

Regular Meeting
Tuesday, January 11, 2022
6:00 p.m.



Unalaska City Hall
Council Chambers
43 Raven Way

Council Members
Thomas D. Bell
Darin Nicholson
Daneen Looby

Council Members
Dennis M. Robinson
Alejandro R. Tungul
Shari Coleman

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

UNALASKA CITY COUNCIL

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

Mayor: Vincent M. Tutiakoff Sr. **City Manager:** Erin Reinders
City Clerk: Marjie Veeder, mveeder@ci.unalaska.ak.us

COUNCIL MEETING ATTENDANCE

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

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

PUBLIC COMMENT

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

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

ZOOM MEETING LINK: <https://us02web.zoom.us/j/85203975430>

Meeting ID: 852 0397 5430 / **Passcode:** 977526

TELEPHONE: Meeting ID: 852 0397 5430 / **Passcode:** 977526

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

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

AGENDA

1. **Call to order**
2. **Roll call**
3. **Pledge of Allegiance**
4. **Recognition of Visitors**
5. **Adoption of Agenda**
6. **Approve Minutes of Previous Meeting** [December 28, 2021](#)

7. **Reports**

- a. [Financials, November 2021](#)
- b. [City Manager](#)

8. **Community Input & Announcements** *Members of the public may provide information to council; and make announcements of interest to the community. Three-minute time limit per person.*

9. **Public Comment on Agenda Items** *Time for members of the public to provide information to Council regarding items on the agenda. Members of the public may also speak when the issue comes up on the regular agenda by signing up with the City Clerk. Three-minute time limit per person.*

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

- a. [Review Draft FY23-FY32 Capital & Major Maintenance Plan \(CMMP\)](#)

11. **Consent Agenda** *Approval of non-controversial and routine items, accomplished without debate and with a single motion and vote. Council members may request an item be moved to the regular agenda for discussion purposes.*

- a. [Resolution 2022-01: Establishing taxicab rates for calendar year 2022](#)
- b. [Resolution 2022-02: Consenting to the Assignment of a Category C Outfall Lease from Iccle Seafoods, Inc., to Westward Seafoods, Inc.](#)

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

- a. [Ordinance 2022-01: 1st reading, Creating Budget Amendment #3 to the Fiscal Year 2022 Budget, accepting an ARPA Easy Grant for Libraries award in the amount of \\$6,000 from the Alaska State Library; increasing the Electric Utility Fund budget in the amount of \\$3,000,000 due to increased diesel fuel costs; and returning a portion of project costs to the original funding sources for selected capital projects](#)

13. **Council Directives to City Manager**

14. **Community Input & Announcements** *Members of the public may provide information to council; and make announcements of interest to the community. Three-minute time limit per person.*

15. **Executive Session**

- a. Unalaska Tidelands Survey 103, Tracts B & C

16. **Adjournment**

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MINUTES

1. **Call to order.** The Mayor called the December 28, 2021 regular meeting of the Unalaska City Council to order at 6:01 p.m.

Council Member Bell read the City's Mission Statement: To provide a sustainable quality of life through excellent stewardship of government.
2. **Roll call.** The City Clerk called the roll. Council Member Robinson was absent (excused). Mayor Tutiakoff and Council Members Bell, Nicholson, Looby, Tungul and Coleman were present, with Council Member Coleman attending via ZOOM. The Mayor announced a quorum was established.
3. **Pledge of Allegiance.** Council Member Tungul led the Pledge of Allegiance.
4. **Recognition of Visitors.** The Mayor made no particular recognition of visitors.
5. **Annual City Employee Awards:** the Mayor announced:
 - a. The Teamwork Award went to the employees from Fire/EMS and Parks, Culture & Recreation who coordinated COVID-19 mass vaccination clinics in March 2021, where 1,900 people were vaccinated.
 - b. The Employee of the Year Award winner is Philip Toney, Emergency Communications Officer at the Department of Public Safety.
6. **Adoption of Agenda.** Nicholson moved to adopt the Agenda; Looby seconded. There being no objection, agenda adopted by consensus.
7. **Approve Minutes of Previous Meeting.** Tungul moved to approve the proposed minutes of the December 14, 2021 meeting; Bell seconded. There being no objection, the minutes were adopted by consensus.
8. **City Manager Report:** The City Manager presented her report, and also provided an update on COVID-19 locally. City Manager and staff responded to Council Member questions: Looby requested additional Nixle alerts regarding changes in COVID-19 locally; Bell asked about the COVID-19 isolation facilities; and Tungul asked for an update regarding recent power outages.
9. **Community Input & Announcements:** The Mayor provided an opportunity for community input and announcements, which were made by Nick Cron of PCR with programming updates; the City Clerk regarding upcoming deadlines for renewing business licenses, property tax exemption applications and senior citizen sales tax refund applications; the Mayor regarding a public comment period for federal subsistence fishery closures; and Virginia Hatfield, Museum of the Aleutians,

thanking public works employees for quickly fixing the heating system at the museum (written comment read by Clerk).

10. **Public Comment on Agenda Items:** The Mayor provided an opportunity for public comment on agenda items. The City Clerk read written comments regarding Resolution 2021-76-S submitted by Joe Bundrant, CEO of LFS, Inc.; and Dense Rankin of Ounalashka Corporation commented regarding Resolution 2021-81.
11. **Work Session:** Nicholson made a motion to move into Work Session; Looby seconded. There being no objection, motion adopted by consensus.

6:32 p.m. – Entered into Work Session

- a. Discussion: All Purpose Vehicle Usage on Roadways.
 - The Mayor first took public comment. Seth Henning spoke in favor of allowing APVs on city roads.
 - Police Chief Jay King reviewed the topic for the City Council and responded to Council questions and comments.
 - The City Manager clarified that ATV / APV are not presently allowed on roadways under City Code and reviewed other elements of this topic. Further information will be provided by staff at a future meeting.
 - The Mayor allowed further public comment, which was given by Denise Rankin via ZOOM; Seth Henning; Landon Shaishnikoff; and Harley Ruckman.

Bell moved to reconvene to Regular Session; Nicholson seconded; there being no objection, motion adopted by consensus.

Reconvened to Regular Session at 7:19 p.m.

12. **Consent Agenda:** Nicholson moved to adopt the Consent Agenda; second by Looby. Roll call vote: all council members present voted in the affirmative. Motion passed unanimously 5-0 adopting the following items:
 - a. Resolution 2021-83: Establishing dates for the Fiscal Year 2023 real property tax and business personal property tax collection effort
Clerk Note: This resolution was presented as Resolution 2021-78 in the council packet and during the meeting due to an error by the City Clerk. The final signed document is Resolution 2021-83.
 - b. Resolution 2021-79: Acknowledging the closure and completion of various capital projects and purchases
 - c. Resolution 2021-82: Supporting full funding for the State of Alaska Municipal Harbor Facility Grant Program in the Fiscal Year 2023 State Capital Budget in the amount of \$20,160,062

13. Regular Agenda

- a. Unfinished Business
 - i. Resolution 2021-76: Approving a 75-year Tideland Lease Agreement with LFS, Inc., for Unalaska Tidelands Survey 103 Tracts B and C
 - ii. Resolution 2021-76-S: Authorizing a 67-year lease of Unalaska Tidelands Survey 103 Tracts B and C to LFS, Inc., and authorizing termination of an existing lease of Tract C

Clerk's Note: At the December 14 Council Meeting, there was a motion and second to adopt Resolution 2021-76. This was followed by a motion to postpone to a time certain, which was adopted. Therefore, the motion to adopt Resolution 2021-76 was already on the table for the December 28 Council Meeting.

Motion to Amend: Tungul moved to amend the motion on the table to adopt Resolution 2021-76, by substituting the resolution in the entirety with Resolution 2021-76-S. Second by Bell.

The City Manager introduced Resolution 2021-76-S.

Acting Planning Director Cameron Dean made a presentation covering the Corps of Engineers Permit; the Appraisal of the tidelands; Cross Access; and the Lease Term. Mr. Dean, the City Manager and City Attorney Charles Cacciola responded to Council comments and questions.

Council discussion. Further responses and clarifications were provided by the City Manager.

The Mayor called for public comment, which was given by Bill Shaishnikoff; Barbara Kraft (attorney for LFS); and Denise Rankin (individually).

The Mayor allowed further comments by the applicant for the tidelands lease, Joe Bundrant, CEO of LFS.

Continued Council Discussion with responses provided by the City Manager and the City Attorney.

Looby voiced concerns about some of the wording in Resolution 2021-76-S. The Mayor called a recess at 8:22 p.m. to allow for Staff to come up with proposed edits to the recitals contained in Resolution 2021-76-S.

8:37 p.m. Back on the Record

The City Clerk reviewed with Council the proposed changes to the recitals contained in Resolution 2021-76-S; the changes were displayed on the overhead screen in chambers and shared to those participating via ZOOM:

Changes Proposed by Staff:

WHEREAS, ~~Bill Shaishnikoff LFS, Inc.,~~ is now the owner of the uplands adjacent to Tracts B and C of UTS 103, ~~and is in the process of selling these uplands to LFS, INC.;~~ and

WHEREAS, Bill Shaishnikoff is also the owner of Bering Shai Marine, LLC, which currently holds UTS No. 103 Tract C pursuant to that certain Tidelands Lease Agreement by and between the City of Unalaska and Bering Shai Marine, LLC, dated October 7, 2013 ("Bering Shai Lease"); and

WHEREAS, the term of the Bering Shai Lease is through October 7, 2088; and

WHEREAS, Bering Shai Marine, LLC ~~is selling its assets to LFS, Inc. (LFS) and~~ desires to terminate the Bering Shai Lease so that the Tract C may be leased to LFS;

WHEREAS, LFS has applied to lease Tract C and Tract B of UTS 103;

WHEREAS, UCO § 7.12.020 grants the owner of upland property adjacent to tide and submerged land a preference for lease of such submerged lands;

~~WHEREAS, Shaishnikoff, as owner of the uplands adjacent to Tracts B and C is in the process of selling such tidelands to LFS and has given his written support of the LFS application to lease Tract C and Tract B;~~

Motion to Amend the Amendment: Lobby moved to amend Resolution 2021-76-S, incorporating the changes proposed by staff; second by Tungul.

Council member Nicholson stated he is employed as the operations manager for Trident Seafoods and that Trident owns LFS, the applicant in this matter requesting tidelands lease from the City. Mr.

Nicholson stated he has a conflict of interest and requested to abstain from a vote on this matter. Mayor Tutiakoff ruled that there is no conflict of interest and that Nicholson vote.

Vote on Motion to Amend the Amendment, amending Resolution 2021-76-S: all council members voted in the affirmative; motion passes 5-0.

Vote on Motion to Amend Resolution 2021-76 to substitute it with Resolution 2021-76-S (as amended): Looby – yes; Bell – no; Nicholson – yes; Tungul – yes; Coleman – no. Motion fails, 3 yes and 2 no.

Vote on Motion to adopt Resolution 2021-76: Bell – no; Looby – no; Nicholson – yes; Coleman – no; Tungul – yes. Motion fails, 2 yes and 3 no.

Further Council Discussion with comments by Looby, Bell and Coleman; and responses from City Manager and City Attorney.

Completed this agenda item at 8:56 p.m.

b. New Business

- i. Resolution 2021-80: Authorizing the City Manager to Execute an Addendum to the Pyramid Water Treatment Plant Micro Turbines Project Construction Agreement with Industrial Resources, Inc. to add the Construction of the Chlorine Upgrades Project to the Scope of Work at a Cost of \$441,474.73

Looby moved to adopt Resolution 2021-80; second by Nicholson.

The City Manager provided an overview. Council comments. No public comment.

Roll call vote: all members voted in the affirmative; motion passed unanimously 5-0.

- ii. Resolution 2021-81: Supporting the City's application to acquire tide and submerged land from the State of Alaska Department of Natural Resources for the expansion and remodel of the Robert Storrs Small Boat Harbor

Tungul moved to adopt Resolution 2021-81; second by Looby.

The City Manager provided an overview. Council discussion. Public comment provided by Denise Rankin of Ounalashka Corporation.

Roll call vote: all members voted in the affirmative; motion passed unanimously 5-0.

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

15. **Community Input & Announcements.** The Mayor provided a final opportunity for community input and announcements. Bill Shaishnikoff commented regarding the transferability of his tidelands lease, in relation to Resolution 2021-76-S.

16. **Adjournment.** Having completed all items on the agenda, the Mayor adjourned the meeting at 9:09 p.m.

These minutes were approved by the Unalaska City Council on January 11, 2022.

