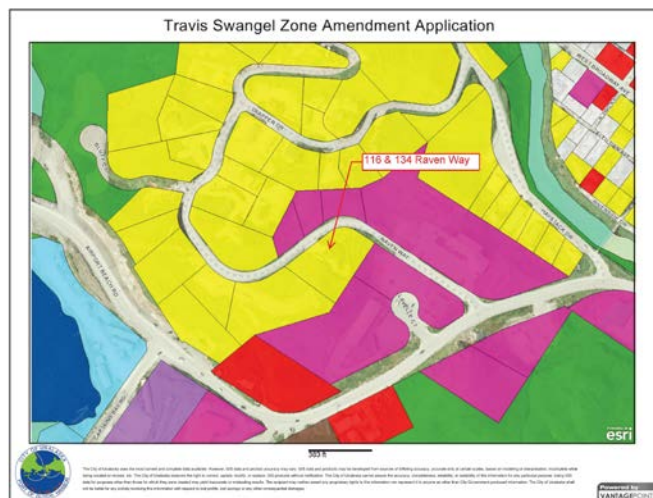
TO: MAYOR AND CITY COUNCIL MEMBERS
THRU: CHRIS HLADICK, CITY MANAGER
FROM: ERIN REINDERS, PLANNING DIRECTOR
DATE: APRIL 4, 2014
RE: ORDINANCE 2014-09: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF UNALASKA TO REZONE THE 1.03 ACRE LOT 8, BLOCK 8, HAYSTACK HILL SUBDIVISION (04-09-233) FROM SINGLE FAMILY / DUPLEX RESIDENTIAL TO MODERATE DENSITY RESIDENTIAL.

SUMMARY: The owner of Lot 8, Block 8 Haystack Hill Subdivision (04-09-233) has requested a Zone Amendment/Rezone from Single Family/Duplex Residential to Moderate Density Residential to allow for the development of additional residential units on the property. The Planning Commission reviewed the request and recommended that Council approve the rezoning request. Staff recommends approval of Ordinance 2014-09.

PREVIOUS COUNCIL ACTION: All properties in the City of Unalaska were subject to the 1996 City-wide rezone. At that time this area was zoned Single Family/Duplex Residential. According to UCO §8.12.040(A), the Single-Family/Duplex Residential District is intended to stabilize and protect the one- and two-family dwelling residential character of the district and to promote and encourage a safe and suitable environment for family life. Additionally, according to UCO §8.12.050(A), the Moderate-Density Residential District is intended to serve as an intermediate density multi-family residential district where up to four residential dwelling units per lot may be permitted.

BACKGROUND: Property owner, Travis Swangel, submitted an application to rezone his property from Single Family/ Duplex Residential to Moderate Density Residential, which would increase the maximum allowed number of units on a lot from two to four. This application is intended to support future plans to add new dwelling units and renovate one of the buildings on the lot.

Mr. Swangel is encouraged to discuss future development plans with the Department of Public Utilities so that utilities can be extended in the wisest and most cost effective manner. The Planning Commission supported the rezoning request.



DISCUSSION: Per UCO § 8.12.190(C), the Planning Commission needed to find the Zone Amendment/Rezoning request to be reasonable, in the public's interest, and in conformance with the goals and objectives of the Comprehensive Plan in order to support the request. The Planning Commission found that the request met these three tests and approved Planning Commission Resolution 2014-08, recommending approval of the rezoning request to the City Council. The Planning Commission's findings on the rezoning request are outlined below.

Reasonable Request

This particular property is located in an area that is not limited to a single-family residential character and is near predominantly institutional uses, including City Hall and the clinic, as well as the chiropractic center. This new zoning designation would allow for this site to serve as a transitional area between these higher intensity uses and the low intensity housing higher up the hill. Therefore, the application for the zone change to Moderate Density is reasonable in this location.

Public Interest

The proposed rezoning is in the public interest because it allows for additional housing to be developed as an in-fill site in a location that can support a higher intensity of use. It is in the public interest maximize the use of land for housing wherever it is not expected to cause negative impact.

Comprehensive Plan

Housing was identified as a significant community need in the 2009 Community Visions for the Future: Unalaska 2010-2020 visioning document as part of the Comprehensive Planning process. The Unalaska Comprehensive Plan 2020 – Housing Plan identifies several goals including: Increase the supply of affordable rental housing and provide flexibility in redeveloping in-fill lots and new subdivisions for new housing development. Rezoning this area to allow for housing development, especially at in-fill sites within existing neighborhoods, is in conformance with the Comprehensive Plan.

ALTERNATIVES: Section 8.12.190 (D)(2) outlines potential Council actions as follows: the City Council may accept the recommendation of the Planning Commission, reject the recommendation of the Planning Commission, or approve a modification to the recommendation of the Planning Commission.

FINANCIAL IMPLICATIONS: None at this time.

LEGAL: Zone Amendment request is proceeding in accordance with City Code.

STAFF RECOMMENDATION: Staff recommends the Council accept the Planning Commission's recommendation and approval of Ordinance 2014-09.

PROPOSED MOTION: "I move to adopt Ordinance 2014-09."

CITY MANAGER'S COMMENTS: Recommend moving forward with rezoning as approved by the Planning Commission.

Attached: City Council Ordinance 2014-09, Signed Planning Commission Resolution 2014-08, and Recorded Plat 1991-14

**City of Unalaska, Alaska
Planning Commission/Platting Board
Resolution 2014-08**

**A RESOLUTION TO THE UNALASKA CITY COUNCIL RECOMMENDING APPROVAL OF
THE ZONING MAP AMENDMENT TO REZONE THE PROPERTY AT LOT 8, BLOCK 8,
HAYSTACK HILL SUBDIVISION, P-91-14, ALEUTIAN ISLANDS RECORDING DISTRICT,
LOCATED AT 134 RAVEN WAY**

WHEREAS, UCO §8.12.190 sets forth the procedures for the taking action on a zoning map amendment application; and

WHEREAS, Travis Swangel is the owner of Lot 8, Block 8, Haystack Hill Subdivision (04-09-233); and

WHEREAS, Travis Swangel has submitted a zoning map amendment application to rezone this property from Single-Family Residential to Moderate-Density Residential; and

WHEREAS, the City of Unalaska Departments of Planning, Public Works, Public Utilities and Public Safety have reviewed the request; and

WHEREAS, the creation of additional housing is desirable from the standpoint of public interest, as identified in the Unalaska Comprehensive Plan 2020; and

WHEREAS, the property in question is in an area that does not have a single-family residential character and is predominantly institutional uses, including City Hall and the clinic; and

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

WHEREAS, the City of Unalaska Planning Commission held a public hearing on March 20, 2014 to consider this request and to hear testimony of the public, and


WHEREAS, the Planning Commission reviewed the application and finds that the zoning map amendment request is reasonable, in the public interest, and in conformance with the goals and objectives of the Comprehensive Plan.

THEREFORE BE IT RESOLVED, that the Planning Commission recommends to the City Council approval of the rezone of Lot 8, Block 8, Haystack Hill Subdivision at 134 Raven Way from Single-Family Residential to Moderate-Density Residential.

BE IT FURTHER RESOLVED, the secretary of the Planning Commission is to certify a copy of this Resolution and to file it with the Unalaska City Clerk no later than fifteen (15) working days from the date shown below.

APPROVED AND ADOPTED THIS 20th DAY OF March, 2014, BY THE
PLANNING COMMISSION OF THE CITY OF UNALASKA, ALASKA.


Chris Bobbitt, Chair


Erin Reinders, AICP, Secretary

MEMORANDUM TO CITY

TO: MAYOR AND CITY COUNCIL MEMBERS
THRU: CHRIS HLADICK, CITY MANAGER
FROM: ERIN REINDERS, PLANNING DIRECTOR
DATE: APRIL 17, 2014
RE: POTENTIAL CHANGES TO TITLE 8

SUMMARY: Staff has drafted the proposed revisions to address the concerns and needs of the community as a whole and to meet the goals and objectives of the Comprehensive Plan. Research, City Staff and Attorney suggestions, Planning Commissioner feedback, and Public comments have provided ongoing guidance for developing recommended revisions to Title 8. The changes are focused on five distinct topics: **construction camps, planned unit developments, lease lots, building separation, application deadline**. No action is being recommended at this time.

BACKGROUND: Code changes involve a public and continual process with multiple opportunities for feedback from the public, city officials and professional staff. During the second half of 2013, planning staff began collecting information about necessary changes to Title 8 and conducting research to determine remedies. The changes focused on five distinct topics including construction camps, planned unit developments, lease lots, building separation, and the application deadline. Additional changes to these revisions have taken place, and may continue to do so, as a result of further feedback and direction from the public, Planning Commission and City Council.

Potential changes were introduced to the Planning Commission at their January 23, 2014 meeting. A public hearing was conducted on February 20, 2014 where the Commission voted to continue the discussion to gather more public input. At the request of the Planning Commission, a public mailing was sent to the entire city inviting them to the March 20, 2014, continuation of the Title 8 Revisions Public Hearing. At this March 20, 2014 meeting, the Planning Commission voted to recommend the code changes outlined in Draft City Council Ordinance 2014-04 as they related to construction camps, planned unit developments, building separation, and the application deadline to the City Council. Also at this March 20, 2014 meeting, the Planning Commission voted to continue the discussion of the changes related to lease lots at their April 24, 2014 meeting.

DISCUSSION: Included with this memo is the draft City Council Ordinance 2014-04, which identifies the specific code changes, as well as a Power Point that will be presented to Council. The potential code changes are focused on five distinct topics: **construction camps, planned unit developments, lease lots, building separation, application deadline**.

Staff proposes to clarify the definition of **construction camps**, which also involves adding the definition of “temporary.” The definition of construction camps would be expanded to include temporary housing for any workers, not only specifically construction workers. The definition of “temporary” would be added to make it clear that any structure designed to be moved or deconstructed will be considered temporary. In response to feedback from the Commission and the public at the February 20, 2014 hearing, construction

camps have been added to the list of *permitted uses* in the Marine-Related/Industrial and Marine-Dependent/Industrial Districts, as well as the list of *conditional uses* in the General Commercial District. This will clarify that construction camps are a use that is intended for industrial areas, and some commercial districts as the Commission sees fit, rather than other zoning districts in the city. Four safeguards have been added to the conditional use. First, the use must be tied to a project or series of projects. Second, a deconstruction plan for the camp must be provided. Third, a removal bond must be provided. Fourth, a uniform appearance must be maintained for each building in the camp. For the permitted use in industrial districts, a condition was added stating that any housing in industrial areas must be uniform in appearance. The Planning Commission recommended these changes were recommended for approval by the City Council at their March 20, 2014 meeting.

Staff proposes to add a new section to Title 8 clarifying the intent and procedure for **planned unit developments (PUD)**. This is an exciting revision to code, as it encourages creative solutions and master planning for development in this unique environment, such as allowing for a mixture of land uses, increased densities, and building clustering. A refined definition for planned unit development is proposed that would clarify two key concepts: the PUD is to be used for properties of at least two acres and approval of the PUD will approve any nonconformities with Title 8 that are involved in the project. The new section (§8.12.215) would provide a detailed procedure for applications and approvals of PUDs. It is substantially similar to the sections explaining conditional use and variance requests but with a unique set of tests for Planning Commission approval. It is these tests which were not clear in the past, and may be why this planning tool has been underutilized in our community. A PUD would need to further the goals and objectives of the Comprehensive Plan, would need to be compatible with the existing and planned land uses in the surrounding neighborhood and with the intent of its zoning district, will not have a permanent negative impact substantially greater than anticipated from permitted development within the zoning district. The Planning Commission recommended these changes were recommended for approval by the City Council at their March 20, 2014 meeting.

Staff proposes to clarify subdivision and platting requirements for **lease lots**. This includes amending the definitions of “subdivision” and “lease lot” as well as adding a section clearly explaining that a subdivision of land must follow the platting process. The purpose of subdivision review is to promote orderly growth in the community. New subdivisions, relevant to the future pattern of the community, can be created without property sales occurring. For example, developments may occur on lease lots. These revisions would clarify that developments occurring on lease lots are as relevant to the public interest as any other developments, and thus must occur on legally platted lots.