Marjie Veeder, CMC
City Clerk

General Fund Operating Monthly Summary - Month Ending November 2021

	FY2022 Budget	November	FY2022 YTD	% OF BUD	FY2021 YTD	INC/(DEC) Last Year
REVENUES						
Raw Seafood Tax	4,200,000	187,054	2,610,651	62%	2,233,248	377,402
AK Fisheries Business	3,300,000	3,775,900	3,775,900	114%	3,641,049	134,851
AK Fisheries Resource Landing	3,900,000	0	4,549,661	117%	4,094,954	454,707
Property Taxes	7,100,000	74,960	7,561,485	106%	7,069,737	491,748
Sales Tax	6,000,000	1,023,951	4,457,942	74%	3,109,496	1,348,446
Investment Earnings	1,800,000	(116,717)	(332,452)	-18%	360,812	(693,264)
Other Revenues	2,806,749	44,974	1,479,112	53%	1,484,417	(5,305)
Appropriated Fund Balance	5,892,342	0	0	0%	0	0
Total General Fund Revenues	34,999,091	4,990,123	24,102,298	69%	21,993,713	2,108,585
EXPENDITURES						
Mayor & Council	473,640	33,498	144,085	30%	86,069	58,017
City Administration						
City Manager's Office	449,980	30,285	200,487	45%	143,048	57,439
Administration	1,523,473	71,390	830,443	55%	727,196	103,247
Total City Administration	1,973,453	101,674	1,030,930	52%	870,244	160,686
City Clerk	582,081	54,384	220,519	38%	189,507	31,012
Finance						
Finance	1,130,466	117,156	519,532	46%	387,717	131,815
Information Systems	1,046,170	116,278	501,512	48%	486,574	14,938
Total Finance	2,176,636	233,434	1,021,044	47%	874,291	146,753
Planning	766,085	49,601	257,531	34%	200,359	57,173
Public Safety						
Police and Admin	4,213,318	232,765	1,138,467	27%	1,085,101	53,366
Police Communications	905,615	59,972	322,177	36%	298,195	23,982
Police Corrections	1,113,288	72,869	373,866	34%	311,727	62,138
Total Public Safety	6,232,221	365,606	1,834,510	29%	1,695,024	139,486
Fire & EMS						
Fire and Emergency Services	1,722,680	111,561	554,053	32%	448,784	105,268
Total Fire & EMS	1,722,680	111,561	554,053	32%	448,784	105,268
Public Works						
DPW Admin & Engineering	829,126	59,066	292,193	35%	253,172	39,021
Streets and Roads	2,787,973	174,098	1,016,101	36%	750,546	265,555
Receiving and Supply	309,214	21,345	120,196	39%	98,261	21,935
Veh & Equip Maintenance	1,217,520	88,876	424,034	35%	434,910	(10,876)
Facilities Maintenance	1,304,914	136,603	559,440	43%	513,786	45,653
Total Public Works	6,448,747	479,989	2,411,965	37%	2,050,676	361,289
Parks, Culture & Recreation						
PCR Administration	265,679	19,405	96,200	36%	81,516	14,684
Recreation Programs	819,983	64,553	273,005	33%	219,978	53,027
Community Center Operations	1,054,881	64,489	348,178	33%	355,284	(7,107)
Library	960,614	63,907	368,145	38%	308,707	59,438
Aquatics Center	505,232	37,095	191,939	38%	198,206	(6,267)
Parks	42,500	320	45,934	108%	38,541	7,393
Total Parks, Culture & Recreation	3,648,889	249,768	1,323,401	36%	1,202,233	121,168
Other Expenses	5,833,557	477,880	2,488,399	43%	2,344,960	143,438
XXXXXXX	0	0	0	0%	0	0
Total Operating Expenditures	29,857,989	2,157,395	11,286,438	38%	9,962,147	1,324,291
Transfers To General Fund	0	0	0	0%	0	0
Transfers To Special Revenue	0	0	0	0%	0	0
Transfers To Capital Projects	1,896,013	0	1,896,013	100%	1,104,658	791,355
Transfers To Enterprise Funds	0	0	0	0%	0	0
Transfers To Enterprise Capital	3,494,500	0	3,494,500	100%	0	3,494,500
	5,390,513	0	5,390,513	100%	1,104,658	4,285,855
	35,248,502	2,157,395	16,676,951	47%	11,066,805	5,610,146
Surplus/(Deficit)	(249,411)	2,832,728	7,425,347	58%	10,926,908	(3,501,561)

	FY2022 Budget	November	FY2022 YTD	% OF BUD	FY2021 YTD	INC/(DEC) Last Year
Electric Proprietary Fund						
REVENUES	11,653,995	1,294,500	7,571,603	65%	4,747,815	2,823,788
Electric Line Repair & Maint	1,373,785	48,684	339,115	25%	220,069	119,047
Electric Production	8,253,615	811,228	4,511,344	55%	2,618,392	1,892,952
Facilities Maintenance	133,699	5,398	28,064	21%	24,432	3,632
Utility Administration	5,859,086	451,107	2,577,015	44%	2,499,372	77,643
Veh & Equip Maintenance	66,220	3,378	22,406	34%	7,450	14,957
Transfers Out	715,000	0	715,000	100%	2,052,338	(1,337,338)
EXPENSES	16,401,404	1,319,796	8,192,945	50%	7,422,052	770,892
NET EARNINGS/(LOSS)	(4,747,410)	(25,295)	(621,342)		(2,674,237)	2,052,895
Water Proprietary Fund						
REVENUES	2,563,057	101,049	1,178,759	46%	1,262,602	(83,843)
Transfers Out	1,915,500	0	1,915,500	100%	259,735	1,655,765
Facilities Maintenance	61,556	5,452	15,631	25%	19,259	(3,628)
Utility Administration	1,853,406	139,259	799,346	43%	799,500	(154)
Veh & Equip Maintenance	41,016	1,291	10,360	25%	11,334	(974)
Water Operations	1,765,308	112,564	563,932	32%	525,634	38,298
EXPENSES	5,636,786	258,567	3,304,769	59%	1,615,462	1,689,307
NET EARNINGS/(LOSS)	(3,073,729)	(157,517)	(2,126,010)		(352,860)	(1,773,150)
Wastewater Proprietary Fund						
REVENUES	2,452,806	177,075	1,048,692	43%	1,077,778	(29,086)
Transfers Out	43,000	0	43,000	100%	0	43,000
Facilities Maintenance	65,492	4,698	24,687	38%	20,535	4,152
Utility Administration	2,058,375	139,787	869,651	42%	864,121	5,530
Veh & Equip Maintenance	30,921	1,244	13,480	44%	8,823	4,657
Wastewater Operations	2,633,406	141,495	1,150,605	44%	573,907	576,698
EXPENSES	4,831,194	287,224	2,101,423	43%	1,467,386	634,038
NET EARNINGS/(LOSS)	(2,378,388)	(110,149)	(1,052,731)		(389,608)	(663,124)
Solid Waste Proprietary Fund						
REVENUES	2,385,699	158,914	1,116,131	47%	1,097,210	18,921
Facilities Maintenance	103,795	7,996	22,821	22%	17,575	5,246
Solid Waste Operations	2,268,263	123,591	511,525	23%	390,373	121,152
Utility Administration	1,701,420	100,994	539,531	32%	673,426	(133,896)
Veh & Equip Maintenance	147,476	5,565	26,593	18%	18,281	8,313
Transfers Out	1,171,100	0	1,171,100	100%	100,000	1,071,100
EXPENSES	5,392,054	238,145	2,271,569	42%	1,199,654	1,071,915
NET EARNINGS/(LOSS)	(3,006,355)	(79,231)	(1,155,438)		(102,444)	(1,052,994)

	<u>FY2022 Budget</u>	<u>November</u>	<u>FY2022 YTD</u>	<u>% OF BUD</u>	<u>FY2021 YTD</u>	<u>INC/(DEC) Last Year</u>
Ports & Harbors Proprietary Fund						
REVENUES	8,651,862	521,086	3,429,962	40%	2,506,202	923,760
Bobby Storrs Small Boat Harbor	196,004	8,238	49,223	25%	54,001	(4,778)
CEM Small Boat Harbor	701,825	96,099	350,046	50%	278,820	71,226
Facilities Maintenance	52,415	4,213	16,109	31%	22,593	(6,483)
Harbor Office	7,299,689	627,898	2,887,623	40%	2,867,520	20,102
Ports Security	68,855	(2)	2,949	4%	2,689	260
Spit & Light Cargo Docks	545,262	54,716	262,263	48%	245,730	16,533
Unalaska Marine Center	1,087,287	67,670	504,261	46%	478,624	25,637
Veh & Equip Maintenance	64,512	3,142	15,911	25%	21,643	(5,732)
Transfers Out	6,045,000	0	6,045,000	100%	0	6,045,000
EXPENSES	16,060,849	861,974	10,133,384	63%	3,971,620	6,161,764
NET EARNINGS/(LOSS)	(7,408,987)	(340,889)	(6,703,423)		(1,465,418)	(5,238,005)
Airport Proprietary Fund						
REVENUES	560,341	37,071	192,918	34%	195,487	(2,568)
Airport Admin/Operations	617,801	46,525	276,326	45%	255,855	20,471
Facilities Maintenance	205,764	10,906	41,572	20%	35,586	5,986
EXPENSES	823,565	57,431	317,898	39%	291,442	26,457
NET EARNINGS/(LOSS)	(263,224)	(20,361)	(124,980)		(95,955)	(29,025)
Housing Proprietary Fund						
REVENUES	254,168	16,714	101,145	40%	106,872	(5,727)
Facilities Maintenance	222,936	4,593	48,416	22%	74,613	(26,198)
Housing Admin & Operating	379,702	27,046	158,746	42%	149,541	9,205
EXPENSES	602,638	31,640	207,162	34%	224,154	(16,992)
NET EARNINGS/(LOSS)	(348,470)	(14,925)	(106,016)		(117,282)	11,266

City of Unalaska
Utility Revenue Report
Summary

11/30/21

FY22 Budget Month	Electric	Water	Waste Water	Solid Waste	Monthly Revenue	FY22 Revenue	FY21YTD Revenue	YTD Inc/(Dec)
Jul-21	1,399,291	359,168	211,269	276,036	2,245,764	2,245,764	1,513,394	732,370
Aug-21	1,669,241	389,462	243,763	265,382	2,567,848	4,813,611	3,269,482	1,544,129
Sep-21	1,676,446	241,332	256,838	259,655	2,434,272	7,247,883	5,074,336	2,173,547
Oct-21	1,531,925	87,748	159,747	156,145	1,935,564	9,183,447	6,801,353	2,382,094
Nov-21	1,294,500	101,049	177,075	158,914	1,731,539	10,914,986	8,185,405	2,729,581
Dec-21	0	0	0	0	0	0	9,593,115	0
Jan-22	0	0	0	0	0	0	11,138,514	0
Feb-22	0	0	0	0	0	0	13,078,475	0
Mar-22	0	0	0	0	0	0	15,607,971	0
Apr-22	0	0	0	0	0	0	17,800,715	0
May-22	0	0	0	0	0	0	19,246,941	0
Jun-22	0	0	0	0	0	0	20,929,290	0
YTD Totals	7,571,404	1,178,759	1,048,692	1,116,131	10,914,986			
FY22 Budget	11,487,017	2,482,312	2,412,344	2,347,730	18,729,403			
% to budget	65.9	47.5	43.5	47.5	58.3			

City of Unalaska
Electric Revenue Report
Electric Fund

11/30/21

FY21 Budget Month	Residential	Small General	Large General	Industrial	P.C.E. Assist	Other Revenues	Monthly Revenue	FY22 YTD Revenue	FY21 YTD Revenue	YTD Inc/(Dec)
Jul-21	122,433	94,115	151,539	983,163	45,222	2,820	1,399,291	1,399,291	820,666	578,625
Aug-21	117,811	94,945	159,679	1,242,862	49,679	4,265	1,669,241	3,068,532	1,857,995	1,210,537
Sep-21	116,974	90,412	144,982	1,266,591	53,231	4,257	1,676,446	4,744,979	2,863,886	1,881,093
Oct-21	119,428	93,251	146,061	1,112,352	56,367	4,466	1,531,925	6,276,903	3,815,764	2,461,139
Nov-21	143,408	109,989	159,592	810,261	61,714	9,536	1,294,500	7,571,404	4,747,815	2,823,589
Dec-21							0	0	5,678,415	0
Jan-22							0	0	6,667,464	0
Feb-22							0	0	7,788,058	0
Mar-22							0	0	9,370,070	0
Apr-22							0	0	10,761,377	0
May-22							0	0	11,788,336	0
Jun-22							0	0	12,807,598	0
YTD Totals	620,053	482,712	761,853	5,415,229	266,213	25,343	7,571,404			
FY22 Budget	1,141,528	1,002,442	1,489,361	7,441,686	361,411	50,589	11,487,017			
% of Budget	54.3	48.2	51.2	72.8	73.7	50.1	65.9			

Kwh Sold

FY 22 Month	Residential	SM. Gen (Includes Street lights)	Large General	Industrial	Total FY22 Kwh Sold	Total FY21 Kwh Sold	Increase (Decrease)
July	267,515	244,069	383,322	2,714,555	3,609,461	3,018,921	590,540
August	292,983	254,648	430,646	3,440,715	4,418,992	3,711,497	707,495
September	296,853	246,007	394,738	3,534,785	4,472,383	3,511,899	960,484
October	316,258	266,448	420,065	3,270,185	4,272,956	3,250,734	1,022,222
November	369,277	306,354	451,639	2,336,458	3,463,728	3,116,502	347,226
December					0	2,874,320	0
January *					0	2,882,053	0
February					0	3,772,724	0
March					0	5,036,041	0
April					0	4,346,897	0
May					0	3,100,815	0
June					0	2,923,161	0
Total	1,542,886	1,317,526	2,080,410	15,296,698	20,237,520	41,545,564	3,627,967
Percent Sold	7.6%	6.5%	10.3%	75.6%	100.0%		

Generator Fuel

FY22 Average Price Fuel	FY21 Average Price Fuel
2.6143	1.5393
2.7156	1.5469
2.5013	1.4965
2.7635	1.4744
2.9311	1.7177
	1.8533
	1.8318
	1.9500
	2.2590
	2.2295
	2.3518
	2.5393
2.7051	1.8991

FY22 Cumulative kwh Sold	FY21 Cumulative kwh Sold
3,609,461	3,018,921
8,028,453	6,730,418
12,500,836	10,242,317
16,773,792	13,493,051
20,237,520	16,609,553
20,237,520	19,483,873
20,237,520	22,365,926
20,237,520	26,138,650
20,237,520	31,174,691
20,237,520	35,521,588
20,237,520	38,622,403
20,237,520	41,545,564

42.44%
% Change from Prior Year

City of Unalaska
Water Revenue Report
Water Fund

11/30/21

FY22 Month	Unmetered Sales	Metered Sales	Other Revenues	Monthly Revenue	FY22 YTD Revenue	FY21 YTD Revenue	YTD Inc/(Dec)
Jul-21	12,767	340,267	6,135	359,168	359,168	258,832	100,336
Aug-21	12,699	376,767	(4)	389,462	748,631	536,701	211,930
Sep-21	12,646	228,712	(27)	241,332	989,962	863,801	126,161
Oct-21	12,655	75,124	(31)	87,748	1,077,710	1,168,166	(90,456)
Nov-21	12,648	85,846	2,555	101,049	1,178,759	1,262,602	(83,843)
Dec-21				0	0	1,352,364	0
Jan-22				0	0	1,492,203	0
Feb-22				0	0	1,786,891	0
Mar-22				0	0	2,229,665	0
Apr-22				0	0	2,589,578	0
May-22				0	0	2,697,429	0
Jun-22				0	0	2,933,144	0
YTD Totals	63,415	1,106,716	8,628	1,178,759			
FY22 Budget	139,081	2,335,813	7,418	2,482,312			
% of Budget	45.6	47.4	116.3	47.5			

Million Gallons Produced

FY22 Month	FY 22 Produced	FY 21 Produced	Increase (Decrease)
July	147.336	112.799	34.537
August	163.373	119.327	44.046
September	104.305	140.934	(36.629)
October	45.402	131.744	(86.342)
November	50.688	42.052	8.636
December		47.001	0.000
January		66.272	0.000
February		127.428	0.000
March		175.672	0.000
April		154.863	0.000
May		51.271	0.000
June		104.922	0.000
Total	511.104	1274.285	(35.752)

FY22 Water Cumulative	FY21 Water Cumulative
147.336	112.799
310.709	232.126
415.014	373.060
460.416	504.804
511.104	546.856
0.000	593.857
0.000	660.129
0.000	787.557
0.000	963.229
0.000	1118.092
0.000	1169.363
0.000	1274.285

City of Unalaska
Wastewater Revenue Report
Wastewater Fund

11/30/21

FY22 Budget Month	Unmetered Sales	Metered Commercial	Metered Industrial	Other Revenues	Monthly Revenue	FY22 YTD Revenue	FY21 YTD Revenue	YTD Inc/(Dec)
Jul-21	41,873	151,880	16,786	730	211,269	211,269	206,365	4,904
Aug-21	41,650	168,905	19,355	13,852	243,763	455,031	421,792	33,239
Sep-21	41,476	199,244	15,997	121	256,838	711,870	663,037	48,833
Oct-21	41,504	105,207	9,359	3,677	159,747	871,617	888,063	(16,446)
Nov-21	41,480	127,718	4,564	3,314	177,075	1,048,692	1,077,778	(29,086)
Dec-21					0	0	1,306,337	0
Jan-22					0	0	1,535,032	0
Feb-22					0	0	1,754,795	0
Mar-22					0	0	1,985,517	0
Apr-22					0	0	2,189,323	0
May-22					0	0	2,351,839	0
Jun-22					0	0	2,537,519	0
YTD Totals	207,983	752,953	66,061	21,694	1,048,692			
FY22 Budget	455,848	1,797,311	80,457	78,728	2,412,344			
% of Budget	45.6	41.9	82.1	27.6	43.5			

FY22 Month	FY22 Effluent (Gal)	FY21 Effluent (Gal)	Increase (Decrease)
July	12,412,000	10,512,000	1,900,000
August	10,241,000	11,571,000	(1,330,000)
September	11,063,000	12,188,000	(1,125,000)
October	12,963,000	13,078,000	(115,000)
November	10,952,000	13,433,000	(2,481,000)
December		16,204,000	0
January		15,231,000	0
February		16,331,000	0
March		13,890,000	0
April		12,309,000	0
May		12,008,000	0
June		10,900,000	0
Total	57,631,000	157,655,000	(3,151,000)

FY22 Cumulative	FY21 Cumulative
12,412,000	10,512,000
22,653,000	22,083,000
33,716,000	34,271,000
46,679,000	47,349,000
57,631,000	60,782,000
0	76,986,000
0	92,217,000
0	108,548,000
0	122,438,000
0	134,747,000
0	146,755,000
0	157,655,000

City of Unalaska
Solid Waste Revenue Report
Solid Waste Fund

11/30/21

FY22 Month	Residential Fees	Tipping Fees	Other Revenue	Monthly Revenue	FY22 YTD Revenue	FY21 YTD Revenue	YTD Inc/(Dec)
Jul-21	31,976	188,881	55,178	276,036	276,036	227,531	48,505
Aug-21	31,992	181,682	51,708	265,382	541,417	452,994	88,423
Sep-21	31,961	166,678	61,017	259,655	801,072	683,613	117,459
Oct-21	31,997	92,658	31,490	156,145	957,217	929,360	27,857
Nov-21	31,980	93,751	33,183	158,914	1,116,131	1,097,210	18,921
Dec-21				0	0	1,255,999	0
Jan-22				0	0	1,443,815	0
Feb-22				0	0	1,748,731	0
Mar-22				0	0	2,022,719	0
Apr-22				0	0	2,260,438	0
May-22				0	0	2,409,337	0
Jun-22				0	0	2,651,029	0
YTD Totals	159,905	723,650	232,576	1,116,131			
FY22 Budget	325,165	1,548,679	473,886	2,347,730			
% of Budget	49.2	46.7	49.1	47.5			

FY22 Month	FY22 Tons of Waste	FY21 Tons of Waste	Increase (Decrease)
July	643.54	615.03	28.51
August	519.96	649.09	(129.13)
September	739.81	534.39	205.42
October	417.18	763.70	(346.52)
November	336.84	431.17	(94.33)
December		399.72	0.00
January		501.65	0.00
February		788.69	0.00
March		770.95	0.00
April		640.15	0.00
May		390.34	0.00
June		634.64	0.00
Total	2657.33	7119.52	(336.05)

Cummulative	
FY22 Tons of Waste	FY21 Tons of Waste
643.54	615.03
1163.50	1264.12
1903.31	1798.51
2320.49	2562.21
2657.33	2993.38
0.00	3393.10
0.00	3894.75
0.00	4683.44
0.00	5454.39
0.00	6094.54
0.00	6484.88
0.00	7119.52

**CITY OF UNALASKA
FY22 PORTS REVENUE**

Month	Year	UMC Dock				Spit Dock		Small Boat Harbor		Cargo Dock		CEM		Other Rev&Fees	Monthly Revenue	FY22 YTD Revenue	% of Budget	FY21 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	2021	105,056	232,499	77,130	15,998	18,991	(1,682)	13,319	412	383	10,341	21,899	16,233	1,343	511,920	511,920	6.0%	412,959	98,960	
Aug	2021	180,089	326,226	77,130	30,170	77,548	4,857	3,461	524	4,989	10,128	6,668	19,204	2,207	743,201	1,255,121	14.6%	973,869	281,252	
Sept	2021	165,544	408,428	77,040	19,335	58,151	4,310	6,481	314	4,275	9,433	68,274	9,609	2,445	833,638	2,088,758	24.3%	1,479,412	609,346	
Oct	2021	204,891	322,353	76,742	28,339	46,021	9,853	7,930	481	1,888	15,872	75,523	27,908	1,963	819,760	2,908,519	33.9%	2,077,498	831,020	
Nov	2021	86,666	134,039	76,445	7,589	45,134	24,320	4,312	534	1,117	10,249	60,251	66,110	4,319	521,086	3,429,605	39.9%	2,506,202	923,403	
Dec	2021													0	0	0.0%	3,112,613	0		
Jan	2022													0	0	0.0%	3,470,860	0		
Feb	2022													0	0	0.0%	4,061,281	0		
Mar	2022													0	0	0.0%	4,902,143	0		
Apr	2022													0	0	0.0%	5,552,430	0		
May	2022													0	0	0.0%	6,145,016	0		
Jun	2022													0	0	0.0%	6,649,714	0		
Totals		742,246	1,423,544	384,486	101,430	245,845	41,658	35,502	2,265	12,651	56,023	232,615	139,063	12,276	3,429,605					
Loc total		2,651,707				287,503		37,767		68,674		371,678								
Loc percent		77.3%				8.4%		1.1%		2.0%		10.8%								
FY22 Budget		1,770,006	3,188,469	1,210,000	467,127	430,520	125,000	87,000	6,000	120,000	125,069	647,700	313,000	98,000	8,587,891					
% to Budget		41.9%	44.6%	31.8%	21.7%	57.1%	33.3%	40.8%	37.8%	10.5%	44.8%	35.9%	44.4%	12.5%	39.9%					

PORTS RECEIVABLES

Month	Year	Current	Over 30 Days	Over 60 Days	Over 90 Days	Total Due	% Past Due 90 Days +	Cash Received
Jul	2021	511,574	81,785	18,291	68,988	680,638	10.1%	536,097
Aug	2021	650,927	62,209	45,069	99,822	858,027	11.6%	594,543
Sept	2021	892,785	96,157	13,433	43,543	1,045,917	4.2%	645,747
Oct	2021	818,448	218,864	26,419	87,135	1,150,865	7.6%	775,452
Nov	2021	501,600	217,457	71,076	73,134	863,267	8.5%	808,384
Dec	2021					0	0.0%	
Jan	2022					0	0.0%	
Feb	2022					0	0.0%	
Mar	2022					0	0.0%	
Apr	2022					0	0.0%	
May	2022					0	0.0%	
Jun	2022					0	0.0%	
YTD Cash Received								3,360,222

**CITY OF UNALASKA
FY22 AIRPORT REVENUE**

MONTH	YEAR	MONTHLY LEASES	MISC INCOME	LATE FEES	MONTHLY REVENUE	FY22 YTD REVENUE	% OF BUDGET	FY21 YTD REVENUE	YTD INC/(DEC)
JUL	2021	38,023	9	26	38,057	38,057	6.9%	38,949	(891)
AUG	2021	38,944	0	26	38,970	77,027	13.9%	77,821	(794)
SEP	2021	38,956	14	2	38,972	115,999	21.0%	116,882	(883)
OCT	2021	38,023	18	6	38,048	154,047	27.8%	156,971	(2,924)
NOV	2021	36,122	12	4	36,138	190,185	34.4%	195,487	(5,302)
DEC	2021				0	0	0.0%	237,074	0
JAN	2022				0	0	0.0%	279,840	0
FEB	2022				0	0	0.0%	325,065	0
MAR	2022				0	0	0.0%	365,394	0
APR	2022				0	0	0.0%	404,335	0
MAY	2022				0	0	0.0%	443,267	0
JUN	2022				0	0	0.0%	481,450	0
TOTAL		190,068	53	64	190,185		0.0%		
FY22 BUDGET		544,000	3,500	6,000	553,500				
% TO BUDGET		34.9%	1.5%	1.1%	34.4%				

RECEIVABLE BALANCES

MONTH	YEAR	CURRENT	OVER 30 DAYS	OVER 60 DAYS	OVER 90 DAYS	TOTAL DUE	% PAST DUE 90 DAYS +	CASH RECEIVED
JUL	2021	34,470	2,997	2,914	(29,080)	11,302	0.0%	53,655
AUG	2021	34,189	3,184	100	(20,821)	16,652	0.0%	37,065
SEP	2021	30,902	3,090	100	(23,535)	10,557	0.0%	45,491
OCT	2021	28,515	18,919	772	(23,333)	24,873	0.0%	28,362
NOV	2021	34,304	0	86	(23,316)	11,074	0.0%	57,516
DEC	2021					0	0.0%	
JAN	2022					0	0.0%	
FEB	2022					0	0.0%	
MAR	2022					0	0.0%	
APR	2022					0	0.0%	
MAY	2022					0	0.0%	
JUN	2022					0	0.0%	
YTD TOTAL								222,090

FY 22 HOUSING RENTAL REVENUE

MONTH	YEAR	HOUSING RENTALS	MISC. REVENUE	MONTHLY REVENUE	FY22 YTD REVENUE	% OF BUDGET	FY21 YTD REVENUE	YTD INC/(DEC)
JUL	2021	14,804	0	14,804	14,804	6.0%	20,475	(5,671)
AUG	2021	20,814		20,814	35,618	14.3%	40,950	(5,332)
SEP	2021	20,451		20,451	56,069	22.6%	71,253	(15,185)
OCT	2021	28,363		28,363	84,431	34.0%	87,087	(2,656)
NOV	2021	16,714		16,714	101,145	40.7%	106,872	(5,727)
DEC	2021			0	0	0.0%	125,096	0
JAN	2022			0	0	0.0%	144,920	0
FEB	2022			0	0	0.0%	167,056	0
MAR	2022			0	0	0.0%	188,067	0
APR	2022			0	0	0.0%	208,571	0
MAY	2022			0	0	0.0%	229,183	0
JUN	2022			0	0	0.0%	257,616	0
TOTAL		101,145	0	101,145				
FY22 Budget		248,500	0	248,500				
% TO BUDGET		40.7%		40.7%				

MEMORANDUM TO COUNCIL

To: Mayor and City Council Members
From: Erin Reinders, City Manager
Date: January 11, 2022
Re: City Manager Report

Upcoming Deadlines: The following City deadlines are upcoming.

- March 1, 2022: Business Personal Property Tax Return Deadline
- March 1, 2022: Senior Citizen, Disabled Veteran and Fire/EMS Volunteer Real Property Tax Exemption Application Deadline
- March 31, 2022: Senior Citizen Sales Tax Refund Application Deadline

FY23 Budget Prep Work: We will be having a special work session on **Monday, January 24**. This meeting will focus primarily on revenue projections and council budget goals. Please mark your calendars.

COVID-19 Update: As of the drafting of this memo on Wednesday, January 5, of we have 46 known active COVID-19 cases in Unalaska (20 categorized as Industry-Quarantined and 26 categorized as Community). Wastewater samples are positive for COVID-19, the most recent sample from January 5, 2022 was 31.22 RNA Copies/mL. This information is found on the City's COVID-19 Data Hub at <https://covid19-response-unalaska.hub.arcgis.com/>. According to the State of Alaska, 74% of Aleutian West Census Area residents age 5 and up have received their first dose, 64% are fully vaccinated, and 15% have received their booster. These figures are found on the City's COVID-19 Data Hub, but are pulled from the Alaska Department of Health and Social Services Coronavirus Response Hub at <https://alaska-coronavirus-vaccine-outreach-alaska-dhss.hub.arcgis.com/>. This site has a wealth of information.

State Lobby Efforts: The Mayor and I plan to meet with Dianne Blumer on Monday, January 10 to discuss the State Lobby Trip. We will explore how to make this trip cost effective and meaningful as possible, and be able to adjust as the COVID situation evolves. We will work to identify opportunities for Q-Tribe and OC participation with some of our shared priorities. Both have expressed an interested in a coordinated approach. Especially since we got such good feedback on that approach on the federal level and during the Unalaska Legislative Fly-In this past summer. **Dates for the trip have been set as March 2-4, 2022.** Council travel approval for this trip will be done during the January 25 Council meeting. On a related note, Dianne has also set up a meeting for staff with the Denali Commission to explore funding options for Captains Bay Road project components. We have that short meeting on Monday, January 10 as well.

CAPSIS Funding Requests: The state legislative Capital Project Submission and Information System is now open for submittals. This is a way to communicate capital project priorities for consideration by the legislature during the capital budgeting process. The submittal deadline is February 1, and I have asked staff to get their information in by January 25 to allow time for my review and final submittal. After talking with Dianne Blumer, we will focus our requests on the

projects that Council identified as State Priorities. These include addressing Captains Bay Road and Utility Improvements; Bobby Storrs Boat Harbor A & B Floats; the Unalaska Marine Center Cruise Ship Terminal, Light Cargo Dock and UMC Dredging; Makushin Geothermal Interconnection Projects; and the Solid Waste Gasifier. Acting DPU Director Steve Tompkins and I met with Dianne on Thursday, January 6 to discuss the best way to represent the Interconnectoin Projects in CAPSIS and got some good guidance that will also assist us with the state lobby efforts.