Under consideration by the Planning Commission at the April 24, 2014 meeting are the proposed changes to §8.06.020(A)(82) revision to the definition of lease lot, §8.06.020(A)(157) revision to the definition of subdivision, and §8.08.020(E) addition of a requirement to plat. These three changes are outlined below.

1. The definition of a “lease lot” is to be broadened to include not only lots created by lease lines, but also lots created by any other means in a lease document. This allows for leases of legally recorded lots to fit this definition. The proposed change is underlined below:

“LEASE LOT” or “LEASE PARCEL” means a parcel or tract of land described and designated by lease lines, or otherwise described in a lease document, and which at the time of applying for a building permit or another use permit is designated as the tract or parcel of land to be used, developed, or built upon as a unit of land. For purposes of zoning information, setbacks, yards, and other dimensional information, lease lots shall be interpreted as if they were actual lots or parcels.

2. The definition of a “subdivision” is to be edited clarifying that developments on lease lots are not exempt from subdivision regulation. The definition already refers to development, not only sale, as a purpose of subdivisions, but staff feels it is important to make it clear that the types of non-sale developments covered under this definition would include those which occur on lease lots. Additionally, this proposed definition has been revised since the March 20, 2014 meeting to clarify the triggers for what constitutes a subdivision. The need for this clarification was brought to the attention of the Planning Department and the Planning Commission by the Ounalashka Corporation. The proposed change is underlined below:

“SUBDIVISION” means the division of a tract or parcel of land into two or more lots, sites, or other divisions, or the combining of two or more lots, tracts, or parcels into one lot, tract, or parcel for the purpose, whether immediate or future, of sale or development, including development associated with a property lease, including any resubdivision and when appropriate to the context, the process of subdividing or the land actually subdivided. No such division of a parcel of land into a lease lot or lease property shall constitute a subdivision of land until and unless: (a) the lease term (including all extensions to which the lessee is entitled as a matter of contractual right) is equal to or exceeds thirty (30) years; or (b) a building or structure requiring a building permit is constructed or sited upon the lease lot or lease parcel.

3. A statement pertaining to the requirement to plat is to be added. This is a standard statement in subdivision regulation codes, clarifying that subdivisions are to occur by the platting procedure outlined in this chapter of code, rather than by deed or lease. Subdivisions for sale or development would need to be platted first. This proposed addition is underlined below:

Requirement to plat. All subdivision of land within the jurisdiction of the city shall be by plat in compliance with this chapter.

The intent of these three changes is to emphasize that the purpose of subdivision regulation is to manage development, regardless of the means of conveyance of property rights leading up to it. When development applications come to the department, staff will check to see that the lot is legally platted first (which is already done for sale parcels), even if the lot for development is a lease lot. It is common city planning practice in the United States to enforce subdivision regulations on lease lots; however, we are taking a modest approach here and only regulating those lease lots that result in development. The Planning Commission voted to continue the discussion regarding these changes at their March 20, 2014 meeting.

Staff proposes to remove the references to **building separation** from Title 8. Currently, each zoning district list of requirements has a section about multiple buildings on one lot, which is worded in a way that causes confusion and is completely unnecessary. Building separation is most appropriately handled by building permit reviews conducted by the fire chief and the state fire marshal, in addition to expert advice from the city engineer. The zoning code should avoid placing unnecessary restrictions on building separation when the issue is already addressed by more qualified experts for every building constructed in the city. The Planning Commission recommended these changes were recommended for approval by the City Council at their March 20, 2014 meeting.

Staff proposes to change the **application deadline** in order to provide a more appropriate length of time for internal review of all zoning applications. The deadline would be moved to 22 days prior to a meeting of the Planning Commission, rather than 15 days prior. This extra week will provide City staff a sufficient

amount of time to review applications before information is sent to the commissioners. Planning staff is looking for a more appropriate amount of time for communicating comments back to applicants in order to have issues addressed before the date of the meeting. This will benefit the applicant, City staff, and the Planning Commission by allowing a more complete and thorough application to be presented to the Commission for review. The Planning Commission recommended these changes were recommended for approval by the City Council at their March 20, 2014 meeting.

LEGAL: The City Attorney has been consulted throughout this review process and the proposed revisions are in keeping with his recommendations.

STAFF RECOMMENDATION: This is being presented for informational purposes, no action being recommended at this time.

Attachments:

- 1) Draft City Council Ordinance 2014-04
- 2) Power Point Presentation

CITY OF UNALASKA
UNALASKA, ALASKA

DRAFT ORDINANCE NO. 2014-04

AN ORDINANCE OF THE UNALASKA CITY COUNCIL AMENDING UNALASKA MUNICIPAL CODE CHAPTER 8.06 ADDING AND UPDATING DEFINITIONS, CHAPTER 8.08 CLARIFYING SUBDIVISION REQUIREMENTS, AND CHAPTER 8.12 DELETING BUILDING SEPARATION LANGUAGE, ADDING A ZONING DESIGNATION FOR CONSTRUCTION CAMPS, AND CHANGING SUBMITTAL DEADLINE REQUIREMENTS

BE IT ENACTED by the City Council of the City of Unalaska:

Section 1: **Form.** This is a Code ordinance.

Section 2: **Amendment of CHAPTER 8.06: DEFINITIONS**

Section 8.06.020 of the Unalaska Municipal Code is hereby amended with the following revisions: [additions are underlined; deletions are overstruck]

§ 8.06.020 DEFINITIONS

(A) For the purpose of Title 8 UCO, certain terms, words, or phrases used herein shall be interpreted as follows:

[...]

(48) “CONSTRUCTION CAMP” ~~means those on-site buildings and/or trailers that are temporarily used to house and feed construction workers and/or store project construction materials and/or provide office space for contractors and sub-contractors.~~ means those temporary structures used to house and feed a variety of workers or for storage of materials or office space in connection with (a) the construction, alteration or demolition of a structure or vessel, (b) the exploration or support of any mine or oilfield operation, or (c) any other work that requires a temporary work force to reside in the city.

(82) “LEASE LOT” or “LEASE PARCEL” means a parcel or tract of land described and designated by lease lines, or otherwise described in a lease document, and which at the time of applying for a building permit or another use permit is designated as the tract or parcel of land to be used, developed, or built upon as a unit of land. For purposes of zoning information, setbacks, yards, and other dimensional information, lease lots shall be interpreted as if they were actual lots or parcels.

(110) “PLANNED UNIT DEVELOPMENT (PUD)” means a form of development, on a property of at least 2 acres, characterized by a unified site design for a number of houses, clustering buildings, and providing common open space, density increases, and a mix of building types and land uses, the plan for which may not conform to regulations established in Title 8 UCO. ~~The PUD may require variances to Chapter 8.08, “Platting and Subdivision,” by the Platting Board and/or conditional use permit and/or variance approval by the Planning Commission for purposes of Chapter 8.12, “Zoning.”~~ Any aspects of the development, which do not conform to Title 8 UCO and would typically require a platting variance, conditional use

permit, or zoning variance, shall be considered an allowable nonconformity upon approval of the development as specified in § 8.12.215.

(157) “SUBDIVISION” means the division of a tract or parcel of land into two or more lots, sites, or other divisions, or the combining of two or more lots, tracts, or parcels into one lot, tract, or parcel for the purpose, whether immediate or future, of sale or development, including development associated with a property lease, including any resubdivision and when appropriate to the context, the process of subdividing or the land actually subdivided. No such division of a parcel of land into a lease lot or lease property shall constitute a subdivision of land until and unless: (a) the lease term (including all extensions to which the lessee is entitled as a matter of contractual right) is equal to or exceeds thirty (30) years; or (b) a building or structure requiring a building permit is constructed or sited upon the lease lot or lease parcel.

(161) “TEMPORARY” means those structures, which, based on their design elements, are not reasonably expected to be productive for more than 30 years, or are designed to be moved or dismantled. The Director of Planning shall have the discretion in determining whether a structure fits this definition and may consider the anticipated use of the structure and its surroundings.

[subsections 161 through 172 shall be renumbered 162 through 173]

Section 3: Amendment of CHAPTER 8.08: PLATTING AND SUBDIVISION

Section 8.08.020 of the Unalaska Municipal Code is hereby amended with the following revisions: [additions are underlined; deletions are overstruck]

§ 8.08.020 GENERAL PROVISIONS

[...]

(E) Requirement to plat. All subdivision of land within the jurisdiction of the city shall be by plat in compliance with this chapter.

[subsections E through J shall be renamed F through K]

Section 4: Amendment of CHAPTER 8.12: ZONING

Section 8.12.040 of the Unalaska Municipal Code is hereby amended with the following revisions: [additions are underlined; deletions are overstruck]

§ 8.12.040 SINGLE-FAMILY/DUPLEX RESIDENTIAL DISTRICT

[...]

~~(L) Special provisions for multiple buildings on a lot.~~

~~(1) More than one building may be placed on a lot. Each building shall be considered as one building for the purpose of front, side, and rear yard requirements.~~

~~(2) Access between buildings. Buildings or structures arranged so that vehicular access driveways separate them shall not have less than 30 feet between the buildings or structures so arranged.~~

[subsections M through O shall be renamed L through N]

Section 8.12.050 of the Unalaska Municipal Code is hereby amended with the following revisions: [additions are underlined; deletions are overstruck]

§ 8.12.050 MODERATE-DENSITY RESIDENTIAL DISTRICT

[...]

~~(K) Special provisions for multiple buildings on a lot.~~

~~(1) More than one building may be placed on a lot. Each building shall be considered as one building for the purpose of front, side, and rear yard requirements.~~

~~(2) Access between buildings. Buildings or structures arranged so that vehicular access driveways separate them shall not have less than 30 feet between the buildings or structures so arranged.~~

[subsections L through N shall be renamed K through M]

Section 8.12.060 of the Unalaska Municipal Code is hereby amended with the following revisions: [additions are underlined; deletions are overstruck]

§ 8.12.060 HIGH-DENSITY RESIDENTIAL DISTRICT

[...]

~~(K) Special provisions for multiple buildings on a lot.~~

~~(1) More than one building may be placed on a lot. Each building shall be considered as one building for the purpose of front, side, and rear yard requirements.~~

~~(2) Access between buildings. Buildings or structures arranged so that vehicular access driveways separate them shall not have less than 30 feet between the buildings or structures so arranged.~~

[subsections L through N shall be renamed K through M]

Section 8.12.070 of the Unalaska Municipal Code is hereby amended with the following revisions: [additions are underlined; deletions are overstruck]

§ 8.12.070 GENERAL COMMERCIAL DISTRICT

[...]

(D) *Conditional uses and structures.* In the General Commercial District, the following uses and their accessory uses may be permitted, subject to securing a Conditional Use approval in each case as provided for in this chapter (See § 8.12.200):

[...]

(6) Bulk chemical and petroleum storage and sales;

(7) Construction camps, provided the following safeguards are addressed, in addition to other conditions that the Planning Commission finds necessary as they relate to the specific request:

(a) the use is tied to a specific project or projects and is discontinued following the completion of that project or projects; and

(b) a detailed plan for deconstruction and removal is be provided; and

(c) the applicant provides proof of a bond in an amount, deemed by the Planning Commission to be sufficient to ensure removal of the structure upon project completion; and

(d) the appearance of each structure, comprising the construction camp, is substantially uniform.

[subsections 7 through 20 shall be renumbered 8 through 21]

Section 8.12.080 of the Unalaska Municipal Code is hereby amended with the following revisions: [additions are underlined; deletions are overstruck]

§ 8.12.080 MARINE-RELATED/INDUSTRIAL DISTRICT

[...]

(B) *Uses permitted.* In the Marine-Dependent/Industrial District, no building or structure or land shall be used, and no building or structure shall be erected which is arranged, intended, or designated to be used for other than one or more of the following uses:

[...]