Trilateral Group: Representatives from the Q-Tribe, OC and City met on January 3 for the first trilateral meeting of the New Year. Conversation focused on a successful year filled with shared presentations to our respective boards and councils as well as with the Unalaska's Legislative Fly-In August and our cooperative effort during the federal lobby trip. Given that our focus has shifted away from just IRT efforts, our goal for this year will be to update the MOA between the Tribe, OC and City to be more holistic in nature and likely to include economic development as a key component. There was also talk of looking at a facilitated strategic planning effort with all entities engaged. Our next meeting is set for February 7, which will focused on the MOA discussion. So, more to come.

OCCP: The City has a meeting with OCCP set for January 14. This meeting will focus on the need for OCCP to extend timelines again to allow time to secure funding as well as other related requests to the City. Basically, OCCP continues to look for project funding support but has yet to secure such funding from interested parties. OCCP has been told by interested parties that they need to develop and prove the well field, which will take an estimated \$25 million, in order for them to accept the construction risk. I do not know all the details, but will learn more at that meetings and will be asking for a formal written request from OCCP for consideration. City Council action will be required for any amendment to the PPA or any related MOA.

Emergency Rule Petition: We have been notified that six tribal groups have petitioned the Secretary of Commerce requesting the Department adopt an emergency regulation prohibiting Chinook salmon bycatch during the 2022 season of the Pollock trawl fishery in the Bering Sea/Aleutian Islands and to establishing a cap for Chum salmon bycatch. This would basically shut the season down. Additionally, they are asking to reduce the salmon bycatch after the 2022 season to further address a decline in salmon runs. Procedurally, bycatch and emergency declarations are typically handled by the NPFMC. This was considered at the NPFMC meeting in October and they failed to address the request.

I have been communicating with the City's Natural Resource Consultant and our Federal Lobbyists on this topic. We ran the numbers to help quantify the direct impact to the City's revenue should the Pollock fishery be closed. Obviously, the community-wide impact would be much greater. We will finalize a letter in the next week or so with the City's position, after getting further input from our Natural Resource Consultant and Federal Lobbyists, and then work with our lobbyists to get it in front of the right folks.

Fiscal Sustainability: City Council had an in depth discussion with APCM and City Staff on October 26 regarding a permanent fund. Key direction provided by Council included a \$40 million starting amount, moderate growth allocation, and a plan to begin distribution at the three year point (starting in July of 2024). Staff met again with APCM on Monday, November 8, 2021 to discuss next steps. Since that time we have received sample ordinances and resolutions from APCM. Our City Attorney has drafted documents for City Council's use specifically. Jim Sharpe and I have reviewed these documents. We still need some follow up discussion with APCM and the City Attorney. We are also looking to identify further work needed, such as identifying a

custodian for a new Permanent Fund. We will then bring related items to Council for consideration and action. We hope to have something before you in late January or early February, but I still need determine a path forward with all the moving parts. We have not forgotten about the Emergency Fund, and are working on outlining that path forward as well. The Permanent Fund does, however, require more steps to set up so we are starting with that.

Directives to the City Manager: There are two outstanding directives, both progressing as outlined below.

- *Cost Benefit Analysis for Captains Bay Road Project (March 30, 2021). Progressing.* The directive reads, "Implement a cost-benefit analysis for the proposed road improvements and utility expansion for Captains Bay Road." A draft Cost-Benefit Analysis Report will be submitted to the City in mid-January. We will use this report to not only objectively define the benefit, but also define the project phases and scope for those phases.
- *Haystack Communications Site (July 27, 2021). Progressing.* The directive reads, "Start the process to terminate leases on Haystack for communications and work to upgrade and allow equal access to facilities for communications on Haystack with new leases." This directive was issued after public comment by OptimERA representatives at the City Council meeting. Available space (that is not already leased or has an easement across it) is limited on Haystack, and OptimERA had previously requested a lease agreement in a place that was leased to another entity. The Planning Department has reached out to some of the telecom companies to discuss future leasing and update information between the City and lease holders. OptimERA has applied for a new lease atop Haystack that will lease the site on which they already have an antenna located. The lease was reviewed by the City attorney and has been forwarded to OptimERA for their consideration. OptimERA has provided additional comments that are currently being reviewed. The Planning Director also plans to continue discussions with TelAlaska regarding their existing lease on Haystack after he returns to the island the second week of January.

MEMORANDUM TO COUNCIL

To: Mayor and City Council Members
From: Cameron Dean, Acting Planning Director
Through: Erin Reinders, City Manager
Date: January 11, 2022
Re: First Draft of FY23-32 Capital and Major Maintenance Plan (CMMP)

SUMMARY: City Council reviews the Capital and Major Maintenance Plan (CMMP) every year. This is the first draft of the FY23-32 CMMP.

PREVIOUS COUNCIL ACTION: Council reviews drafts of the CMMP each year in January and March. In April 2021 Council approved the most recent FY22-31 CMMP, the first spanning ten years instead of five. No formal action is taken at this time.

BACKGROUND: Beginning in October, Planning worked with each department to update their capital projects. In response to City Council feedback, this year Staff revised the CMMP to minimize expenditures from the General Fund, particularly over the next several years. To that end, any General Fund projects that have not already commenced have been rescheduled to later years, employing the category rankings agreed upon by Council on November 9, 2021 (Resolution 2021-71) to prioritize them.

The Technical Advisory Committee (TAC), consisting of the City Manager, Finance Director, Public Works Director and the Planning Director, met on December 9, 2021 to review 11 projects submitted for funding in FY23. Department directors reviewed the TAC's comments on December 22, 2021.

This is not the final CMMP, but it is intended to provide Council the opportunity to view and comment on the work thus far. Comments and concerns will either be incorporated into the CMMP or discussed among the departments and administration to determine the best course of action. A second draft will be presented to Council in March. The final CMMP document will be presented for review and approval in April.

DISCUSSION: Last year, Council reviewed and approved the FY22-31 CMMP, with 69 projects and a total portfolio of \$231,255,491 over ten years. The first year of the CMMP is the most important because the financial figure represents what is approved to be budgeted. City Council approved \$41,898,546 to fund FY22 projects.

The FY23-32 Draft CMMP presented for your review and comment proposes 53 projects, including the Rolling Stock Replacement Plan and Facilities Maintenance Plan, at a cost of \$184,790,197 over the next ten years. The FY23 portion of the Draft CMMP proposes 11 projects for a total cost of \$30,095,019, with \$4,893,275 coming from the General Fund and \$15,983,500 from grants and other external funding. Staff proposes using the 1% Fund to offset some of what would otherwise be General Fund expenditures in FY23 by covering the remaining \$2,860,000 commitment for the Makushin Geothermal Project and \$1,000,000 for the Entrance Channel Dredging. After FY23, Staff proposes allowing the 1% Fund to grow until FY28, when it is expected to be sufficient to pay for the construction of the new Police Station at \$22,090,000.

Projects proposed for FY23 are focused on maintaining our current infrastructure and continuing currently funded projects. All three projects drawing from the General Fund or 1% Fund received funding in FY22 and are currently underway. The largest FY23 projects, the two dredging projects and Makushin Geothermal, are associated with City Council priorities. Additionally, both Makushin Geothermal and Entrance Channel Dredging will receive external funding, from OCCP and the Army Corps of Engineers respectively. External funding comprises 53% of the total FY23 requests.

Significant changes from the previous CMMP are as follows:

Makushin Geothermal Project: Multiple Electric projects, like the energy storage system, SCADA upgrades and submarine cable, have been removed. Where appropriate, they have been incorporated into this project, which represents all the reliability upgrades for the City electrical distribution system required to accept energy from the Makushin Geothermal Plant. The energy storage system is now being worked into the plant itself. Staff is not requesting any additional funding beyond what was planned in last year's CMMP, but OCCP's contribution of \$5,000,000 spread over FY23 and FY24 is now included. This is consistent with the current PPA as well as the associated amendments and MOA. However, OCCP has recently notified us that they may be requesting an amendment to the PPA, which if granted, would impact the contribution schedule. We will learn more later this month after meeting with OCCP.

Police Station: Construction for the new DPS station and fire station renovations have been delayed to FY28-29 with engineering in FY26.

Captains Bay Road: The Cost Benefit Analysis for Captains Bay Road is still in progress. Staff expects to revise the funding and phasing plan once it is complete later this month. For now, this project should be considered a placeholder.

Facilities Maintenance Plan: Staff is reviewing the criteria for including maintenance in the Facilities Maintenance Plan or other budgets. The numbers reported in the CMMP are based on the most recent draft, but should be expected to change.

ALTERNATIVES: This memo and presentation are for informational purposes only. Council is free to express concerns, recommendations or other comments and Staff will work to incorporate the changes into the CMMP. Staff will present the modified CMMP Draft at the scheduled meeting in March unless requested earlier.

FINANCIAL IMPLICATIONS: Council reviews the CMMP each year for an opportunity to have input and subsequently adopt the CMMP as part of the overall budgeting process. Title 6 of City Code requires the City Manager to submit a five-year capital improvement plan and budget of the proposed projects each year in conjunction with the City's operating budget. Each year, the City Council adopts the CMMP to help identify needs and set spending priorities for the coming five year period.

LEGAL: Not applicable.

STAFF RECOMMENDATION: No recommendation.

PROPOSED MOTION: No council action required.

CITY MANAGER COMMENTS: The Planning Department continues to do a wonderful job coordinating the CMMP Process. Staff looks forward to your feedback on this draft as we work to refine and develop the second draft.

ATTACHMENTS: FY23-32 Draft CMMP Summary Sheets and Budget Tables

FY23-32 CMMP

Electrical Breakers Maintenance and Service

Electric

Estimated Project & Purchase Timeline

Pre Design: FY27

Engineering/Design: FY27

Purchase/Construction: FY27

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

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

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

Cost Assumptions

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

Source	Appropriated	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	Total
Electric Proprietary Fund	0	0	0	0	0	234,000	0	0	0	0	0	234,000
Total	0	0	0	0	0	234,000	0	0	0	0	0	234,000

FY23-32 CMMP

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

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

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

Electrical Distribution Equipment Replacement
Electric

Estimated Project & Purchase Timeline
 Pre Design: NA
 Engineering/Design: NA
 Purchase/Construction: NA

DRAFT

FY23 Cost Assumptions	
Engineering, Design, Construction Admin	
Other Professional Services	
Construction Services	
Machinery & Equipment	\$100,000
Subtotal	\$100,000
Contingency (0%)	0
Total Funding Request	\$100,000

Source	Appropriated	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	Total
Electric Proprietary Fund	115,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	1,115,000
Total	115,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	1,115,000

FY23-32 CMMP

Electrical Intermediate Level Protection Installation

Electric

Estimated Project & Purchase Timeline

Pre Design: FY26

Engineering/Design: FY27

Purchase/Construction: FY28

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

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

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

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

Source	Appropriated	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	Total
Electric Proprietary Fund	0	0	0	0	0	650,000	0	0	0	0	0	650,000
Total	0	0	0	0	0	650,000	0	0	0	0	0	650,000

FY23-32 CMMP

Generator Sets Rebuild

Electric

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

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

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

Estimated Project & Purchase Timeline

Pre Design: NA

Engineering/Design: NA

Purchase/Construction: NA



Cost Assumptions	
Repair & Maintenance	\$2,115,385
Other Professional Services	
Construction Services	
Machinery & Equipment	
Subtotal	\$2,115,385
Contingency (30%)	\$634,615
Total Funding Request	\$2,750,000

Source	Appropriated	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	Total
Electric Proprietary Fund	500,000	750,000	1,000,000	500,000	0	0	0	0	0	0	0	2,750,000
Total	500,000	750,000	1,000,000	500,000	0	0	0	0	0	0	0	2,750,000

FY23-32 CMMP

Large Transformer Maintenance and Service

Electric

Estimated Project & Purchase Timeline

Pre Design: FY24

Engineering/Design: FY24

Purchase/Construction: FY24

Project Description: A qualified industry service company who specializes in the maintenance of utility electrical equipment will service all power transformers at the New Power House and Town Substation. Transformers will be assessed and serviced, as required. Transformer assessment includes insulation testing, dissolved gas analysis, sweep frequency response analysis and other tests. After testing is completed, a detailed report indicating condition and test results would be provided along with recommended service maintenance intervals per the relevant industry codes. It is also understood that components on the transformers are failing due to long term exposure to the corrosive environment due to the marine atmosphere. This will necessitate a more thorough repair in order to ensure long term reliability of the power transformers.

Project Need: The City owns four power transformers at the NPH and two at the Town Substation. Three of the NPH transformers are approximately 13 years old, with the fourth only 4 years old. The transformers at the Town Substation are original from the substation construction approximately 20 years ago. While these transformers should have many more years of service, proper and timely maintenance will help prolong their lives. Testing transformers over a period of many years also allows a utility to develop a baseline for each unit, which in turn can identify a developing problem that may not otherwise be discovered until the transformer fails. Replacement of failing monitoring devices is also critical as these are often the utility's first indication of a problem. The devices can also operate to quickly deenergize a transformer should a more serious condition become present. Without operating protective devices, the utility experiences a higher risk of significant damage if a transformer fails.

Development Plan & Status : Funding for this project will come from the Electric Proprietary Fund.

Cost Assumptions	
Engineering, Design, Construction Admin	
Other Professional Services	\$150,000
Construction Services	
Machinery & Equipment	
Subtotal	\$150,000
Contingency (30%)	\$45,000
Total Funding Request	\$195,000

Source	Appropriated	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	Total
Electric Proprietary Fund	0	0	195,000	0	0	0	0	0	0	0	0	195,000
Total	0	0	195,000	0	0	0	0	0	0	0	0	195,000

FY23-32 CMMP

Makushin Geothermal Project Electric

Project Description: This project is the City of Unalaska’s estimated portion of reliability upgrades for the City electrical distribution system required to accept energy from the Makushin Geothermal Plant. It requires connecting multiple self-generating industrial customers to the current distribution system, installs more robust intermediate level protections, replaces the aging submarine cable at Illiuliuk Bay, upgrades numerous feeder connections and substations, and improvements to the current SCADA system and automated controls. Other funds will be set aside for legal and consulting fees associated with implementing the project.

Project Need: On August 31, 2020, the City entered into a Power Purchase Agreement (PPA) with OCCP. Section 11, Paragraph (c) of the PPA stipulates the City will be responsible for half of the next ten million dollars (\$5,000,000) after the first two million dollar cost of reliability upgrades and distribution additions needed to supply energy from the geothermal plant to Unalaska residents and businesses, and the entirety of the interconnection costs beyond 12 million dollars, if required. This project represents a community partnership to bring renewable energy to Unalaska.

Development Plan & Status : The budget for this project was estimated from required funding commitments outlined in the Power Purchase Agreement. A more accurate budget will be determined upon completion of the Intertie Study currently in progress, and based on Study findings there may be a Phase II project to accomplish the required upgrades. Funding for this project will come from the 1% and General funds.

Estimated Project & Purchase Timeline

Pre Design: FY22

Engineering/Design: FY22

Purchase/Construction: FY23



Source	Appropriated	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	Total
1% Sales Tax	2,860,000	2,860,000	0	0	0	0	0	0	0	0	0	5,720,000
Private Contribution	0	2,500,000	2,500,000	0	0	0	0	0	0	0	0	5,000,000
Total	2,860,000	5,360,000	2,500,000	0	0	0	0	0	0	0	0	10,720,000

FY23-32 CMMP

Project Description: Remodel the existing DPS building after a new DPS building is constructed and the Police Department moves to the new facility.

Project Need: Constructed in 1987, the present structure is in need of HVAC, electrical and architectural upgrades. Due to lack of space, the garage for the fire apparatus also houses EMS supplies, turnout gear, the air compressor and gym. The cramped arrangement is unsafe and risks contamination from fumes.

Development Plan & Status : The existing structure will be extensively renovated for use by Fire / EMS. The department will relocate to another facility during the work. Architectural firm JYL produced an initial cost estimate of \$8,970,000 dated February 28, 2020. Funding will come from the General Fund.

Fire Station Remodel

Fire

Estimated Project & Purchase Timeline

Pre Design: FY26

Engineering/Design: FY26

Purchase/Construction: FY29



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Source	Appropriated	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	Total
General Fund	0	0	0	0	0	0	0	10,383,896	0	0	0	10,383,896
Total	0	0	0	0	0	0	0	10,383,896	0	0	0	10,383,896

FY23-32 CMMP

Fire Training Center

Fire

Estimated Project & Purchase Timeline

Pre Design: FY19

Engineering/Design: FY23

Purchase/Construction: FY24

Project Description: Establish a live fire training facility in Unalaska. The structure will provide residential type response with a burn room, interior stairs leading to multiple stories, an interior fixed ladder, roof-mounted chop-out curbs, and a parapet roof guard with chain opening. The facility offers multiple training exercises including hose advancement, fire attack, search & rescue, rappelling, laddering, confined space maneuvers, and high-angle rescue operations. Currently there are no such facilities for training public or private sector organizations in Unalaska. This facility will also include a “dirty” classroom and a “clean” classroom that will allow personnel to stay out of the elements while they are instructed on the didactic portion of the lesson.

Project Need: Firefighter certification in Alaska requires a live fire training element to ensure experience fighting fires with significant heat and smoke in limited or zero visibility environments. Uncertified volunteers or paid firefighters can respond to fires, but live fire training and certification ensures that they are prepared and don’t panic in real situations. No live fire facility exists in Unalaska, so firefighters travel off-island for training and certification at a cost of approximately \$30,000 per person. The training takes 10-12 weeks and volunteers must take time off from their jobs and live away from their families in order to attend. The proposed training facility can be modified for use by the police department to practice active shooter or other use-of-force situations, and also be used as a confined space rescue training facility by other City departments or private industry, and as a regional training center for other Aleutian communities.

Development Plan & Status : The proposed site is in the valley near the old chlorine building, or near the current public safety building pending action on the new proposed police station. \$12,000 was previously appropriated for a temporary training structure made from shipping containers. Cost quote for facility in 2018 dollars is \$350,000 plus \$85,000 shipping. Other costs include running electrical and water lines to the site and building construction costs for a total of \$1,513,500.



Cost Assumptions	
Other Professional Services	325,000
Engineering, Design, Construction Admin	0
Construction Services	439,231
Machinery & Equipment	400,000
Subtotal	1,164,231
Contingency (30%)	349,269
Total Funding Request	1,513,500

Source	Appropriated	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	Total
General Fund	12,000	0	1,501,500	0	0	0	0	0	0	0	0	1,513,500
Total	12,000	0	1,501,500	0	0	0	0	0	0	0	0	1,513,500

FY23-32 CMMP

Communications Infrastructure (Citywide)

Other

Estimated Project & Purchase Timeline

Pre Design: FY21

Engineering/Design: FY22

Purchase/Construction: FY23

Project Description: Build a citywide communications infrastructure to connect all City departments, facilities and systems. Currently the Information Systems department networks all facilities using outdoor wireless point to point equipment. The technology is subject to bandwidth limitations, interference, weather, and significant annual maintenance. The GCI fiber optic project presents a rare opportunity to install subsurface conduit alongside the company's trenching project throughout the island. Every facility could be interconnected over the next two years installing the City's own underground cable network while the ground is open. This will result in a significant increase of network quality (bandwidth, decreased latency, etc.), reliability, and reduced security risks. This infrastructure would also alleviate hours of internal labor costs associated with maintaining over 100 existing wireless devices throughout Unalaska. The underground network would serve all City departments, as well as SCADA, VoIP (phone system), Security Camera Systems, Disaster Recovery, Email, GIS, and Network Applications (e.g Munis, Sleuth, Rec-Trac, Cartegraph, Meter Reading Systems, RMS, WatchGuard, etc.).

Project Need: All cities are increasingly reliant on network services that require larger amounts of bandwidth. Unalaska needs a viable path forward that will serve its growing demands (e.g. GIS, Security Cameras, Disaster Recovery, etc.), greater reliability (e.g. SCADA monitoring/control systems), and future scalability (services growth). Most local governments have had high-speed underground cable networks for decades, but Unalaska has repeatedly missed opportunities to install its own underground, high-speed network. The GCI proposal will trench miles of underground cabling and could be the last feasible opportunity to install our own network, This project will upgrade city infrastructure and provide significant cost savings for installation and future operations.

Development Plan & Status : This project will be funded by the General Fund. An additional \$105,974 budgeted to the FY17 Fiber Optic Infrastructure Development Project from the Water and Wastewater proprietary funds will be moved to this project.



Source	Appropriated	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	Total
General Fund	947,013	947,013	0	0	0	0	0	0	0	0	0	1,894,026
Wastewater Proprietary Fund	52,987	0	0	0	0	0	0	0	0	0	0	52,987
Water Proprietary Fund	52,987	0	0	0	0	0	0	0	0	0	0	52,987
Total	1,052,987	947,013	0	0	0	0	0	0	0	0	0	2,000,000

FY23-32 CMMP

Aquatics Center Mezzanine and Office Space Expansion

PCR

Estimated Project & Purchase Timeline

Pre Design: FY24

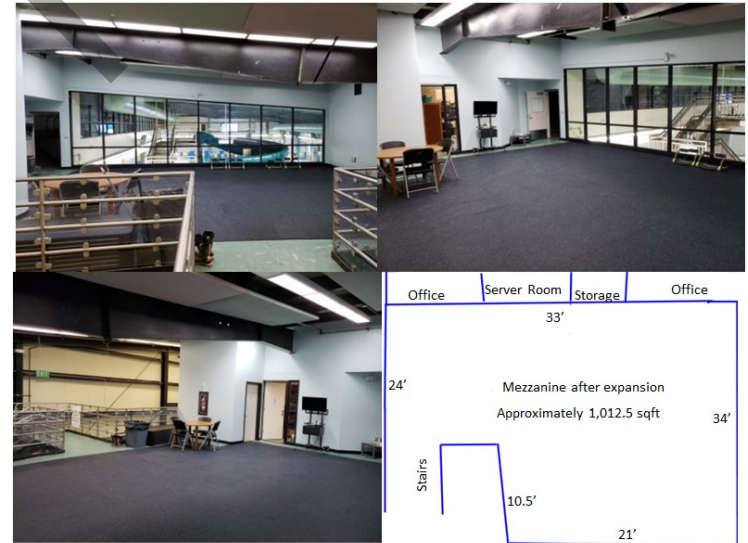
Engineering/Design: FY25

Purchase/Construction: FY26

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

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

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



Cost Assumptions

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

Source	Appropriated	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	Total
General Fund	0	0	0	80,000	850,000	0	0	0	0	0	0	930,000
Total	0	0	0	80,000	850,000	0	0	0	0	0	0	930,000

FY23-32 CMMP

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

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

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

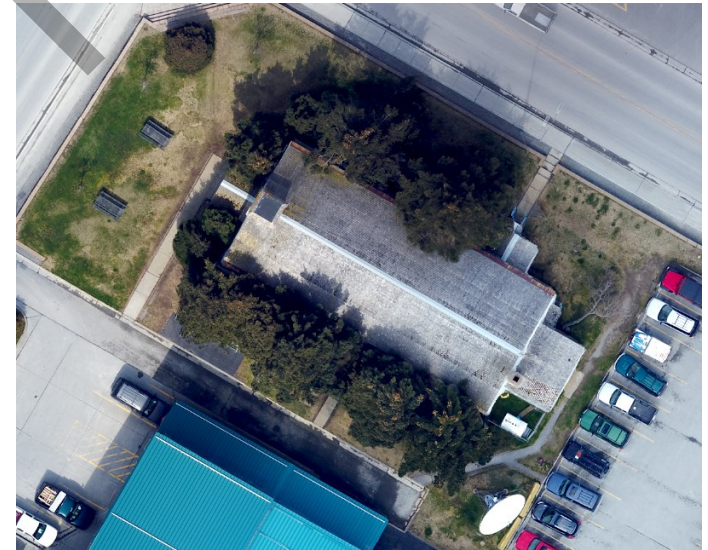
Burma Road Chapel Kitchen Improvement PCR

Estimated Project & Purchase Timeline

Pre Design: FY24

Engineering/Design: FY24

Purchase/Construction: FY24



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Source	Appropriated	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	Total
General Fund	0	0	150,000	0	0	0	0	0	0	0	0	150,000
Total	0	0	150,000	0	0	0	0	0	0	0	0	150,000

FY23-32 CMMP

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

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

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

Community Center Playground Replacement

PCR

Estimated Project & Purchase Timeline

Pre Design: FY23

Engineering/Design: FY24

Purchase/Construction: FY25



DRAFT

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

Source	Appropriated	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	Total
General Fund	0	0	0	300,000	0	0	0	0	0	0	0	300,000
Total	0	0	0	300,000	0	0	0	0	0	0	0	300,000

Project Description: Upgrading technology in the Community Center.

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

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

FY23-32 CMMP

Community Center Technology Upgrades PCR

Estimated Project & Purchase Timeline

Pre Design: FY25

Engineering/Design: FY25

Purchase/Construction: FY26

DRAFT

Source	Appropriated	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	Total
General Fund	0	0	0	0	80,000	0	0	0	0	0	0	80,000
Total	0	0	0	0	80,000	0	0	0	0	0	0	80,000

Project Description: Replacing the playground at Ounalashka Community Park (Kelty Field).

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

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

FY23-32 CMMP

Community Park Replacement Playground PCR

Estimated Project & Purchase Timeline

Pre Design: FY27

Engineering/Design: FY27

Purchase/Construction: FY28



DRAFT

Source	Appropriated	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	Total
General Fund	0	0	0	0	0	0	500,000	0	0	0	0	500,000
Total	0	0	0	0	0	0	500,000	0	0	0	0	500,000

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

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

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

FY23-32 CMMP

Cybex Room Replacement PCR

Estimated Project & Purchase Timeline

Pre Design: FY24

Engineering/Design: FY24

Purchase/Construction: FY24

DRAFT

Source	Appropriated	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	Total
General Fund	0	0	75,000	0	0	0	0	0	0	0	0	75,000
Total	0	0	75,000	0	0	0	0	0	0	0	0	75,000

FY23-32 CMMP

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

Project Need: There is no dog park on the island and PCR frequently receives requests from the public to build one.

Development Plan & Status : The park will be designed in FY25, with construction in FY26.

Dog Park
PCR

Estimated Project & Purchase Timeline

Pre Design: FY25

Engineering/Design: FY25

Purchase/Construction: FY26



Source	Appropriated	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	Total
General Fund	0	0	0	0	200,000	0	0	0	0	0	0	200,000
Total	0	0	0	0	200,000	0	0	0	0	0	0	200,000

FY23-32 CMMP

Gymnasium Floor PCR

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

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

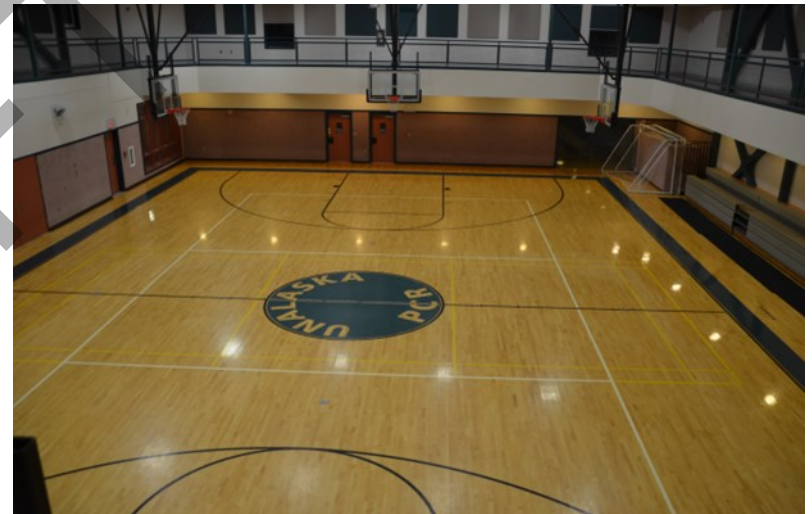
Development Plan & Status : During FY24 PCR staff will identify the flooring material that best meets the needs for the community. The estimated coast is \$221,000 which means that \$51,000 or 10% is planned to be spent in FY24 for design and scoping.