(10) Construction camps;

[subsections 10 through 24 shall be renumbered 11 through 25]

[...]

(J) *Special provisions.* The following special provisions apply to all land uses within the Marine-Related/Industrial District:

[...]

(6) All housing is subject to the condition that the appearance of each structure is substantially uniform.

[...]

Section 8.12.090 of the Unalaska Municipal Code is hereby amended with the following revisions: [additions are underlined; deletions are overstruck]

§ 8.12.090 MARINE-DEPENDENT/INDUSTRIAL DISTRICT

[...]

(B) *Uses permitted.* In the Marine-Dependent/Industrial District, no building or structure or land shall be used, and no building or structure shall be erected which is arranged, intended, or designated to be used for other than one or more of the following uses:

[...]

(8) Construction camps;

[subsections 8 through 11 shall be renumbered 9 through 12]

[...]

(J) *Special provisions.* The following special provisions apply to all land uses within the Marine-Related/Industrial District:

[...]

(6) All housing is subject to the condition that the appearance of each structure is substantially uniform.

[...]

Section 8.12.170 of the Unalaska Municipal Code is hereby amended with the following revisions: [additions are underlined; deletions are overstruck]

§ 8.12.170 GENERAL PROVISIONS

[...]

~~(J) *Planned unit developments.* A developer may request exceptions from portions of this chapter in the case of a planned unit development. Application for any such exception shall be made in writing by the developer before or at the time the proposed development is submitted to the Department of Planning. The request for planned unit development shall be supplemented with maps, plans, or other data which may aid in the analysis of the proposed project. When an application for a planned unit development is complete, the request will be treated as application for conditional use permit(s) and/or variance request(s) and will be heard in public hearing(s) before the Commission.~~

[subsections K through Q shall be renamed J through P]

Section 8.12.190 of the Unalaska Municipal Code is hereby amended with the following revisions: [additions are underlined; deletions are overstruck]

§ 8.12.190 AMENDMENTS

[...]

(B)(2) *Submittal/timing*

(a) The application must be received at least ~~15~~ 22 days prior to the next regular meeting of the Planning Commission.

[...]

Section 8.12.200 of the Unalaska Municipal Code is hereby amended with the following revisions: [additions are underlined; deletions are overstruck]

§ 8.12.200 CONDITIONAL USE APPLICATIONS

[...]

(A)(2) *Submittal/timing*

(a) The application must be received at least ~~15~~ 22 days prior to the next regular meeting of the Planning Commission.

[...]

Section 8.12.210 of the Unalaska Municipal Code is hereby amended with the following revisions: [additions are underlined; deletions are overstruck]

§ 8.12.210 VARIANCES

[...]

(B)(2) *Submittal/timing*

(a) The application must be received at least ~~15~~ 22 days prior to the next regular meeting of the Planning Commission.

[...]

Section 8.12.215 of the Unalaska Municipal Code is hereby added as follows:

§ 8.12.215 PLANNED UNIT DEVELOPMENTS

(A) *Procedure.* A developer may apply for approval of a planned unit development from the Planning Commission, granting exemption from portions of this chapter for large

scale developments. The procedure for taking action on a planned unit development application shall be as follows:

(1) Written application. A written application for a planned unit development approval shall be filed with the Department of Planning on forms prescribed by the Department. Upon filing an application for a planned unit development approval with the Department of Planning by a landowner or his/her authorized agent, the applicant shall be informed of the time and place of the next regular meeting at which the application will be considered.

(2) Submittal/timing.

(a) The application must be received at least 22 days prior to the next regular meeting of the Planning Commission.

(b) The application will not be scheduled for a public hearing unless the Department of Planning, following an examination of the City of Unalaska Real Property Tax Roll, determines the person signing as landowner(s) on the application form are in fact the latest owner(s) of record.

(B) Public Hearing. The Planning Commission shall hold at least one public hearing on the application. Notice of the Public Hearing shall be given not less than 10 days prior to the public hearing in the following manner:

(1) The Department of Planning will mail notice of public hearing to all landowners of record within 300 feet of the proposed planned unit development as shown on the City of Unalaska Real Property Tax Roll; and

(2) The Department of Planning will post at least two copies of this notice, printed or written, in a conspicuous place not less than 10 days prior to the date of the hearing.

(C) Findings. At public hearing, the Planning Commission shall determine if any application for a planned unit development:

(1) Furthers the goals and objectives of the Comprehensive Development Plan;

(2) Will be compatible with the existing and planned land uses in the surrounding neighborhood and with the intent of its zoning district; and

(3) Will not have a permanent negative impact substantially greater than anticipated from permitted development within the zoning district.

(D) Action of the Planning Commission.

(1) The Planning Commission shall make its decision concerning a planned unit development application within 30 days after the first public hearing on the application, unless the hearing is continued.

(2) In rendering its decision, the Planning Commission may apply specific site or development conditions as additional safeguards or controls to ensure compatibility with surrounding land use and protection of the public. Such approval will be specifically tied to the site plan submitted with the application, unless otherwise modified and noted by the Planning Commission.

(3) The Planning Commission shall cause written notification of its action to be mailed to the applicant within 10 days after the decision has been rendered. Its decision shall be final unless appealed to the City Council.

(E) Appeals. A person aggrieved by the decision of the Planning Commission may make written request for a hearing before the City Council to appeal such decision. For purposes of this subsection, an aggrieved person means an applicant or landowner within the area involved or within 300 feet of the exterior boundaries of the area involved. Such request shall contain reference to the specific decision appealed and shall be delivered to the City Clerk within 10

working days from such ruling. Upon receipt of any such request, the City Council will set a date for a public hearing to consider the Planning Commission's decision and objections thereto. Notice of the Public Hearing shall be given not less than 10 days prior to the public hearing in the following manner

(1) The Department of Planning will mail the notice of public hearing to all landowners of record within 300 feet of the proposed planned unit development as shown on the City of Unalaska Real Property Tax Roll; and

(2) The City Clerk will post at least two copies of this notice, printed or written, in a conspicuous place not less than 10 days prior to the date of the hearing.

(F) *Action of the City Council.* At the public hearing, the City Council may uphold the action of the Planning Commission, reverse the action of the Planning Commission, or modify the action of the Planning Commission.

(G) *Decision of the City Council.* The City Council shall provide findings of fact and conclusions of law in accordance with its decision on appeal. These findings of fact and conclusions of law shall be issued within 15 working days after the final hearing on appeal. The decision of the City Council shall become final and effective immediately upon the issuance of the findings of fact and conclusions of law. No permits shall be issued concerning the property in question until the decision becomes final. A decision of the City Council may be appealed to the Superior Court within 30 days after the decision becomes final.

(H) *Reapplication.* No request for a planned unit development shall be considered by the Planning Commission within the 12-month period immediately following a previous denial of such request, except that the Director of Planning may consent to a new hearing, if in the opinion of the Director of Planning new evidence or a change of circumstances warrant it.

(I) *Time Limit.* Each planned unit development authorized under the provisions of this Chapter which is not actually established or for which the actual construction commenced on the buildings or structures involved within one year from the date of the decision of the Planning Commission, will be null and void. In the event construction work is involved, it must actually commence within the stated period and must be diligently pursued to completion.

Section 5: **Effective Date.** This ordinance is effective June 1, 2014.

PASSED AND ADOPTED BY A DULY CONSTITUTED QUORUM OF THE UNALASKA CITY COUNCIL THIS _____ DAY OF _____, 20__.

HON. SHIRLEY MARQUARDT
MAYOR

ATTEST:

_____, CITY CLERK

DRAFT

Updates to Title 8



Timeline...



- July - December 2013
 - Ideas compiled
 - Research and drafting
- January 2014
 - Planning Commission Worksession
 - Review by City Attorney
- February 2014
 - Planning Commission Discussion
- March 2014
 - Bulk Mailing and Radio Show
 - Planning Commission Recommended Approval of Several Changes
- April 2014
 - Worksession with City Council
 - Planning Commission Meeting

Overview...



- ✓ Construction Camps
- ✓ Planned Unit Developments
- ✓ Lease Lots
- ✓ Building Separation
- ✓ Application Deadline



Recommended ✓

Construction Camps

- ✓ Planned Unit Developments
- ✓ Lease Lots
- ✓ Building Separation
- ✓ Application Deadline

Construction Camps

- Clarify the Definition of Construction Camp:

- ~~(48) “Construction Camp” means those on-site buildings and/or trailers that are temporarily used to house and feed construction workers and/or store project construction materials and/or provide office space for contractors and sub-contractors.~~ means those temporary structures used to house and feed a variety of workers or for storage of materials or office space in connection with; (a) the construction, alteration or demolition of a structure or vessel, (b) the exploration or support of any mine or oilfield operation, or (c) any other work that requires a temporary work force to reside in the city.

- Add a Definition for Temporary:

- (161) “Temporary” means those structures, which, based on their design elements, are not reasonably expected to be productive for more than 30 years, or are designed to be moved or dismantled. The Director of Planning shall have the discretion in determining whether a structure fits this definition and may consider the anticipated use of the structure and its surroundings.

Construction Camps

● Identify Permitted Locations

● Currently:

- No locations identified
- Treated as Conditional Use case by case

● Proposed:

- Permitted Use in Marine Related/Industrial
- Permitted Use in Marine Dependent/Industrial
- Conditional Use in General Commercial
- New camps not allowed in other districts

Construction Camps

- Establish Safeguards

- Currently:

- Addressed on case by case basis

- Proposed in General Commercial:

- “the use is tied to a specific project or projects and is discontinued following the completion of that project or projects.
 - a detailed plan for deconstruction must be provided; and
 - the applicant provides proof of a bond in an amount, deemed by the Planning Commission to be sufficient to ensure removal of the structure upon project completion; and
 - the appearance of each structure, comprising the construction camp, is substantially uniform.”

Construction Camps

- Establish Safeguards, Continued...
 - Currently:
 - Addressed on case by case basis
 - Proposed in both industrial districts:
 - “All housing is subject to the condition that the appearance of each structure is substantially uniform.”



- ✓ Construction Camps
- Recommended** ✓ **Planned Unit Developments**
- ✓ Lease Lots
 - ✓ Building Separation
 - ✓ Application Deadline

Planned Unit Development

- Purpose
 - Encourages master planning
 - Easier way to deal with developments that would require several variances and/or a conditional use permit
 - Encourages creativity in site design
 - Clustering
 - Open space
 - Unique lots

Planned Unit Development

- Refine Definition for Planned Unit Development
 - (110) “Planned Unit Development (PUD)” means a form of development, on a property of at least 2 acres, characterized by a unified site design for a number of houses, clustering buildings, and providing common open space, density increases, and a mix of building types and land uses, the plan for which may not conform to regulations established in Title 8 UCO. ~~The PUD may require variances to Chapter 8.08, “Platting and Subdivision,” by the Platting Board and/or conditional use permit and/or variance approval by the Planning Commission for purposes of Chapter 8.12, “Zoning.”~~ Any aspects of the development, which do not conform to Title 8 UCO and would typically require a platting variance, conditional use permit, or zoning variance, shall be considered an allowable nonconformity upon approval of the development as specified in § 8.12.215.

Planned Unit Development

- Strike all of § 8.12.170(J)
- Add new section § 8.12.215
 - Identifies procedure for PUD action
 - Almost identical to CU/Variance requirements with three tests:
 - Furthers goals of Comp Plan
 - Compatible with surrounding uses
 - Will not have permanent negative impact



*Still being
discussed...*

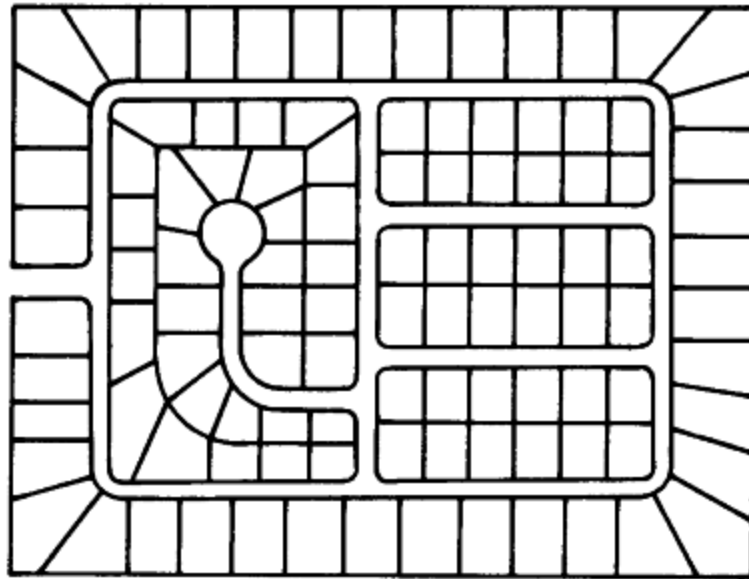
- ✓ Construction Camps
- ✓ Planned Unit Developments
- ✓ **Lease Lots**
- ✓ Building Separation
- ✓ Application Deadline

Subdivision Plats

- Add new section to clarify intent:
 - § 8.08.020(E) Requirement to plat. All subdivision of land within the jurisdiction of the city shall be by plat in compliance with this chapter.
- Restatement of general city planning principal, and Alaska state law.
- Prevents subdividing property by means other than platting (ex. by signing a deed that conveys a piece of property that is not a recorded lot)

What is a subdivision?

- A subdivision is any means of dividing land into smaller pieces, and could be simply the act of selling a subset of property to different people. It is not necessarily the act of recording a survey plat.



Definition of Subdivision

- Amend the definition of a subdivision:
 - (157) “SUBDIVISION” means the division of a tract or parcel of land into two or more lots, sites, or other divisions, or the combining of two or more lots, tracts, or parcels into one lot, tract, or parcel for the purpose, whether immediate or future, of sale or development, including development associated with a property lease, including any resubdivision and when appropriate to the context, the process of subdividing or the land actually subdivided. No such division of a parcel of land into a lease lot or lease property shall constitute a subdivision of land until and unless: (a) the lease term (including all extensions to which the lessee is entitled as a matter of contractual right) is equal to or exceeds thirty (30) years; or (b) a building or structure requiring a building permit is constructed or sited upon the lease lot or lease parcel.
- Types of non-sale developments covered under this definition would include those which occur on lease lots

Lease Lots

- Amend the definition of lease lot:
 - (82) “Lease Lot” or “Lease Parcel” means a parcel or tract of land described and designated by lease lines, or otherwise described in a lease document, and which at the time of applying for a building permit or another use permit is designated as the tract or parcel of land to be used, developed, or built upon as a unit of land. For purposes of zoning information, setbacks, yards, and other dimensional information, lease lots shall be interpreted as if they were actual lots or parcels.
- Broadens definition: any lot that is leased.
- Allows for leases of legally recorded lots to fit this definition.

Lease Lots

● What does this mean?

- Lease lots intended for development must be platted lots.
- If a subdivision is not already platted, the Platting Board will review plats for developments on lease lots.
- Building permits cannot be approved by the city unless the building is on a legally recorded lot.

● Why is it important?

- Development patterns of leased property are relevant to the public interest.
- Right-of-way access, utility connections, and minimum design standards need to be maintained for lease lots.
- Increases consistency of subdivision requirements with state law.



- ✓ Construction Camps
- ✓ Planned Unit Developments
- ✓ Lease Lots

Recommended

- ✓ **Building Separation**
- ✓ Application Deadline

Building Separation

- All references to multiple buildings on a lot are eliminated from Title 8
 - ~~Special provisions for multiple buildings on a lot.~~
 - ~~More than one building may be placed on a lot. Each building shall be considered as one building for the purpose of front, side, and rear yard requirements.~~
 - ~~Access between buildings. Buildings or structures arranged so that vehicular access driveways separate them shall not have less than 30 feet between the buildings or structures so arranged.~~

Building Separation

- Purpose:
 - Fire safety is more adequately addressed by Fire Chief and State Fire Marshal in the building permit review process.
 - Current language creates confusion and is unnecessary.



- ✓ Construction Camps
- ✓ Planned Unit Developments
- ✓ Lease Lots
- ✓ Building Separation

Recommended

✓ **Application Deadline**

Application Deadline

- Application for action items such as variance requests and conditional uses:
 - Currently: 15 days prior to meeting
 - Proposed: 22 days prior to meeting
- Additional time allows for:
 - City Departments to review and discuss proposals
 - Feedback to be provided to applicant
 - Applicant to make corrections and clarify questions
 - Planning Department to make a more informed recommendation to Planning Commission
 - Planning Commission to receive a more complete picture of the request and situation.

Next Steps...



April 2014

- Worksession with City Council
- Additional Resolution by Planning Commission
 - One Reading and Public Hearing

May 2014

- Incorporate Feedback
- Ordinance by City Council
 - Two Readings and Public Hearing

CITY OF UNALASKA
UNALASKA, ALASKA

RESOLUTION 2014-41

**A RESOLUTION OF THE UNALASKA CITY COUNCIL ESTABLISHING THE
SUM TO BE MADE AVAILABLE FROM THE CITY OF UNALASKA TO THE
UNALASKA CITY SCHOOL DISTRICT FOR FISCAL YEAR 2015**

WHEREAS, the Unalaska City School District Fiscal Year 2015 Budget was received by the City of Unalaska by the April 1st deadline in accordance with UCO 2.98.090; and

WHEREAS, within 30 days after receipt of the school budget, the City of Unalaska is required by UCO 2.98.090 to determine the total amount of money to be made available from local sources for school purposes and make available to the Unalaska City School District Board of Education a statement of the sum to be made available; and

WHEREAS, failure to furnish the Board of Education with a statement of the sum to be available would automatically approve the amount requested in the budget by the Unalaska City School District; and

WHEREAS, by June 30th, the City Council shall appropriate the amount of funds to be made available from local sources to the Unalaska City School District for educational purposes;

NOW THEREFORE BE IT RESOLVED that the City of Unalaska has established the sum to be made available for local funding of school purposes for fiscal year 2015 to be \$3,868,791, which includes \$2,843,983 for the maximum allowable local contribution and \$1,024,808 in funding beyond the set funding cap.

PASSED AND ADOPTED BY A DULY CONSTITUTED QUORUM OF THE
UNALASKA CITY COUNCIL THIS 22ND DAY OF APRIL 2014.

MAYOR

ATTEST:

CITY CLERK

MEMORANDUM TO COUNCIL

TO: Mayor and City Council Members

FROM: Chris Hladick, City Manager

DATE: April 17, 2014

RE: RESOLUTION 2013-41 ESTABLISHING THE SUM OF MONEY TO BE
MADE AVAILABLE FROM THE CITY OF UNALASKA TO THE
UNALASKA CITY SCHOOL DISTRICT FOR THE FISCAL YEAR 2015

SUMMARY: Unalaska City Code 2.98.090(A) states, “The School Board shall submit the school budget to the City Council by April 1st of each year.” Within 30 days after receipt of the budget, the City Council must decide on the total to be made available from local sources for school purposes and provide the school board notice of the amount to be made available. By submitting its budget on March 31, 2014, the school district met the requirements of code. Through Resolution 2014-41, Council will establish the level at which the City will fund the school district for FY15.

PREVIOUS COUNCIL ACTION: Each year, Council adopts a resolution indicating the local contribution rate to be made to the Unalaska City School District (UCSD) for the upcoming fiscal year.

BACKGROUND: UCSD is basing their FY15 budget request on the Governor’s proposed Base Student Allocation (BSA) of \$5,765, which assumes an \$85 increase in the BSA for FY15.

DISCUSSION: In the week prior to the March 31, 2014 meeting, UCSD submitted their budget to Council, and at the March 31st meeting, Superintendent John Conwell, Board President Abner Hoage, and Business Manager Holly Holman gave a budget presentation.

The language in attached Resolution 2013-41 reflects the \$2,843,983 maximum local funding contribution to the School District for FY15. The resolution also includes the \$1,024,808 the district requested that falls outside the cap which includes community schools (\$707,808), preschool (\$160,000), and food services (\$157,000). For FY15, there is no request for reimbursement for capital projects. The request for FY15 funding is 3.82% lower than the FY14 request.

By April 30, 2014, Council must indicate the level at which it intends to fund UCSD, thereby meeting the 30-day deadline set out in UCO 2.98.090(A), and per UCO 2.98.090(A), Council must appropriate funding by June 30, 2014. In the past, Council has approved UCSD’s requests for the maximum allowed by the cap and for funding that falls outside of the cap.

ALTERNATIVES: The Council has four alternatives:

1. If Council wishes to fund the full request that includes \$2,843,983 for the maximum contribution and \$1,024,808 in funding outside the cap, for a total of \$3,868,791, Resolution 2014-41 will be approved as presented.

2. If Council wishes to fund only at the minimum required local contribution rate, Resolution 2014-41 must be amended to reflect the minimum required level of \$1,490,964 in local funding.
3. If Council wishes to fund only the request for funding at the allowable maximum level, Resolution 2014-41 must be amended to reflect the maximum local contribution level of \$2,843,983.
4. If Council wishes to fund the district's request at a level beyond the minimum required level but less than the maximum amount, Resolution 2014-41 must be amended to reflect that amount at which Council chooses to fund the district.

FINANCIAL IMPLICATIONS: The school district's FY15 maximum local contribution request is \$2,843,983, which is an increase of \$47,787 above the amount approved for FY14. The funding level requested for FY15 includes separate appropriations for community schools, preschool, and food services. This additional funding that falls outside the cap totals is \$1,024,808.

The total funding requested for FY15 is \$3,868,791, which is 3.82% below the total funding provided in FY14.

LEGAL: N/A

STAFF RECOMMENDATION: Staff recommends that Council adopt a resolution which sets the funding level for FY15.

PROPOSED MOTION: Move to adopt Resolution 2014-41.

CITY MANAGER'S COMMENTS: I recommend approval.

CITY OF UNALASKA
UNALASKA, ALASKA

RESOLUTION 2014-44

RESOLUTION 2014-44 AUTHORIZING THE CITY MANAGER TO AMEND THE POWERHOUSE CONTROL SYSTEM UPGRADE AGREEMENT WITH ELECTRIC POWER SYSTEMS TO INCLUDE THE INSTALLATION OF THE WASTE HEAT RECOVERY PROJECT IN THE AMOUNT OF \$1,249,555

WHEREAS, the City of Unalaska is seeking renewable energy sources to reduce the cost of energy production; and

WHEREAS, Waste Heat Recovery is a viable and cost effective option for the City; and

WHEREAS, the Alaska Energy Authority has granted the City of Unalaska \$1,300,000 for the City's proposed Waste Heat Recovery System Project; and

WHEREAS, Electric Power Systems, Inc. has designed the City Powerhouse and is our retained Electrical Engineering design firm on many of the City's Electric Utility projects, giving them intimate knowledge of our generating and distribution systems, which this project impacts; and

WHEREAS, Electric Power Systems, Inc. has proposed to construct the project in the amount of \$1,249,555, a fair and reasonable price;

NOW THEREFORE BE IT RESOLVED that the City Council of the City of Unalaska authorizes the City Manager to amend the Powerhouse Control System Upgrade Agreement with Electric Power Systems, Inc. to include the installation of the Waste Heat Recovery Project in the amount of \$1,249,555.

PASSED AND ADOPTED BY A DULY CONSTITUTED QUORUM OF THE UNALASKA CITY COUNCIL THIS 22ND DAY OF APRIL 2014.