Estimated Project & Purchase Timeline

Pre Design: FY24

Engineering/Design: FY24

Purchase/Construction: FY25



Cost Assumptions

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

Source	Appropriated	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	Total
General Fund	0	0	51,000	221,000	0	0	0	0	0	0	0	272,000
Total	0	0	51,000	221,000	0	0	0	0	0	0	0	272,000

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

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

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

FY23-32 CMMP

Kelty Field SW Access PCR

Estimated Project & Purchase Timeline

Pre Design: FY28

Engineering/Design: FY28

Purchase/Construction: FY29



DRAFT

Source	Appropriated	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	Total
General Fund	0	0	0	0	0	0	0	500,000	0	0	0	500,000
Total	0	0	0	0	0	0	0	500,000	0	0	0	500,000

FY23-32 CMMP

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

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

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

Kiddie Pool/Splash Pad PCR

Estimated Project & Purchase Timeline

Pre Design: FY29

Engineering/Design: FY29

Purchase/Construction: FY30

DRAFT

Source	Appropriated	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	Total
General Fund	0	0	0	0	0	0	0	0	500,000	0	0	500,000
Total	0	0	0	0	0	0	0	0	500,000	0	0	500,000

FY23-32 CMMP

Multipurpose Facility PCR

Project Description: Ounalashka Community Park was built in 1999 and is located in Unalaska Walley. It is the department's largest park and includes a softball field, outdoor basketball/tennis court, and a paved trail with some permanent exercise stations. In addition to the athletic equipment, it also has a playground, pavilion, and a snack shack which is occasionally used during PCR events. This project would build a covered multipurpose facility where the current tennis court is or somewhere close to it.

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

- Improve the quality of the park's amenities.
- Evaluate the current and future facility in an effort to best accommodate Unalaska residents for the next 20 to 30 years.
- Provide a multipurpose covered facility, that can serve as an emergency shelter for the island outside the tsunami inundation zone.

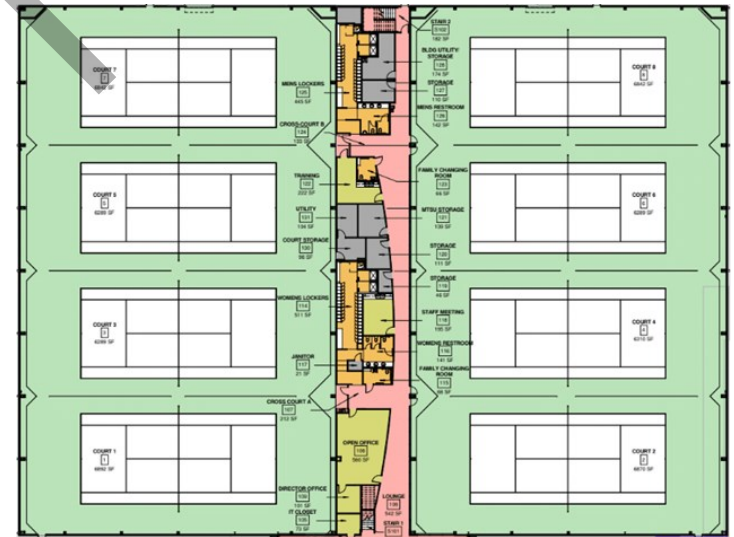
Development Plan & Status : PCR staff and the Advisory Board will gauge public interest in bringing a covered facility with two regulation tennis courts. The estimated cost is \$5,629,000. \$562,000 or 10% will be spent in FY26 for design and scoping. These numbers came from Lose Design. There is grant funding available for emergency related services and the City will also seek a partnership with other island organizations to pursue available resources.

Estimated Project & Purchase Timeline

Pre Design: FY25

Engineering/Design: FY26

Purchase/Construction: FY27



	Subtotal	4,330,000
Contingency (set at 30%)		1,299,000
	TOTAL	5,629,000
Less Other Funding Sources (Grants, etc.)		
	Total Funding Request \$	5,629,000

Source	Appropriated	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	Total
General Fund	0	0	0	0	562,900	5,066,100	0	0	0	0	0	5,629,000
Total	0	0	0	0	562,900	5,066,100	0	0	0	0	0	5,629,000

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

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

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

FY23-32 CMMP

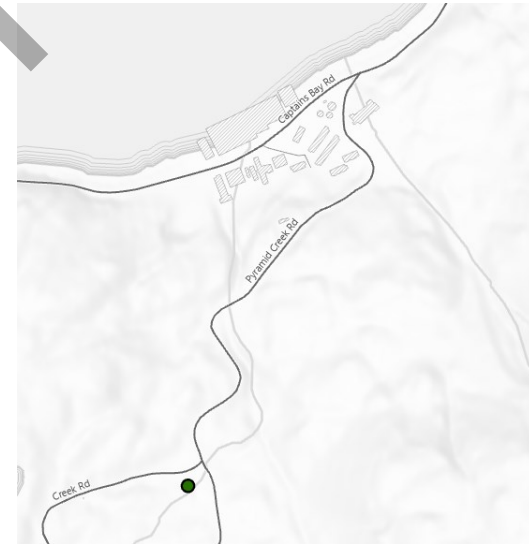
Park Above the Westward Plant PCR

Estimated Project & Purchase Timeline

Pre Design: FY29

Engineering/Design: FY29

Purchase/Construction: FY30



DRAFT

Source	Appropriated	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	Total
General Fund	0	0	0	0	0	0	0	0	3,200,000	0	0	3,200,000
Total	0	0	0	0	0	0	0	0	3,200,000	0	0	3,200,000

FY23-32 CMMP

Parks and Recreation Study PCR

Estimated Project & Purchase Timeline

Pre Design: FY24

Engineering/Design: FY24

Purchase/Construction: FY24



DRAFT

Project Description: Develop a comprehensive parks and recreation plan. We will hire an outside consulting firm to help us better assess the needs of our department for the next ten years and beyond.

Project Need: PCR's management team has spent a significant amount of time during the past several years developing a plan for future CMMP projects. Bringing in a consultant could help not only with prioritizing those projects, but also with programming, daily operations, and park maintenance.

Development Plan & Status : Funding will come from the General Fund. Studies do not require a contingency.

Cost Assumptions

Other Professional Services	\$100,000
Engineering, Design, Construction Admin	
Construction Services	
Machinery & Equipment	
Subtotal	\$100,000
Contingency (0%)	\$0
Total Funding Request	\$100,000

Source	Appropriated	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	Total
General Fund	0	0	100,000	0	0	0	0	0	0	0	0	100,000
Total	0	0	100,000	0	0	0	0	0	0	0	0	100,000

FY23-32 CMMP

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

Project Need: Four years ago PCR purchased a Colorado Timing System so the Aquatic Center can accommodate larger swim meets. However, the size of our Natatorium is barely able to hold two swim teams as well as spectators comfortably. This project will expand the Aquatic Center on the south side to allow for bleachers for both spectators and teams and expand on the east side to install a small warm-up cool-down, 2 lane, 15 yard, 3 foot deep pool. This will make our pool competition ready and even open up the possibilities to having Regionals.

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

Pool Expansion PCR

Estimated Project & Purchase Timeline

Pre Design: FY29

Engineering/Design: FY29

Purchase/Construction: FY30



DRAFT

Source	Appropriated	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	Total
General Fund	0	0	0	0	0	0	0	0	2,000,000	0	0	2,000,000
Total	0	0	0	0	0	0	0	0	2,000,000	0	0	2,000,000

FY23-32 CMMP

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

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

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

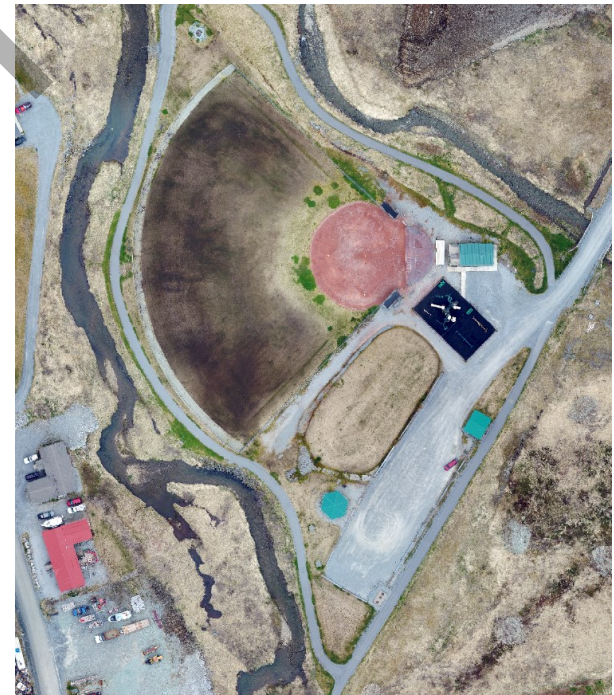
Pump Track
PCR

Estimated Project & Purchase Timeline

Pre Design: FY24

Engineering/Design: FY24

Purchase/Construction: FY25



Source	Appropriated	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	Total
General Fund	0	0	0	100,000	0	0	0	0	0	0	0	100,000
Total	0	0	0	100,000	0	0	0	0	0	0	0	100,000

FY23-32 CMMP

Project Description: Repairing and replacing the rebar that has rusted through the bottom of the pool, then replacing the plaster.

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

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

Rebar Restoration and Re-plastering PCR

Estimated Project & Purchase Timeline

Pre Design: FY25

Engineering/Design: FY25

Purchase/Construction: FY26

DRAFT

Source	Appropriated	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	Total
General Fund	0	0	0	0	250,000	0	0	0	0	0	0	250,000
Total	0	0	0	0	250,000	0	0	0	0	0	0	250,000

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

FY23-32 CMMP

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

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

Spa
PCR

Estimated Project & Purchase Timeline

Pre Design: FY29

Engineering/Design: FY29

Purchase/Construction: FY30

DRAFT

Source	Appropriated	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	Total
General Fund	0	0	0	0	0	0	0	0	200,000	0	0	200,000
Total	0	0	0	0	0	0	0	0	200,000	0	0	200,000

FY23-32 CMMP

Unalaska Public Transportation Study Planning

Estimated Project & Purchase Timeline

Pre Design: FY25

Engineering/Design: NA

Purchase/Construction: NA



Project Description: In 2018 the Planning Department completed a study of the city's transportation and determined there is a need for public transit. The island population of about 4,000 residents increases to 11,000 during processing seasons. The study conducted two bus operation periods to simulate a transit system, surveys were available in multiple languages and the results indicated a high probability of ridership. This project seeks funding for a second study by professional transportation planners and engineers to conduct a more thorough analysis of how a public transportation system in Unalaska, funding sources, service areas and routes and capital equipment needed for the system.

Project Need: A large percentage of island residents and workers lack reliable and affordable transportation. Unalaska's harsh weather further hampers specific populations that would use the system including the elderly, youth, and processors, and the high cost of vehicle ownership and maintenance on the island is another consideration. The 2018 Transportation Study identified several transportation grants that could fund up to 80% of the cost annually. The project should also explore partnerships with the Q-Tribe, OC, and private island corporations to leverage investment and grant opportunities. Furthermore, the project will evaluate whether the system should be operated by a Transit Authority, a one of the major investors, city, tribal department, or otherwise.

Development Plan & Status : The FY25 expenditure is \$200,000 from the General Fund. Studies do not require a contingency budget. Based on the study, the expectation is to identify grants available to further lower the cost, potentially up to 80% with the correct partners taking the wheel.

Cost Assumptions

Other Professional Services		\$200,000
Engineering, Design, Construction Admin		
Construction Services		
Machinery & Equipment		
	Subtotal	\$200,000
Contingency (30%)		\$0
	Total Funding Request	\$200,000

Source	Appropriated	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	Total
General Fund	0	0	0	200,000	0	0	0	0	0	0	0	200,000
Total	0	0	0	200,000	0	0	0	0	0	0	0	200,000

FY23-32 CMMP

Entrance Channel Dredging Ports

Project Description: This project will remove material from the channel bar that crosses the entrance of Iliuliuk Bay before vessels can enter Dutch Harbor. The dredging will increase the depth of water to accommodate the draft of large vessels transiting the channel and utilizing the Unalaska Marine Center and facilities inside of Dutch Harbor. The City will work with the US Army Corps of Engineers to help fund, design, construct, and maintain this project. This project already completed the biological assessments to gauge the impact of dredging to beachfronts inside of the harbor. The USACE has secured a congressional authorization to fund the dredging. This will allow deeper draft vessels to enter into Dutch Harbor including tankers, container ships and break-bulk vessels. The project will reduce delays of current vessels entering and departing the harbor due to storm surge and swell in the channel. The project estimates removal of 23,400 CY of material.

Project Need: The bar that crosses the entrance channel limits vessels entering the port by their draft rather than need for services in the community. Many vessels passing the community cannot enter our port due to water depth. Depending upon sea conditions the keel depth for vessels currently utilizing the port can be as little as one meter to the bottom according to the Alaska Marine Pilots. Storm conditions, especially northerly wind, undulates the sea height and makes the situation worse by causing vessels to pitch resulting in contact with the sea floor where the bar is located. Dredging the entrance channel to a sufficient depth and width will alleviate the safety concerns and allow more vessel/cargo traffic into the port, increasing Unalaska's economic utility.

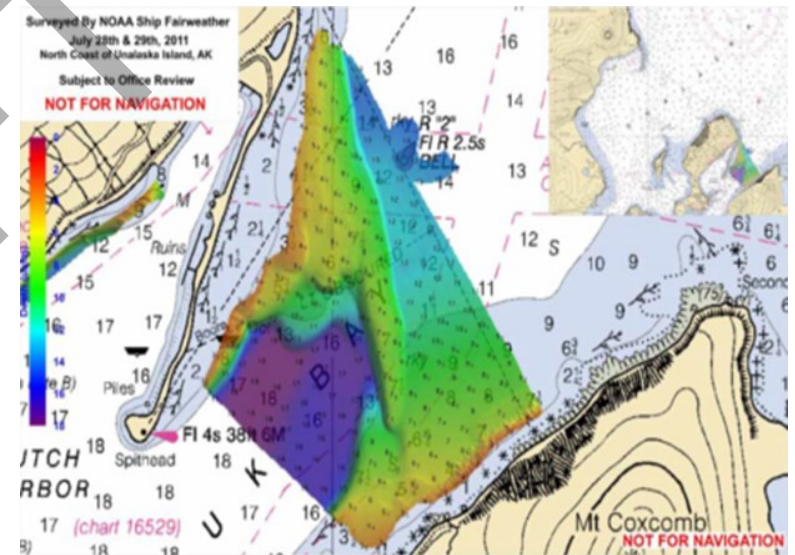
Development Plan & Status : The City conducted a Cost Benefit Analysis of the project to prove its benefit to the nation and that it is worthy of the USACE's and expenses. This project moved steadily forward to assimilate other key pieces, such as the biological assessment, impacts of dredging, and any impacts dredging may have on the inner harbor. In 2020 the US Congress authorized funding to the project with USACE and made available \$27M. The City needs a match of just \$9M, bringing the total cost to \$38.456M. It will be completed in phases over FY22 and FY23.