MAYOR

ATTEST:

CITY CLERK

MEMORANDUM TO COUNCIL

TO: MAYOR AND CITY COUNCIL MEMBERS
FROM: DAN WINTERS, DIRECTOR OF PUBLIC UTILITIES
THRU: CHRIS HLADICK, CITY MANAGER
DATE: APRIL 22, 2014
RE: **RESOLUTION 2014-44, AUTHORIZING THE CITY MANAGER TO AMEND THE POWERHOUSE CONTROL SYSTEM UPGRADE AGREEMENT WITH ELECTRIC POWER SYSTEMS TO INCLUDE THE INSTALLATION OF THE WASTE HEAT RECOVERY PROJECT IN THE AMOUNT OF \$1,249,555.**

SUMMARY: Resolution 2014-44 will authorize the City Manager to amend the Powerhouse Control System Upgrade Project agreement with Electric Power Systems (EPS) to include the construction portion of the Waste Heat Recovery Project in the amount of \$1,249,555. The City ordered three Electratherm Green Machines through McKinley Services and Equipment in October 2013. These Organic Rankin Cycle (ORC) units arrive in May 2014 and installation will begin upon arrival. Commissioning of the units is scheduled for August 2014 and final completion of the project is scheduled for September 2014.

PREVIOUS COUNCIL ACTION: Previous Council Actions are as follows:

- At the January 8, 2008 Council Meeting, Council approved Ordinance 2008-01, a budget amendment request for \$95,500, to be transferred from the retained earnings of the Electric Utility Proprietary Fund, to the Waste Heat Recovery Project at the Powerhouse.
- At the May 13, 2008 Council Meeting, Council adopted the 2009 operating and capital budget through Ordinance 2008-08, adding \$400,000 to the Waste Heat Recovery Project.
- On October 29, 2009, Council approved Resolution 2008-74, supporting the City Manager's pursuit of the \$1,300,000 in grant funding from Alaska Energy Authority (AEA).
- On February 9, 2010, Council approved the acceptance of AEA grant for \$1.3 million through Resolution 2010-12.
- Council has been updated several times on this Project's progress through the Department of Public Works' Project Update at various Council work sessions.
- At the October 22, 2013 Council Meeting, Council approved Resolution 2013-70, authorizing the City Manager to enter into an agreement with McKinley Services & Equipment in the amount of \$714,133.02 for the purchase of three Electratherm Green Machines.

- At the February 22, 2014 Council meeting, Council approved Ordinance 2014-03, which provided additional funds in the amount of \$754,847 for the construction portion of the Waste Heat Recovery Project.

BACKGROUND: Due to the ever increasing cost of fuel to produce electricity for the community, the City is looking at a number of options to realize cost savings. Utilizing waste heat from the powerhouse engines appeared to be a sensible approach worth pursuing and, to that end, the City hired Electric Power Systems (EPS) to conduct a feasibility study, which was completed in May 2008. Because the results of the study were promising, the City submitted a grant application to AEA to help fund a Waste Heat to Energy Project.

After receiving the grant from AEA for the project, the construction timeline was set for completion by July 2011. However, the technology for smaller Organic Rankin Cycle (ORC) systems was still in a developmental stage with limited suppliers. As a result, the project completion was extended to July 2013 to provide time for other vendors to further develop their systems and to provide the City time for continued research.

The City was notified in June 2012 that Pratt & Whitney had stopped providing smaller scale systems, but other vendors such as Ormat and Electratherm supported the continuance of the project if the City considered stack robber units instead of ORC units using the lower temperature cooler. By August 2012, Ormat was no longer interested in providing smaller scale systems. However, Electratherm had begun producing the Green Machine ORC, which was being tested at the University of Alaska, Fairbanks.

A feasibility study was completed for the City in November 2012, focusing on the Electratherm ORC, and also looked at the feasibility of stack robbers. The study concluded that stack robbers would not be feasible until the City Powerhouse average demand exceeded 8 MW. The study determined that four (4) Electratherm Green Machine ORCs would be optimum to install. Unfortunately, due to the delays in starting this project, cost estimates have increased, and a decision was made to design for three (3) ORC units as that number could be supported by the current budget.

In 2012, the Electratherm Green Machine 4000 was tested at the University of Alaska, Fairbanks. Based on the reliability testing following 1,100 hours of run time for full rated output, the testing team were very satisfied with the unit's operation and performance and estimated that one Green Machine can generate more than 413,000 kWh a year with 24/7 daily operation.

An updated schedule and budget was submitted to AEA in February 2013 to amend grant conditions and extend the project completion timeline to August 2014. In July 2013, 65% design was complete and submitted to AEA for review and comment. Due to the long lead time for acquiring the ORCs, AEA stated that the City may begin procurement under the grant.

In October 2013, the City ordered three Electratherm Green Machines through McKinley Services and Equipment. These ORC units arrive in May 2014 and will be stored on the installation pads on the first floor of the Old Powerhouse.

On January 16, 2014, staff received Electrical Power Systems proposal of \$1,249,555 for the construction portion of the Waste Heat Recovery Project.

DISCUSSION: At the April 8, 2014 Council meeting, Council approved Resolution 2014-40, which authorized the City Manager to enter into an agreement with EPS for the design and construction of the Powerhouse Control System Upgrade Project. The resolution in front of Council tonight will amend the Powerhouse Control System Upgrade Project contract to include the scope of work for the installation of the Waste Heat Recovery Project.

The scope of work for the installation of the waste heat recovery units is as follows:

1. Provide complete conduit and cable tray system to facilitate all power, communications, and control wiring needs for the installation of the ORC.
2. Provide complete low voltage wiring system. This will include the re-routing of the main station service point to terminate within the new main disconnect and MCC. It will also include reconductoring all existing pumps, panels, and branch circuits from the new MCC.
3. Provide complete instrumentation wiring system. This will include the all cabling from each electromechanical instrument to the new station PLC panel.
4. Provide complete communication wiring system. This will include the Cat 5e cabling system between the new station PLC panel to the new MCC, remote system connection point(s), and each ORC unit PLC.
5. Provide new MCC, new main disconnect, new PLC cabinet, and new local HMI.
6. Install three Owner furnished Electrathern Green Machine ORC units. This includes making all final hot water supply/return, cold water supply/return, electrical power supply, and communications connections. Also, this task includes setting, leveling, anchoring, and install refrigerant.
7. Provide all station PLC, HMI, and ORC Unit PLC interface programming and software.
8. Provide all mechanical hot water, cold fresh water, seawater piping extension complete with elbows, valves, gauges, and couplings to each of the three new ORC units. Piping construction will be completed to accommodate an additional ORC unit as much as possible such that minimal fitting would be required to install this future ORC unit.
9. Provide all instrumentation devices including pressure, temperature, flow, and position feedback transmitters. This also includes BTU meters, thermowells, sensors and transmitters, mounting brackets, isolation valves, device boxes, and all associated appurtenances.
10. Provide all structural supports including mechanical piping stands, weldments, floor and wall anchors, pump foundations and metal framing/supports, tray anchorages and support frames, strut assemblies, protective coatings, bolts, nuts, washers, and all associated appurtenances.
11. Provide all commissioning services necessary to ensure all systems and equipment installed functions according to specifications, design, and the feasibility study. This includes verifying that the final performance of the ORC project meets the expected outputs, efficiencies, and overall performance.
12. Provide any necessary training or project orientation sessions to familiarize the City's operators with the new project.
13. Provide all necessary administrative and engineering services such as preparing submittals/reviews, as-built drawings, O&M manuals, and field coordination of construction issues.

Notice to proceed is scheduled to be issued to EPS on or before May 15, 2014. The scheduled final completion date is September 30, 2014.

ALTERNATIVES: Staff has researched other alternatives and believes this is the most cost effective way to proceed with the installation of the waste heat recovery units.

FINANCIAL IMPLICATIONS: The Waste Heat Recovery Project is fully funded, as Table 1 below depicts.

Table 1

Waste Heat Recovery Project EL802			
Account Discription	Original Budget	Spent/ Ecumbered	Available Budget
Legal	\$ 1,000.00		\$ 1,000.00
Engineering and Architectual	\$ 446,605.00	\$ 443,335.16	\$ 3,269.84
Construction Services	\$ 1,564,847.00	\$ 499,894.38	\$ 1,064,952.62
Telephone/Fax/TV	\$ 395.00	\$ 79.48	\$ 315.52
Advertising	\$ 870.00	\$ 424.96	\$ 445.04
Printing and Binding	\$ 280.00	\$ 127.56	\$ 152.44
Permit Fees	\$ 1,500.00	\$ 55.79	\$ 1,444.21
General Supplys	\$ 16,500.00	\$ 14,427.87	\$ 2,072.13
Machinery and Equipment	\$ 1,018,244.38	\$ 714,133.02	\$ 304,111.36
Totals	\$ 3,050,241.38	\$ 1,672,478.22	\$ 1,377,763.16

LEGAL: The City Manager will decide if legal review is needed.

STAFF RECOMMENDATION: Staff recommends Council approve Ordinance 2014-44, which will authorize the City Manager to amend the Powerhouse Control System Upgrade agreement with Electric Power Systems to include the Waste Heat Recovery Project, in the amount of \$1,249,555.

PROPOSED MOTION: I move to approve Ordinance 2014-44.

CITY MANAGER'S COMMENTS:

ADDENDUM NO. 1 TO STANDARD FORM OF AGREEMENT BETWEEN THE OWNER AND CONTRACTOR FOR THE POWERHOUSE CONTROL SYSTEM UPGRADES PROJECT

THIS ADDENDUM NO. 1 is dated as of the _____ day of _____ in the year 20____, by and between the CITY OF UNALASKA (hereinafter called OWNER) and ELECTRIC POWER CONSTRUCTORS, INC. (hereinafter called CONTRACTOR).

OWNER and CONTRACTOR, in consideration of the mutual covenants hereinafter set forth, agree to amend that certain Standard Form of Agreement between the Owner and CONTRACTOR as follows:

Article 1. WORK

The scope of the construction work shall be amended to include the installation of the three Owner-Supplied Electratherm Units for the Waste Heat Recovery Project per CONTRACTOR's proposal dated January 16, 2014, hereby attached and incorporated by reference.

The list of Contract Documents shall be amended to include:

- Addendum No. 1 to the Standard Form of Agreement

Article 2. TIME

The Substantial Completion Date and the Final Completion Date for the Work shall be as follows:

Substantial Completion – August 30, 2014

Final Completion – September 30, 2014

Article 3. CONTRACT PRICE

A new paragraph 3.4 is added to read as follows:

- 3.4 The Contract Sum for the installation of the three Electratherm Units for the Waste heat Recovery Project shall be One Million, Two Hundred Forty Nine Thousand, Five Hundred Fifty Five Dollars (\$1,249,555).

IN WITNESS WHEREOF, the OWNER and CONTRACTOR have signed all counterparts of this Agreement. All portions of the Contract Documents have been signed or identified by the OWNER and CONTRACTOR.

This Agreement will be effective on _____, 2014.

CITY OF UNALASKA

**ELECTRIC POWER
CONSTRUCTORS, INC.**

By _____
Chris Hladick, City Manager

By _____
Dave Burlingame, Principal

(CORPORATE SEAL)

(CORPORATE SEAL)

Attest _____
City Clerk

Attest _____

Address for giving notices:
PO Box 610
Unalaska, Alaska 99685

Address for giving notices:
3305 Arctic Blvd, Suite 201
Anchorage, Alaska 99503



Dan Winters
City of Unalaska
Director of Public Works

January 16, 2014

Subject: ORC Installation Project

Dan,

For your consideration, EPS and its partner company EPC would like to present to you the following proposal to construct this engine jacket water waste heat reclamation project. EPC will construct the project to adhere to EPS's 100% signed and stamped set of electrical, mechanical, and structural design drawings and specifications. EPC will construct the project to ensure a completely functional and productive project that will provide many years of benefits to the City.

Background

The City has desired to reclaim waste heat from the City's new prime power diesel plant as much as possible. The City's current loads require new plant unit dispatch to cycle between one or two of the available three units (two 5.2 MW Wartsila's and one 4.4 MW Cat C280). EPS studied the feasibility of reclaiming this waste heat (both engine jacket water and exhaust gasses) via the use of Organic Rankine Cycle driven turbines to produce supplemental electrical energy. The studies confirmed that such a strategy is technically, economically, and environmentally viable.