Estimated Project & Purchase Timeline

Pre Design: FY19

Engineering/Design: FY20

Purchase/Construction: FY22-23



Source	Appropriated	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	Total
1% Sales Tax	1,000,000	1,000,000	0	0	0	0	0	0	0	0	0	2,000,000
General Fund	5,994,500	3,494,500	0	0	0	0	0	0	0	0	0	9,489,000
Grant	13,483,500	13,483,500	0	0	0	0	0	0	0	0	0	26,967,000
Total	20,478,000	17,978,000	0	0	0	0	0	0	0	0	0	38,456,000

FY23-32 CMMP

Project Description: Construct a new, state of the art Public Safety facility on the Skate Park site between the Clinic and City Hall.

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

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

Development Plan & Status : Architectural firm, Jensen Yorba Lott (JYL), was retained to conduct a functional assessment of the existing DPS facility with the following goals and objectives:

- Analyze comprehensive space needs for current/future program requirements
- Identify short-comings of the existing facility to meet those requirements
- Analyze building for building codes, conditions, and expansion opportunities
- Provide schematics for building expansion or new const that meets DPS program requirements and will serve the City of Unalaska for the next 50 years
- Identify potential sites suitable for consideration for a new DPS complex

Based on Council input and budget amendment, pre-design scope increased to bring new proposed Police Station and renovation of the existing building to a high level pre-design including geotech, schematic drawings, and cost estimates. Results of pre-design will support full design and construction.

Discovery Drilling finished last boring 9-3-19 bringing total drilled length to 500'. Preliminary findings show fill on top of geotextile fabric underlain with soft lakebed material. Bedrock was found between 11.5' deep near Airport Beach Road and 49.5' deep on the opposite (north) side of the Skate Park. The Final Geotech Report for the Skate Park site was received on 12-23-19. Corey Wall with JW (formerly JYL) presented findings to Council via teleconference during the July 14, 2020 Council meeting wherein Council requested additional sites be evaluated.

DPS Director King and DPW Director Cohenour evaluated 4 additional sites. Corey Wall reviewed findings at November 10, 2020 Council meeting and DPW Director lead discussion on 4 additional sites with input from Director King. No further direction from Council has been given.

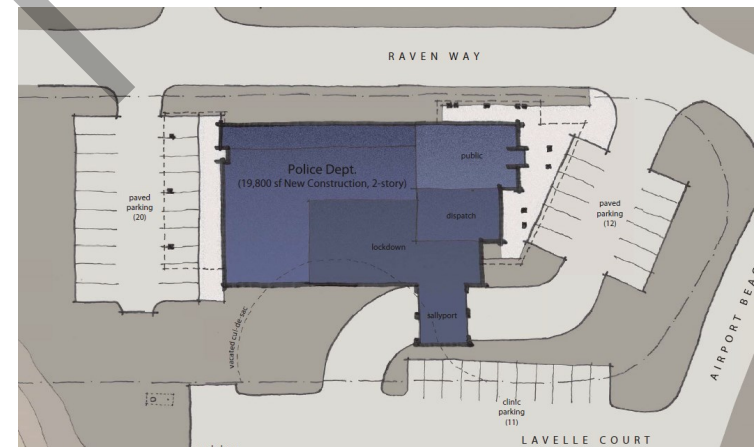
Police Station Public Safety

Estimated Project & Purchase Timeline

Pre Design: FY20

Engineering/Design: FY21

Purchase/Construction: FY23



Cost Assumptions	
Other Professional Services	278,250
Engineering, Design, Construction Admin	3,000,000
Construction Services	20,309,250
Machinery & Equipment	1,502,500
Subtotal	25,090,000
Contingency (included in Architect's estimate)	
Total Funding Request	25,090,000

Source	Appropriated	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	Total
1% Sales Tax		0	0	0	0	0	22,090,000	0	0	0	0	22,090,000
General Fund		0	0	0	3,000,000	0	0	0	0	0	0	3,000,000
Total		0	0	0	3,000,000	0	22,090,000	0	0	0	0	25,090,000

FY23-32 CMMP

Burma Road Chapel Upgrades

Public Works

Estimated Project & Purchase Timeline

Pre Design: FY20

Engineering/Design: FY21

Purchase/Construction: FY24



Project Description: In 2019 the PCR side of the Burma Road Chapel showed signs of rotten siding along the lower portions of the exterior wall. Architect Corey Wall, JYL Architects, crawled under the structure and took photos of the rim joists. Evidence of rot was observed below the building. The original scope of this project included removing shingles, roof boards, and damaged insulation, and installing framing for eave soffit ventilation/increased depth for insulation, insulation to R-30, new roof boards, re-roofing the building, and painting the new eaves and trim. Additional roof repairs will be required in the future. An imminent need is the repair of the rotten sill plate, rim joists, and exterior siding on the PCR side of the Burma Rd Chapel.

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

Development Plan & Status : DPW's Facilities Maintenance budget will replace the metal flashing and heat trace on the eave as an interim solution when the present system fails. The rotten siding along the lower portions of the exterior wall and sill plate repair work began in November 2020 and will be completed by the end of FY21. The major roof repairs will be conducted in FY24.

Cost Assumptions

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

Source	Appropriated	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	Total
General Fund	110,000	0	479,000	0	0	0	0	0	0	0	0	589,000
Total	110,000	0	479,000	0	0	0	0	0	0	0	0	589,000

FY23-32 CMMP

Project Description: This major infrastructure improvement project constructs drainage, utilities, and pavement out Captains Bay Road to the entrance of Offshore Systems, Inc. (OSI). The work spans approximately 2.5 miles of drainage improvements from Airport Beach Road to OSI, 2.5 miles of road realignment/paving/walkways/lighting from Airport Beach Road to OSI, and 1.3 miles of water/sewer/electric utility extensions from Westward to OSI.

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

Development Plan & Status : This project is grant dependent. Drainage and paving estimates are based on the Ballyhoo Road Drainage & Electrical Upgrades Project. The utility expansion estimate is based on the Henry Swanson Drive Road & Utilities Project's utility construction costs, and other recent materials and equipment costs.

HDR Engineering is the consultant chosen to perform a Cost-Benefit Analysis (CBA) of the proposed Captains Bay Road Paving and Utilities Upgrade Project. The purpose of the CBA is to justify project costs to support funding requests to upgrade, pave, illuminate, provide pedestrian walkway, and extend utilities. The range of project benefits includes reduced road maintenance costs, reduced vehicle maintenance costs, reduced vehicle emissions, improved safety, travel time savings, avoided road closures (rock slides, avalanches, accidents). The project is at 65% design and broken into 3 segments over a yet to be determined number of phases. The CBA will compare project costs against project benefits by segment and by phase to enable decisions to be made regarding the best approach going forward.

Cost Assumptions	
Engineering, Design, Construction Admin	\$5,370,000
Other Professional Services	\$300,000
Construction Services	\$35,637,692
Machinery & Equipment	
Subtotal	\$41,307,692
Contingency (30%)	\$12,392,308
Total Funding Request	\$53,700,000

Captains Bay Road & Utility Improvements

Public Works

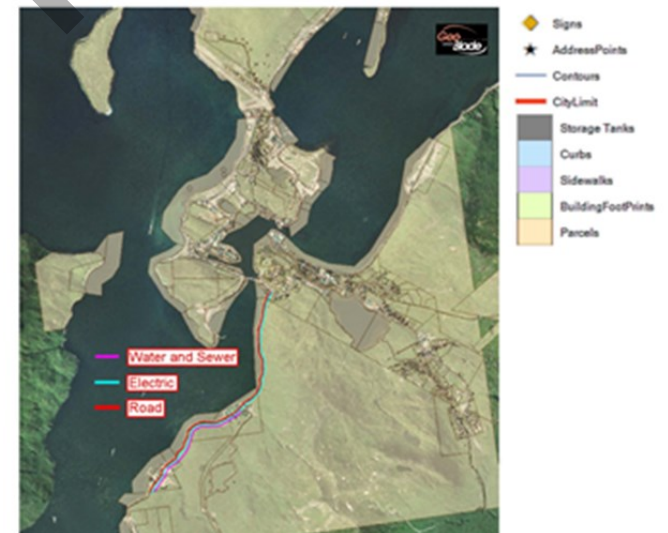
Estimated Project & Purchase Timeline

Pre Design: FY20

Engineering/Design: FY21

Purchase/Construction: FY24

Captains Bay Road and Utilities



Source	Appropriated	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	Total
Electric Proprietary Fund	0	0	0	9,600,000	0	0	0	0	0	0	0	9,600,000
General Fund	2,000,000	0	0	0	9,600,000	9,600,000	0	0	0	0	0	21,200,000
Grant	0	0	4,000,000	0	0	0	0	0	0	0	0	4,000,000
Wastewater Proprietary Fund	0	0	0	9,600,000	0	0	0	0	0	0	0	9,600,000
Water Proprietary Fund	0	0	0	9,600,000	0	0	0	0	0	0	0	9,600,000
Total	2,000,000	0	4,000,000	28,800,000	9,600,000	9,600,000	0	0	0	0	0	54,000,000

Project Description: Construct paint booth / body shop at DPW to facilitate appropriate repairs on City vehicles.

Project Need: Presently body work is accomplished inside the mechanic shop. Employees are exposed to toxic dust particles and hazardous paint spray. A stand alone bay or building is very much needed to protect the health and well-being of employees in the shop as well as in the rest of the building. Air gets circulated throughout the building exposing all employees and visitors to toxic paint fumes.

Development Plan & Status : General fund. Construct an add-on bay to the existing Wash Bay or construct the equipment storage building and include a body shop.

FY23-32 CMMP

DPW Paint Booth / Body Shop Public Works

Estimated Project & Purchase Timeline

Pre Design: FY23

Engineering/Design: FY24

Purchase/Construction: FY25



Cost Assumptions

Engineering, Design, Const Admin	25,000
Other Professional Services	10,000
Construction Services	750,000
Machinery & Equipment	0
Subtotal	785,000
Contingency (set at 30%)	235,500
TOTAL	1,020,500

Source	Appropriated	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	Total
General Fund	0	0	25,000	995,500	0	0	0	0	0	0	0	1,020,500
Total	0	0	25,000	995,500	0	0	0	0	0	0	0	1,020,500

FY23-32 CMMP

Equipment Storage Building

Public Works

Estimated Project & Purchase Timeline

Pre Design: FY23

Engineering/Design: FY24

Purchase/Construction: FY25

Project Description: Continuous exposure to the elements shortens the useable life of the City's rolling stock (dozers, dump trucks, graders, snow plows) and increases maintenance costs. Winter rain & slush build-up freeze on the equipment and creates excessive morning prep time clearing hubs, hydraulics, windshields, lights, and back-up horns prior to equipment use. This building will maintain an interior temperature at approximately 45F using a heated slab and keep equipment from freezing overnight and ready.

Project Need: A heated building will improve winter emergency response time and increase the capabilities of Public Works. The new storage building will extend the life of trucks, trailers, graders, snow plows, and snow blowers. The building will also decrease maintenance expense.

Development Plan & Status : Land is available on the Public Works site. A building permit and State Fire Marshall approval will need to be obtained. The project will require a new 1.5 inch water service and a new 6 inch sewer drain along with a new electrical service. Funding will come from the General Fund. The project is estimated at \$200 per square feet. Building costs are then expected to be \$1,545,830.



DPW Equipment Storage

Cost Assumptions	
Engineering, Design, Const Admin	195,000
Other Professional Services	34,000
Construction Services	960,000
Machinery & Equipment	100
Subtotal	1,189,100
Contingency (set at 30%)	356,730
TOTAL	1,545,830
Less Other Funding Sources (Grants, etc.)	-
Total Funding Request \$	1,545,830

Source	Appropriated	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	Total
General Fund	0	0	195,000	1,350,830	0	0	0	0	0	0	0	1,545,830
Total	0	0	195,000	1,350,830	0	0	0	0	0	0	0	1,545,830

Project Description: Controls system upgrades to new N4 platform for 11 City owned buildings.

Project Need: New N4 upgrades necessary to stay current with technology.

Development Plan & Status : In FY20, our HVAC controls contractor, Long Building Technologies, gave us an informal no cost quote. In FY23 we will work with Long to refine the scope and get a solid cost estimate. In FY24, Project implementation will occur.

FY23-32 CMMP

HVAC Controls Upgrades - 11 City Buildings

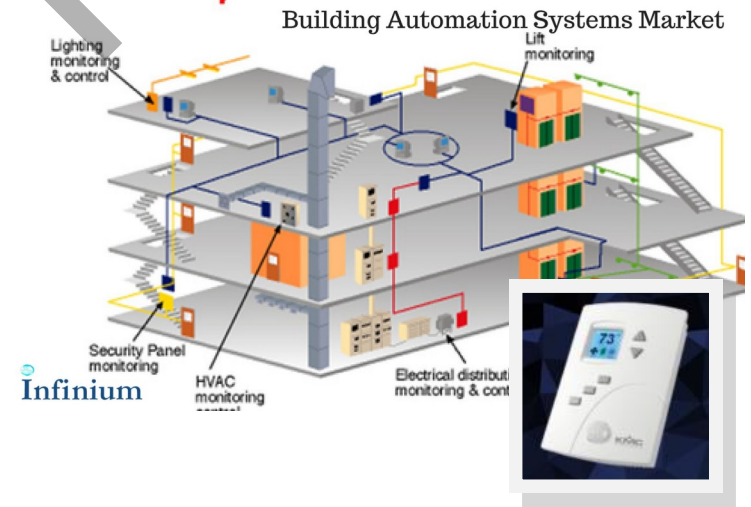
Public Works

Estimated Project & Purchase Timeline

Pre Design: FY23

Engineering/Design: FY23

Purchase/Construction: FY24



Cost Assumptions

Engineering, Design, Const Admin	2,000
Other Professional Services	500
Construction Services	331,213
Machinery & Equipment	0
Subtotal	333,713
Contingency (set at 30%)	100,114
TOTAL	433,827
Less Other Funding Sources (Grants, etc)	
Total Funding Request	433,827

Source	Appropriated	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	Total
General Fund	0	0	433,827	0	0	0	0	0	0	0	0	433,827
Total	0	0	433,827	0	0	0	0	0	0	0	0	433,827

FY23-32 CMMP

Public Trails System

Public Works

Estimated Project & Purchase Timeline

Pre Design: FY21

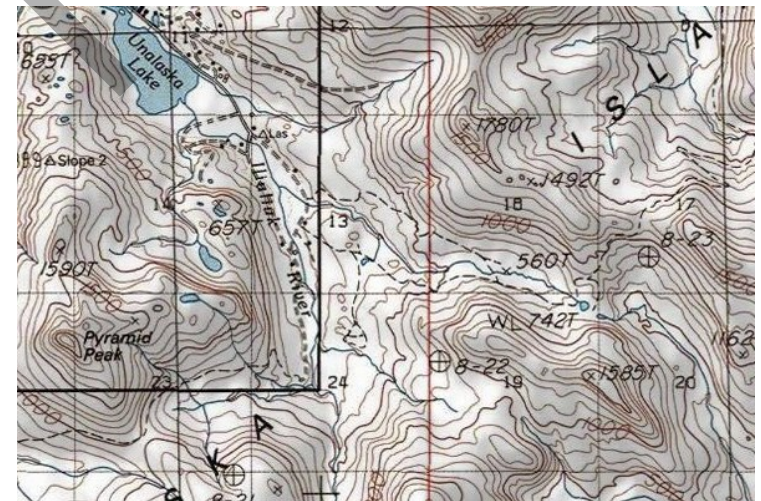
Engineering/Design: FY26

Purchase/Construction: FY26

Project Description: Phase 1 Master Plan: This project formally establishes an Unalaska Public Trails System Master Plan by identifying and mapping existing network of side-walks, trails, paths, former Jeep trails, 17B Easements, and gravel walkways. Consistent signage with community branding can also be designed with project wide plans & specifications. Phase 2 Construction: Provides consistent signage design, wayfinding, improves existing trails network, and establishes trail system maintenance protocols.