For optimal reclamation it was determined that the existing engine jacket water waste heat lines from the new plant to the old plant be utilized as much as possible. Though exhaust gas waste heat reclamation was also found viable it was determined that this project be postponed to some later date when funding became available. Electratherm's 50 kW Green Machines was selected for the current waste heat reclamation project.

This proposal will focus on the construction of the engine jacket water waste heat reclamation project. This will require the installation of three (3) Electratherm GM 50 kW units and make preparations necessary to receive a future 50 kW unit. The GM 50 kW units will be installed within the old plant first floor area vacated by the removal of the retired diesel engine/generators. The units will receive waste heat via new piping and will export electric power to the existing plant's 480V intertie to the new plant's station service. Several electrical, mechanical, and structural supporting components will need to be installed and modified. The electrical components include restructuring the old power plant's station service 480V power system and instrumentation (i.e. BTU metering, kW/kWH metering, temperature/pressure/flow monitoring, motor operated valving, PLC control, MCC controls, and SCADA/HMI development). The mechanical components include extending the existing engine jacket hot water piping, valves, hot water and cold water pumps, seawater/freshwater piping extensions, freshwater/seawater heat exchangers, and mechanical gauges. The structural components for this project are anchoring, fastening, and supporting all electrical and mechanical components such as cable trays, pumps, ORC units, and hot/cold water pipe supports.

The project will be completed concurrent with an approved upgrade of the plant SCADA and controls system to provide improved control and reporting of the Unalaska power house.

Scope of Work

EPC will provide all materials, labor, and project management necessary to complete the project. The project will meet all specifications and guidelines outlined within the construction ready design documents. Below is a list of the various systems and components that will be provided to Unalaska.

1. Provide complete conduit and cable tray system to facilitate all power, communications, and control wiring needs for the installation of the ORC.

2. Provide complete low voltage wiring system. This will include the re-routing of the main station service point to terminate within the new main disconnect and MCC. It will also include reconductoring all existing pumps, panels, and branch circuits from the new MCC.
3. Provide complete instrumentation wiring system. This will include the all cabling from each electro-mechanical instrument to the new station PLC panel.
4. Provide complete communication wiring system. This will include the Cat 5e cabling system between the new station PLC panel to the new MCC, remote system connection point(s), and each ORC unit PLC.
5. Provide new MCC, new main disconnect, new PLC cabinet, and new local HMI.
6. Install three Owner furnished Electratherm Green Machine ORC units. This includes making all final hot water supply/return, cold water supply/return, electrical power supply, and communications connections. Also, this task includes setting, leveling, anchoring, and install refrigerant.
7. Provide all station PLC, HMI, and ORC Unit PLC interface programming and software.
8. Provide all mechanical hot water, cold fresh water, seawater piping extension complete with elbows, valves, gauges, and couplings to each of the three new ORC units. Piping construction will be completed to accommodate an additional ORC unit as much as possible such that minimal fitting would be required to install this future ORC unit.
9. Provide all instrumentation devices including pressure, temperature, flow, and position feedback transmitters. This also includes BTU meters, thermowells, sensors and transmitters, mounting brackets, isolation valves, device boxes, and all associated appurtenances.
10. Provide all structural supports including mechanical piping stands, weldments, floor and wall anchors, pump foundations and metal framing/supports, tray anchorages and support frames, strut assemblies, protective coatings, bolts, nuts, washers, and all associated appurtenances.
11. Provide all commissioning services necessary to ensure all systems and equipment installed functions according to specifications, design, and the feasibility study. This includes verifying that the final performance of the ORC project meets the expected outputs, efficiencies, and overall performance.
12. Provide any necessary training or project orientation sessions to familiarize the City's operators with the new project.
13. Provide all necessary administrative and engineering services such as preparing submittals/reviews, as-built drawings, O&M manuals, and field coordination of construction issues.

Schedule

See attached schedule that outlines start/end dates for each major milestone. It's expected that if the Notice To Proceed is received by February 14, 2014 then project completion should occur around September 14, 2014.

Price

The total project cost is \$1,249,555 for the construction of the ORC project. See the following pages for the itemized costs.

If you have questions or require additional information, feel free to contact me at 523-3102 or egeorge@epsinc.com.

Thank you,



Earl George, PE

Project Name:	Unalaska ORC Installation Project			
Project Description				
Proposer:	Earl George			
Due Date:				
	Inside Electrical Costs	Outside Electrical Costs	Mechanical Costs	Total Costs
Sub-Total EPC Labor	\$134,091		\$170,831	\$304,922
Sub-Total EPC Material	\$183,224		\$316,929	\$500,153
Sub-Total EPC Subcontracts	\$4,425		\$6,375	\$10,800
Subtotal Indirect Costs	\$65,411		\$42,882	\$108,293
EPC Estimated Base Costs Amount	\$387,151		\$537,017	\$924,168
Profit @10%	\$38,715		\$53,702	\$92,417
Overhead @ 22%	\$29,500		\$37,583	\$67,083
Project Support Project Mgmt on Site	\$0		\$1	\$1
Expediting and Material Handling	\$1		\$1	\$2
Bonding - 2.5%	\$4,518		\$6,234	\$10,753
Subtotal EPC Construction Costs	\$459,886		\$634,538	\$1,094,424
Documentation/Admin/Engineering	\$46,374		\$63,986	\$110,360
Sub-Total Engineering and Design	\$46,374		\$63,986	\$110,360
EPC/EPs Total This Estimate	\$506,260		\$698,524	\$1,204,784
Total Estimated Owner Furnished Materials	\$0		\$0	\$0
Estimated Commissioning Fees	\$18,813		\$25,958	\$44,771
Estimated Total Project Costs	\$525,073		\$724,482	\$1,249,555

CITY OF UNALASKA
UNALASKA, ALASKA

RESOLUTION 2014-45

A RESOLUTION OF THE UNALASKA CITY COUNCIL AUTHORIZING / DENYING A WAIVER OF VINCENT TUTIAKOFF'S FAILURE TO MAKE TIMELY APPLICATION FOR THE SENIOR CITIZENS PROPERTY TAX EXEMPTION YEAR

WHEREAS, through Alaska Statute (AS) 29.45.030 and Unalaska Code of Ordinances (UCO) 6.28.030, senior citizens who are 65-years-old or older are allowed a \$150,000 property tax exemption on the assessed value of real property they own and occupy as their primary abode and permanent place of residence, provided they file an application on the form provided by the State and made available to them by the City Clerk's Office; and

WHEREAS, Alaska Administrative Code requires that the application be filed no later than January 15th of the assessment year or a date provided by ordinance of the municipality; and

WHEREAS, Unalaska Code of Ordinances (UCO) 6.28.030(F) sets the deadline for filing as March 1st of each year; and

WHEREAS, AS 29.45.030(F) and UCO 6.28.030(F) state that the City Council may, for good cause shown, waive a claimant's failure to make timely application for exemption and authorize the assessor to accept the application as if timely filed;

WHEREAS, Vincent Tutiakoff, a senior citizen, did not file an application timely and has asked that a waiver be granted and that her application be accepted as if timely filed;

NOW THEREFORE BE IT RESOLVED that the Unalaska City Council authorizes/denies a waiver of Vincent Tutiakoff's failure to file timely for the senior citizens property tax exemption

PASSED AND ADOPTED BY A DULY CONSTITUTED QUORUM OF THE UNALASKA CITY COUNCIL THIS 22ND DAY OF APRIL 2014.

MAYOR

ATTEST:

CITY CLERK

MEMORANDUM TO COUNCIL

TO: MAYOR AND CITY COUNCIL MEMBERS
THROUGH: CHRIS HLADICK, CITY MANAGER
FROM: ELIZABETH MASONI, CITY CLERK
DATE: APRIL 17, 2014
RE: RESOLUTION 2014-45 AUTHORIZING / DENYING A WAIVER OF
VINCENT TUTIAKOFF'S FAILURE TO MAKE TIMELY APPLICATION FOR
THE SENIOR CITIZENS PROPERTY TAX EXEMPTION YEAR

SUMMARY: The State of Alaska and the City of Unalaska, on behalf of the State, provide a \$150,000 property tax exemption on the assessed value of real property owned by residents who are 65-years-old and older. UCO 6.28.030(F) sets March 1st each year as the deadline for submitting an application to the program. Vincent Tutiakoff, a senior citizen who filed after the deadline, has written a letter of appeal asking that the deadline be waived and His late application be accepted. Through Resolution 2014-45, Council is asked either to authorize or deny a waiver of the March 1st deadline for filing for the senior citizens property tax exemption for Vincent Tutiakoff.

PREVIOUS COUNCIL ACTION: Council has not acted on this specific case in the past. However, at the April 8, 2014 meeting through Resolution 2014-42, Council authorized a waiver of the deadline for filing the senior citizens property tax exemption application for Rita Hawley.

BACKGROUND: Through Alaska Statute (AS) 29.45.030 and Unalaska Code of Ordinances (UCO) 6.28.030, senior citizens who are 65-years-old or older are allowed a \$150,000 property tax exemption on the assessed value of real property they own and occupy as their permanent place of residence, provided they file an application on the form provided by the State and made available to them by the City Clerk's Office. Alaska Administrative Code (3 AAC 135.040[a]) requires that the application be filed no later than January 15th of the assessment year, or no later than a date set by the municipality. UCO 6.28.030(F) sets the deadline for filing as March 1st of each year. However, per UCO 6.28.030(F), "the City Council for good cause shown may waive the claimant's failure to make timely application for the exemption year and authorize the assessor to accept the application as if timely filed."

The property for which the exemption is claimed must be "real property owned and occupied as the primary residence and permanent place of abode" by the senior citizen (AS 29.45.030).

DISCUSSION: Each year, in January, the Clerk's office begins advertising the Senior Citizens Property Tax Exemption program, for which applications are due no later than March 1st. Notices for the program are blast faxed at least four times during the filing period of January 1st through March 1st; Public Service Announcements are made on

KUCB repeatedly during the application period; notice is placed on the front page of the City's website; notices are posted around town; and notice is placed on the Channel 8 rolodex. This year, three senior citizens who have lived in Unalaska for decades filed applications for the first time because they heard about the program on the radio or through a local posting.

In early April, Mrs. Tutiakoff (Dottie) came by the Clerk's Office to take care of a property tax issue, and we spoke with her about the senior citizens property tax exemption program. We let her know we were not aware of whether or not Mr. Tutiakoff (Vince) met the program's age requirement, but if he did meet the age requirement, we wanted to be sure they were aware of how it would impact them, should they choose to apply for the exemption in the future. We did make sure she knew the deadline for applying had passed. However, we also let her know that if Mr. Tutiakoff met the age requirement, and if he so chose, he could appeal to the Council to waive his failure to make timely application. She took the information home to Mr. Tutiakoff who submitted the letter of appeal for his late application attached to this memorandum.

ALTERNATIVES: Deny the waiver of Mr. Tutiakoff's failure to make timely application, or authorize the waiver and accept the late application as if it were filed timely.

FINANCIAL IMPLICATIONS: If the waiver is accepted, \$1,575 in property tax will be exempted. If the waiver is denied, \$1,575 will be paid by Mr. Tutiakoff.

LEGAL: None sought

STAFF RECOMMENDATION: This is a Council decision.

PROPOSED MOTION: Motion to approve Resolution 2014-45 to authorize or to deny the waiver

CITY MANAGER'S COMMENTS: This is a Council decision.

Attachments:

- Letter of Appeal
- UCO 6.28.030(E) and (F)
- AS 29.45.030
- 3 AAC 135.040(a)

Honorable Mayor Marguery,

April 4, 2014

This year has been my first year to be eligible for a TAX Relief - under the Senior Citizen's Property TAX Exemption. I did not become aware that I would have qualified until we talked to your city TAX Personnel. We are glad we did -

I understand that the deadline has past - and Request your support to allow us to file for the Senior Citizens Program - Property TAX Exemption -

Thank you for your consideration

Vincent M. Tuttle, Jr.

P.O. Box 87

UNALASKA, AK 99685

TITLE 6: REVENUE AND FINANCE

§ 6.28.030 REQUIRED EXEMPTIONS.

(E) The real property owned and occupied as a permanent place of abode by a (1) resident sixty-five (65) years of age or over, (2) disabled veteran, or (3) resident at least sixty (60) years old who is the widow or widower of a person who qualified for an exemption under (1) or (2) of this subsection, is exempt from taxation on the first \$150,000 of the assessed value of the real property. In a case of hardship, the City of Unalaska hereby provides for exemption beyond the first \$150,000 of assessed value in accordance with regulations of the State of Alaska. Only one (1) exemption may be granted for the same property and, if two (2) or more persons are eligible for an exemption for the same property, the parties shall decide between or among themselves which shall receive the benefit of the exemption. Real property may not be exempted under this subsection if the assessor determines, after notice and hearing to the parties concerned, that the property was conveyed to the applicant primarily for the purpose of obtaining the exemption. The determination of the assessor may be appealed under AS 44.62.560-44.62.570.

(F) No exemption may be granted except under (E) of this section except upon written application for the exemption on a form prescribed by the State assessor for use by local assessors. The claimant must file the application no later than March 1 of the assessment year for which the exemption is sought. The City Council for good cause shown may waive the claimant's failure to make timely application for the exemption for that year and authorize the assessor to accept the application as if timely filed. The claimant must file a separate application for each assessment year in which the exemption is sought. If an application is filed within the required time and approved by the assessor, the assessor shall allow an exemption in accordance with the provisions of this section. If a claimant whose failure to file by March 1 of the assessment year has been waived as provided in this subsection and application for exemption is approved, the amount of tax which the claimant may have already paid for the assessment year for the property exempted shall be refunded to the claimant. The assessor shall require proof in the form the assessor considers necessary of the right to and amount of an exemption claimed under (E) of this section, and shall require a disabled veteran claiming an exemption under (E) of this section to provide evidence of the disability rating. The assessor may require proof under this section at anytime.

obtaining the exemption. The determination of the assessor may be appealed under AS 44.62.560 – 44.62.570.

(f) To be eligible for an exemption under (e) of this section for a year, a municipality may by ordinance require that an individual also be eligible for a permanent fund dividend under AS 43.23.005 for that same year or, if the individual does not apply for the permanent fund dividend, that the individual would have been eligible for the permanent fund dividend had the individual applied. An exemption may not be granted under (e) of this section except upon written application for the exemption. Each municipality shall, by ordinance, establish procedures and deadlines for filing the application. The governing body of the municipality for good cause shown may waive the claimant's failure to make timely application for exemption and authorize the assessor to accept the application as if timely filed. If an application is filed within the required time and is approved by the assessor, the assessor shall allow an exemption in accordance with the provisions of (e) of this section. If the application for exemption is approved after taxes have been paid, the amount of tax that the claimant has already paid for the property exempted shall be refunded to the claimant. The assessor shall require proof in the form the assessor considers necessary of the right to and amount of an exemption claimed under (e) of this section, and shall require a disabled veteran claiming an exemption under (e) of this section to provide evidence of the disability rating. The assessor may require proof under this subsection at any time.

(g) The state shall reimburse a borough or city, as appropriate, for the real property tax revenues lost to it by the operation of (e) of this section. However, reimbursement may be made to a municipality for revenue lost to it only to the extent that the loss exceeds an exemption that was granted by the municipality, or that on proper application by an individual would have been granted under AS 29.45.050(a). If appropriations are not sufficient to fully fund reimbursements under this subsection, the amount available shall be distributed pro rata among eligible municipalities.

(h) Except as provided in (g) of this section, nothing in (e) – (j) of this section affects similar exemptions from property taxes granted by a municipality on September 10, 1972, or prevents a municipality from granting similar exemptions by ordinance as provided in AS 29.45.050.

(i) In (e) – (i) of this section,

(1) "disabled veteran" means a disabled person

(A) separated from the military service of the United States under a condition that is not dishonorable who is a resident of the state, whose disability was incurred or aggravated in the line of duty in the military service of the United States, and whose disability has been rated as 50 percent or more by the branch of service in which that person served or by the United States Department of Veterans Affairs; or

(B) who served in the Alaska Territorial Guard, who is a resident of the state, whose disability was incurred or aggravated in the line of duty while serving in the Alaska Territorial Guard, and whose disability has been rated as 50 percent or more;

(2) "real property" includes but is not limited to mobile homes, whether classified as real or personal property for municipal tax purposes.

(j) One motor vehicle per household owned by a resident 65 years of age or older on January 1 of the assessment year is exempt either from taxation on its assessed value

**ALASKA STATUTES, TITLE 29
MUNICIPAL GOVERNMENT
CHAPTER 45**

Sec. 29.45.030. Required Exemptions. (e) The real property owned and occupied as the primary residence and permanent place of abode by a (1) resident 65 years of age or older; (2) disabled veteran; or (3) resident at least 60 years old who is the widow or widower of a person who qualified for an exemption under (1) or (2) of this subsection, is exempt from taxation on the first \$150,000 of the assessed value of the real property. A municipality may, in case of hardship, provide for exemption beyond the first \$150,000 of assessed value in accordance with regulations of the department. Only one exemption may be granted for the same property and, if two or more persons are eligible for an exemption for the same property, the parties shall decide between or among themselves who is to receive the benefit of the exemption. Real property may not be exempted under this subsection if the assessor determines, after notice and hearing to the parties, that the property was conveyed to the applicant primarily for the purpose of obtaining the exemption. The determination of the assessor may be appealed under AS 44.62.560 — 44.62.570.

**ALASKA ADMINISTRATIVE CODE TITLE 3
DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT
SENIOR CITIZEN AND DISABLED VETERAN PROPERTY TAX EXEMPTION
CHAPTER 135**

3 AAC 135.010. METHOD OF APPLICATION. Applications for the senior citizen and disabled veteran property tax exemption shall be on forms provided by the Department of Community and Economic Development.

3 AAC 135.020. FORMS. Form 21-400 and Form 21-400B are hereby adopted by the department for use in the application for senior citizen and disabled veteran property tax exemptions, respectively.

3 AAC 135.030. OBTAINING FORMS. Application forms are available only from the office of the clerk or assessor of the municipality.

3 AAC 135.040. DEADLINES AND CALCULATIONS.

(a) Exemption applications filed after January 15 of the assessment year, or after a date provided by ordinance as specified in AS 29.45.030(f), must be accompanied by an affidavit stating the reason for the late filing.

(b) To qualify for hardship exemption beyond the first \$150,000 of assessed value of real property under AS 29.45.030(e), the applicant must apply by completing Form 21-400c and submitting the form, including necessary attachments, to the municipal assessor before July 1, or before a date provided by ordinance as specified in AS 29.45.030(f), of the exemption year.

(c) An eligible applicant may qualify for a hardship exemption beyond the first \$150,000 of assessed value of real property if the amount of the applicant's tax bill is greater than two percent of the applicant's gross household income. An exemption will be granted only for that portion of the applicant's taxes in excess of two percent of the gross household income. "Gross household income" means total annual compensation, earned and unearned, from all sources, of all members of the household.

(d) In cases of extreme hardship, an exemption up to 100 percent of the applicant's assessed value of real property may be granted by two-thirds vote of the governing body.

(e) Hardship exists when the amount taxes owed is in excess of two percent of an applicant's gross household income.

3 AAC 135.085. ELIGIBILITY. (a) When an eligible person and his or her spouse occupy the same permanent place of abode, the reimbursement described in AS 29.45.030(g) applies, regardless of whether the property is held in the name of the husband, wife, or both.

(b) A resident widow or widower who is at least 60 years old is eligible for the hardship exemption under AS 29.45.030(e) if the deceased spouse of the widow or widower was at the time of his or her death:

- (1) a resident of the State of Alaska; and
- (2) at least 65 years old or a disabled veteran.

(c) If property is occupied by a person other than the eligible applicant and his or her spouse, an exemption, to be eligible for reimbursement, applies only to the portion of the property permanently occupied by the eligible applicant and his or her spouse as a place of abode.

(d) The real property eligible for reimbursement under this chapter includes only a:

- (1) primary parcel: the entire parcel of real property owned and occupied by an applicant as a permanent place of abode; and
- (2) subsidiary parcel: a parcel of real property adjacent to the primary parcel described under (1) of this subsection, subject to approval by the department.

**CITY OF UNALASKA
UNALASKA, ALASKA**

RESOLUTION 2014-46

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF UNALASKA, AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH PUFFIN ELECTRIC, INC. FOR HIGH MAST REPLACEMENT AND LED INSTALLATION FOR THE PORTS LIGHTING PROJECT IN THE AMOUNT OF \$959,400

WHEREAS, the City of Unalaska, Alaska has determined that it is necessary repair the High Mast Lighting System and meet current industrial lighting standards; and

WHEREAS, the Port Lighting Project is a component of the approved CMMP; and

WHEREAS, the City of Unalaska solicited and received bids for the Port Lighting Project; and

WHEREAS, Puffin Electric was found to be the lowest responsive bidder;

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Unalaska authorizes the City Manager to enter into an agreement with Puffin Electric Inc. for the Ports Lighting Project in the amount of \$959,400.

PASSED AND ADOPTED BY A DULY CONSTITUTED QUORUM OF THE UNALASKA CITY COUNCIL THIS 22nd DAY OF APRIL 2014.

MAYOR

ATTEST:

CITY CLERK

MEMORANDUM TO COUNCIL

TO: MAYOR AND CITY COUNCIL MEMBERS
FROM: PEGGY MCLAUGHLIN, PORTS DIRECTOR
THRU: CHRIS HLADICK, CITY MANAGER
DATE: APRIL 22, 2014
RE: RESOLUTION 2014-46: AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH PUFFIN ELECTRIC FOR AN AMOUNT NOT TO EXCEED \$959,400 FOR PORTS LIGHTING PROJECT

SUMMARY: Resolution # 2014-46 will authorize the City Manager to enter into an agreement with Puffin Electric, Inc. for the replacement of the High Mast Lights and LED installation as outlined in the Port's Lighting Project. The total amount requested for this agreement is: \$959,400.

The City received two bids for the Port Lighting Project. Puffin Electric was the lowest responsive bidder at \$959,400, which came in under the Engineer's Estimate for this project of \$1,497,200.

PREVIOUS COUNCIL ACTION:

Ordinance 2013-01: Budget Amendment to fund analysis for High Mast Lights and LED lighting at UMC, USCG, LCD and Spit Docks

Resolution 2013-20: Authorized the City Manager to enter into an Agreement with PND Engineers for Ports Lighting Analysis

Ordinance 2013-14: Amending the Capital Budget to fund the Ports Lighting Project in the amount of \$1,400,000

BACKGROUND: The Port Lighting Project was incorporated into the CMMP in 2013.

DISCUSSION: Early in the winter of 2013, the Port recognized failure in the current High Mast Lighting System that was both costly to the City as well as a danger to the public. We placed the upgrade and repair to these lights as a priority during the CMMP Budget process.

Council authorized the City Manager to enter into an agreement with PND for a lighting analysis at UMC, USCG, LCD and Spit Docks to determine options for reducing the mast height on the deteriorating High Mast Lights and changing fixtures to LED. In August of 2013, PND Engineers completed the lighting analysis of the High Mast Lights and the possibilities of lighting with LED fixtures at UMC, USCG, LCD and the Spit Dock.

PND Engineers conducted a review of the current HML and their configurations. They provided the Port with the Lighting Alternative Analysis which took into consideration the current 150' HML and provided 3 alternatives for each High Mast Light location. The analysis reviewed replacement or major repair of the current system, or two replacement alternatives which included reducing the height of the mast and replacing with 120' masts or removing the masts altogether and installing additional 50' light poles. PND also included in their analysis the cost of converting to LED fixtures.

We further contracted with PND to complete the design of the 120' high mast lights with LED fixtures and LED replacement for the Spit Dock lighting system. They completed their design utilizing much of the existing system. They also included in their design power sources for security cameras at the Spit and LCD.

The project was put out to bid on March 12, 2014 and closed at 2 pm on April 17, 2014. We received two bids, only one of which was within the Engineer's Estimate. This project is fully funded and staff recommends award of contract to Puffin Electric, Inc.

ALTERNATIVES:

- 1) Council could fully support Resolution 2014-46
- 2) Council could choose to not enter into an agreement with Puffin Electric, Inc. and solicit additional bids for the Port Lighting Project.

FINANCIAL IMPLICATIONS: This project is bid below the budgeted amount

LEGAL: N/A

STAFF RECOMMENDATION: Staff recommends approving this Resolution.

PROPOSED MOTION: I move to approve Resolution 2014-46

CITY MANAGER'S COMMENTS: I support this Resolution to continue moving forward with this important Port project.

Attachment:

1. Bid Tabs
2. Draft Agreement

City of Unalaska
Port Lighting Upgrades

BID SUMMARY

ITEM NO.	BID ITEM	Engineer's Estimate	Bid 1	Bid 2	Bid 3	Bid 4
			Puffin Electric	Swanson Contractors		
1	Site Mobilization and Demobilization	\$ 137,500	\$ 21,100	\$ 250,000		
2	UMC City Dock Lighting Upgrades	\$ 385,000	\$ 274,500	\$ 375,000		
3	UMC USCG Dock Lighting Upgrades	\$ 401,500	\$ 287,200	\$ 448,000		
4	Light Cargo Dock Lighting Upgrades	\$ 298,100	\$ 185,200	\$ 429,000		
5	Spit Dock Lighting Upgrades	\$ 88,000	\$ 57,800	\$ 59,500		
6	Power for Security Cameras	\$ 61,600	\$ 18,400	\$ 40,000		
7	Site Restoration, Cleanup, & As-Built Drawings	\$ 5,500	\$ 5,400	\$ 6,500		
	BASE BID TOTAL	\$ 1,377,200	\$ 849,600	\$ 1,608,000	\$ -	\$ -
AA1	New 120-ft HML Poles at Light Cargo Dock (Increase from Base Bid Item No. 4)	\$ 120,000	\$ 109,800	\$ 10,000		
	BASE BID + ADDITIVE ALTERNATE TOTAL	\$ 1,497,200	\$ 959,400	\$ 1,618,000	\$ -	\$ -

BID OPENING DATE: APRIL 17, 2014

Section 00500
STANDARD FORM OF AGREEMENT
BETWEEN THE OWNER AND CONTRACTOR

THIS AGREEMENT is dated as of the _____ day of _____ in the year 2014, by and between the **City of Unalaska** (hereinafter called OWNER) and Puffin Electric, Inc., (hereinafter called "CONTRACTOR").

OWNER and CONTRACTOR, in consideration of the mutual covenants hereinafter set forth, agree as follows:

Article 1. WORK

CONTRACTOR shall complete all work as specified or indicated in the Contract Documents. The work is generally described as follows:

The work will include, but not be limited to, furnishing all labor, tools, equipment, and materials and performing all operations in connection with the **City of Unalaska PORT LIGHTING UPGRADES**.

- Project Location: Port Facilities along Ballyhoo Road; Amaknak Island; Iliuliuk Bay; Dutch Harbor, AK
- Owner: City of Unalaska

The Contract Documents which comprise the entire agreement between OWNER and CONTRACTOR concerning the WORK consists of the following:

- Agreement
- Invitation to Bid
- Instructions to Bidders
- Bid Forms
- Addenda numbers 1 to 3, inclusive
- Performance Bond
- Payment Bond
- General Conditions
- Supplementary Conditions
- Drawings and Specifications
- Change Orders which may be delivered or issued after Effective Date of the Agreement and not attached hereto
- State of Alaska LABORERS' & MECHANICS' MINIMUM RATES OF PAY, Pamphlet 600, Issue 28, Effective Date April 1, 2014

Article 2. CONTRACT TIME

- 2.1 For the Base Bid Items and all awarded Additive Bid Items, the **Substantial Completion date shall be October 1, 2014**, and the **Final Completion date shall be November 1, 2014**.
- 2.2 **Liquidated Damages.** The OWNER and CONTRACTOR recognize that time is of the essence of this Agreement and that the OWNER will suffer financial loss if the work is not completed within the times specified above, plus any extensions thereof allowed in accordance with Article 11 of the General Conditions. These damages include, the potential loss of direct revenue from use of the Project Site, potential indirect loss of revenue resulting from vessels deciding to use other facilities, general inconvenience to the public and similar difficult to quantify elements of damage. They also recognize the delays, expense, and difficulties involved in proving in a legal

or arbitration preceding the actual loss suffered by the OWNER if the work is not substantially completed on time. Accordingly, instead of requiring any such proof, the OWNER and CONTRACTOR agree that as liquidated damages for delay (but not as a penalty) CONTRACTOR shall pay the OWNER **Five Hundred Dollars (\$500.00) for each day** that expires after the time specified above for **Substantial Completion** and **One Thousand Dollars (\$1,000.00) for each day** that expires after the time specified above for **Final Completion** and readiness for final payment. Should Substantial Completion not be accomplished before the specified Final Completion date, then the combined liquidated damages shall be **One Thousand Dollars (\$1,000.00) for each day**.

Article 3. CONTRACT PRICE

- 3.1 The OWNER shall pay CONTRACTOR for completion of the work in accordance with the Contract Documents an amount equal to sum of the established unit prices for each separately identified item of unit price work multiplied by the measured quantity of actual items installed plus the sum of the lump sum prices for each separately identified and selected bid item (herein referred to as the "Contract Sum").
- 3.2 The Contract Sum is based upon the Proposal Items which are set forth in the Contract Documents and which are hereby accepted by the OWNER.
- 3.3 The Contract Sum for the Base Bid and Awarded Additive Alternate Items is Nine Hundred Fifty Nine Thousand, Four Hundred Dollars (\$959,400.00).

Article 4. PAYMENT PROCEDURES

CONTRACTOR shall submit Applications for Payment in accordance with Article 13 of the General Conditions. Applications for Payment will be processed by the OWNER as provided in the General Conditions.

- 4.1. Progress Payments. The OWNER shall make progress payments on account of the Contract Price on the basis of CONTRACTOR's Applications for Payment on or about a day of the month mutually agreeable to the OWNER and CONTRACTOR as agreed to at the preconstruction conference. All progress payments will be on the basis of the progress of the work measured by the actual installed quantity of items, plus allowances for stockpiled materials.
 - 4.1.1. Prior to Substantial Completion, progress payments will be made in an amount equal to the percentage indicated below, but, in each case, less the aggregate of payments previously made and less such amounts as the OWNER shall determine, or the OWNER may withhold, in accordance with Article 13 (paragraph 13.8) of the General Conditions and the Supplemental Conditions.
 - a. Ninety percent of work completed.
 - b. Once 50 percent of the work is complete as determined by the OWNER, and if the character and progress of the work have been satisfactory to the OWNER, the OWNER, may determine that, as long as the character and progress of the work remain satisfactory to them, there will be no additional retainage on account of work completed; in which case, the remaining progress payments prior to - Substantial Completion will be in an amount equal to 100 percent of the work completed.

4.1.2. Upon Substantial Completion, in an amount sufficient to increase total payments to CONTRACTOR to 95 percent of the Contract Price, less such amounts as the OWNER shall determine, or the OWNER may withhold, in accordance with Article 13 of the General Conditions.

- 4.2. Final Payment. Upon final completion and acceptance of the work in accordance with the General Conditions; Affidavit of Payment of Debts and Claims; Affidavit of Release of Liens; and Receipt of Consent of Surety Company to Final Payment, the OWNER shall pay the remainder of the Contract Price as provided in said Article 13.

4.2.1 Deductions. The City may deduct from the amount of any payment made to Contractor any sums owed to City by Contractor including, but not limited to, past due sales tax, port and harbor fees, property tax, or rent. Before making any such deduction the City shall have provided Contractor written notice of the amount claimed by City to be due and owing from Contractor.

Article 5. INTEREST ON RETAINAGE

All retainage shall bear interest at the rate required by AS 36.90.250, if applicable.

Article 6. CONTRACTOR'S REPRESENTATIONS

In order to induce the OWNER to enter into this agreement, CONTRACTOR makes the following representations:

- 6.1. CONTRACTOR has familiarized itself with the nature and extent of the Contract Documents, work, site, locality, and all local conditions and Laws and Regulations that in any manner may affect cost, progress, performance, or furnishing of the work.
- 6.2. CONTRACTOR has obtained and carefully studied (or assumes responsibility for obtaining and carefully studying) all such examinations, investigations, explorations, tests, reports, and studies which pertain to the subsurface or physical conditions at or contiguous to the site or which otherwise may affect the cost, progress, performance, or furnishing of the work as CONTRACTOR considers necessary for the performance or furnishing of the work at the Contract Price, within the Contract Time, and in accordance with the other terms and conditions of the Contract Documents, including specifically the provisions of paragraph 4.2 of the General Conditions; and no additional examinations, investigations, explorations, tests, reports, studies, or similar information or data are or will be required by CONTRACTOR for such purposes.
- 6.3. CONTRACTOR has reviewed and checked all information and data shown or indicated on the Contract Documents with respect to existing Underground Facilities at or contiguous to the site and assumes responsibility for the accurate location of said Underground Facilities. No additional examinations, investigations, explorations, tests, reports, studies, or similar information or data in respect of said Underground Facilities are or will be required by CONTRACTOR in order to perform and furnish the work at the Contract Price, within the Contract Time, and in accordance with the other terms and conditions of the Contract Documents, including specifically the provisions of paragraph 4.4 of the General Conditions.
- 6.4. CONTRACTOR has correlated the results of all such observations, examinations, investigations, explorations, tests, reports, and studies with the terms and conditions of the Contract Documents.
- 6.5. CONTRACTOR has given the OWNER written notice of all conflicts, errors, or discrepancies that it has discovered in the Contract Documents and the written resolution thereof by the OWNER is acceptable to CONTRACTOR.

Article 7. MISCELLANEOUS

- 7.1. Terms used in this Agreement which are defined in Article 1 of the General Conditions will have the meanings indicated in the General Conditions.
- 7.2. The CONTRACTOR shall submit the Performance Bond, Labor and Material Payment Bonds, and Certification of Insurance and City of Unalaska business licenses and all Subcontractor City of Unalaska business licenses as required by the Contract Documents, prior to commencement of the Work. The Performance and Material Payment Bonds shall be in the amount of 100% of the contract bid price.
- 7.3. No assignment by a party hereto of any rights under or interests in the Contract Documents will be binding on another party hereto without the written consent of the party sought to be bound; and specifically but without limitation monies that may become due and monies that are due may not be assigned without such consent (except to the extent that the effect of this restriction may be limited by law), and unless specifically stated to the contrary in any written consent to an assignment no assignment will release or discharge the assignor from any duty or responsibility under the Contract Documents.
- 7.4. OWNER and CONTRACTOR each binds itself, its partners, successors, assigns, and legal representatives to the other party hereto, its partners, successors, assigns, and legal representatives in respect of all covenants, agreements, and obligations contained in the Contract Documents.

IN WITNESS WHEREOF, The OWNER and CONTRACTOR have signed all counterparts of this Agreement. All portions of the Contract Documents have been signed or identified by the OWNER and - CONTRACTOR.

This Agreement will be effective on _____, 2014.

CITY OF UNALASKA

RWHP'NGEVTKE.TPE0

By _____
Chris Hladick, City Manager

By _____
Bruce Hess

(CORPORATE SEAL)

(CORPORATE SEAL)

Attest _____
City Clerk

Attest _____

Address for giving notices:
P.O. Box 610
Unalaska, Alaska 99685

Address for giving notices:
3808 Ben Walters Lane
Homer, Alaska 99603