Project Need: Unalaska's existing array of walking and biking pathways are haphazard, unmarked, lack maintenance, have no amenities, and could be used better for community activity and attracting tourists.

Development Plan & Status : The Planning Commission held a public meeting on September 19, 2019 in which they reviewed the City of Unalaska's existing Capital and Major Maintenance Plan projects, heard public testimony, and found that a Public Trails System is reasonable and in the public's interest. In conformance with the goals and objectives of the Comprehensive Plan, the Planning Commission recognized the need for a coordinated, well-defined trails system in Unalaska to support health, wellness, quality of life, and recreation and passed Resolution 2019-10. On November 12, 2019, the City Council was presented with the Planning Commission's Resolution 2019-10 and consented to including the Public Trails System Project on the FY21-25 CMMP for their consideration. Collaborative partnership with Ounalaska Corporation (OC), the Qawalangin Tribe (Q-Tribe), and the Bureau of Land Management (BLM) will be key to a successful Public Trails System. Grant opportunities exist through the Alaska Safe Routes to School program; preliminary discussions with the Q-Tribe indicates potential cost sharing opportunities. Additional monies will come from the General Fund.



Cost Assumptions

Engineering, Design, Const Admin	100,000
Other Professional Services	0
Construction Services	0
Machinery & Equipment	0
Subtotal	100,000
Contingency (set at 30%)	0
TOTAL	100,000

Source	Appropriated	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	Total
General Fund	0	0	0	0	100,000	0	0	0	0	0	0	100,000
Total	0	0	0	0	100,000	0	0	0	0	0	0	100,000

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

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

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

FY23-32 CMMP

Underground Fuel Tank Removal / Replacement Public Works

Estimated Project & Purchase Timeline

Pre Design: FY28

Engineering/Design: FY28

Purchase/Construction: FY28



DRAFT

Source	Appropriated	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	Total
General Fund	0	0	0	0	0	0	60,000	0	0	0	0	60,000
Total	0	0	0	0	0	0	60,000	0	0	0	0	60,000

FY23-32 CMMP

LCD & UMC Dredging Ports

Estimated Project & Purchase Timeline

Pre Design: FY19

Engineering/Design: FY23

Purchase/Construction: FY23



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

Project Description: This project includes the engineering, permitting, and dredging at the faces of the Light Cargo Dock and the Unalaska Marine Center positions 1-7. It will complement other capital projects in the Port, namely the dredging of the entrance channel. Larger vessels will be able to enter into Dutch Harbor, and now we need to ensure the depth of the dock face coincides with the new traffic. The depths at the Unalaska Marine Center vary from -32 and -45 at MLLW. Dredging at the face of the Unalaska Marine Center would create a constant -45 from Positions 1-7. This will accommodate deeper draft vessels throughout the facility. The existing sheet pile is driven to approximately -58 . and dredging to -45 will not undermine the existing sheet pile. This project is primarily to accommodate large class vessels. Many of the vessels currently calling the Port must adjust ballast to cross the entrance channel and dock inside the harbor. This project timeline coincides with other dredging projects, including the Light Cargo Dock (LCD). Dredging in front of the Light Cargo Dock will also make this dock more accessible for current customers. Vessels using the Light Cargo Dock that draws more than 22'. must place another vessel between the dock face and their vessel in order to get enough water under the keel.

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

Development Plan & Status : This dredging project supports the recently completed UMC position 3 and 4 Replacement project and the dredging of the entrance channel. The estimates for dredging of the Light Cargo Dock include 6000 CY of dredging and 3100 CY of shot rock slope protection. The dredging material will not be removed; however, it will be relocated on the sea floor. Dredging at UMC estimated to relocate 6000 CY of dredging material and will require approximately 1200 CY of shot rock slope protection.

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

Source	Appropriated	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	Total
Ports Proprietary Fund	109,650	2,544,495	0	0	0	0	0	0	0	0	0	2,654,145
Total	109,650	2,544,495	0	0	0	0	0	0	0	0	0	2,654,145

FY23-32 CMMP

Restroom Unalaska Marine Center

Ports

Estimated Project & Purchase Timeline

Pre Design: FY23

Engineering/Design: FY24

Purchase/Construction: FY25



Project Description: This project is the purchase and installation of a new restroom for the Unalaska Marine Center. Water and Sewer service has been stubbed in at UMC for the purpose of installation of public restrooms for dock workers and passengers. City of Unalaska Code requires connecting to City services where available. These services are available at UMC

Project Need: For many years dock workers have used portable toilets. These outhouses require service from the Wastewater Treatment Staff. This project will provide a minimum of four toilets bring the City into compliance with City Code and EPA regulations. The facilities will improve working conditions for employees and visitors.

Development Plan & Status : This project involves a preexisting design and the restroom will tie into a pre-poured foundation that connects into existing utility services. The current cost assumption is from Public Works, for approximately \$700 per square foot. This would be a from-scratch creation, a worst case scenario for funding. Ports is sourcing pre-designed and built options to lower the cost.

Cost Assumptions

Engineering, Design, Construction Admin	50,000.00
Other Professional Services	25,000.00
Construction Services	332,815.00
Machinery & Equipment	
Subtotal	407,815.00
Contingency (30%)	122,345.00
Total Funding Request	530,160.00

Source	Appropriated	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	Total
Ports Proprietary Fund	0	0	50,000	480,160	0	0	0	0	0	0	0	530,160
Total	0	0	50,000	480,160	0	0	0	0	0	0	0	530,160

FY23-32 CMMP

Project Description: This project will design the Unalaska Marine Center Cruise ship terminal. This Terminal will provide an open sheet pile design dock with mooring dolphins to the South of Unalaska Marine Center Position 7.

Project Need: Cruise ship activity is on the rise in Unalaska and is proving to be a benefit to local commerce. The cruise ships do not have a place to reserve with certainty as the Unalaska Marine Center is designated for industrial cargo and fishing operations. We have been fortunate to be able to accommodate most of the cruise ship activity, but the passenger count and number of vessel calls is on the rise. With this in mind, a cruise ship terminal would allow for dedicated cruise ship berthing. It would eliminate passengers walking through and around cargo operations. During the off season for cruise ships this facility could be used for fishing vessel offloads. This would allow additional revenue opportunity and still bolster commerce through committed berthing for the cruise ship industry.

Development Plan & Status : ROM for geotechnical is about \$300,000 and ROM for design is \$600,000.

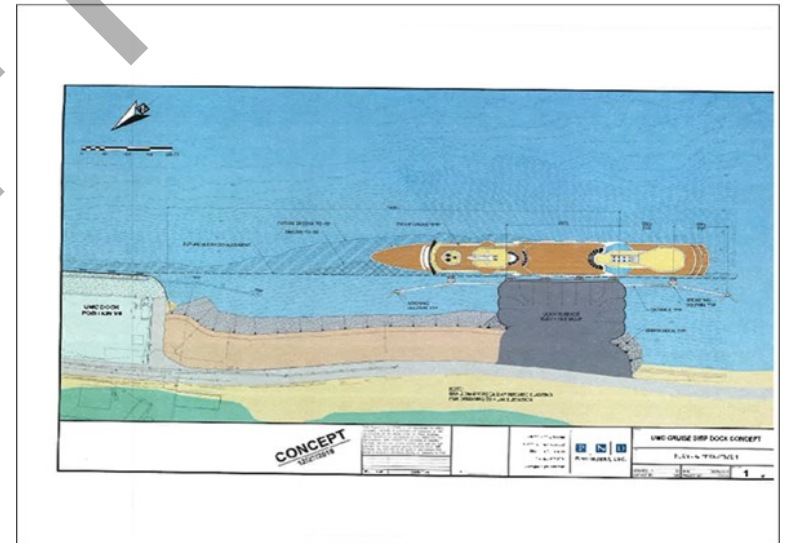
UMC Cruise Ship Terminal Ports

Estimated Project & Purchase Timeline

Pre Design: FY20

Engineering/Design: FY24

Purchase/Construction: FY26



Cost Assumptions	
Other Professional Services	
Engineering, Design, Construction Admin	1,300,000
Construction Services	13,000,000
Machinery & Equipment	
Subtotal	14,300,000
Contingency (30%)	4,290,000
Total Funding Request	18,590,000

Source	Appropriated	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	Total
Ports Proprietary Fund	390,000	0	910,000	0	17,290,000	0	0	0	0	0	0	18,590,000
Total	390,000	0	910,000	0	17,290,000	0	0	0	0	0	0	18,590,000

FY23-32 CMMP

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

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

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

Solid Waste Gasifier Solid Waste

Estimated Project & Purchase Timeline

Pre Design: FY21

Engineering/Design: FY22

Purchase/Construction: FY25



Cost Assumptions

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

DRAFT

Source	Appropriated	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	Total
Solid Waste Proprietary Fund	300,000	400,000	0	7,620,000	0	0	0	0	0	0	0	8,320,000
Total	300,000	400,000	0	7,620,000	0	0	0	0	0	0	0	8,320,000

FY23-32 CMMP

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

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

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

Scum Decant Tank Wet Well Improvements

Wastewater

Estimated Project & Purchase Timeline

Pre Design: FY26

Engineering/Design: FY27

Purchase/Construction: FY28



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

Source	Appropriated	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	Total
Wastewater Proprietary Fund	0	0	0	0	0	50,000	145,500	0	0	0	0	195,500
Total	0	0	0	0	0	50,000	145,500	0	0	0	0	195,500

FY23-32 CMMP

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

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

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

Wastewater Clarifier Baffling Improvements

Wastewater

Estimated Project & Purchase Timeline

Pre Design: FY28

Engineering/Design: FY29

Purchase/Construction: FY30



Cost Assumptions

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

Source	Appropriated	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	Total
Wastewater Proprietary Fund	0	0	0	0	0	0	0	50,000	275,000	0	0	325,000
Total	0	0	0	0	0	0	0	50,000	275,000	0	0	325,000

FY23-32 CMMP

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

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

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

Wastewater Sludge Pump Check Valve Replacement

Wastewater

Estimated Project & Purchase Timeline

Pre Design: FY24

Engineering/Design: FY25

Purchase/Construction: FY26



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

Source	Appropriated	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	Total
Wastewater Proprietary Fund	0	0	0	20,000	71,000	0	0	0	0	0	0	91,000
Total	0	0	0	20,000	71,000	0	0	0	0	0	0	91,000

FY23-32 CMMP

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

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

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

Biorka Drive Cast Iron Waterline Replacement

Water

Estimated Project & Purchase Timeline

Pre Design: FY27

Engineering/Design: FY28

Purchase/Construction: FY28



Cost Assumptions

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

Source	Appropriated	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	Total
Water Proprietary Fund	0	0	0	0	0	0	396,500	0	0	0	0	396,500
Total	0	0	0	0	0	0	396,500	0	0	0	0	396,500

FY23-32 CMMP

East Point Crossing Water Line Inspection

Water

Estimated Project & Purchase Timeline

Pre Design: FY23

Engineering/Design: FY23

Purchase/Construction: FY23

Project Description: This project consists of the inspection of the water line crossing from East Point Road to West Broadway Avenue. This underwater pipe crossing to Amaknak Island at East Point is a 12-inch ductile iron pipe installed in 1977. HDR recommends conducting a “See Snake” system inspection for this water line due to its invasive approach to pipe inspections. PICA Corporation’s See Snake system is the only insertion type tool that HDR was able to identify that offers pipe wall condition assessment capability in a 12-inch pipe application. See Snake is a device that uses an electromagnetic Remote Field Technology to measure wall thickness and detect internal and external flaws as it moves through a pipe. See Snake can also detect and locate external stress on a pipe due to soil movement, bridging, inadequate support, rippling, or denting.

Project Need: The East Point Crossing pipe is one of only two water system connections to Amaknak Island. Should this pipe ever fail, the consequences could be a shutdown of all water service to Amaknak Island until the break can be located and isolated. This would be especially devastating during processing season. Flow of water to Amaknak Island could be restricted for a period of at least several weeks while waiting for the pipe to be repaired by divers or a new pipe installed. If the break occurs under the Alyeska Seafoods facility the washout from the flow could cause structural damage to buildings. Given the criticality, age, and seawater exposure of this pipe, action is recommended to perform condition assessment and/or replace the pipe.

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



Cost Assumptions	
Engineering, Design, Construction Admin	
Other Professional Services	\$50,000
Construction Services	\$75,000
Machinery & Equipment	
Subtotal	\$125,000
Contingency (30%)	\$37,500
Total Funding Request	\$162,500

Source	Appropriated	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	Total
Water Proprietary Fund	0	162,500	0	0	0	0	0	0	0	0	0	162,500
Total	0	162,500	0	0	0	0	0	0	0	0	0	162,500

FY23-32 CMMP

Icy Lake Capacity Increase & Snow Basin

Diversion

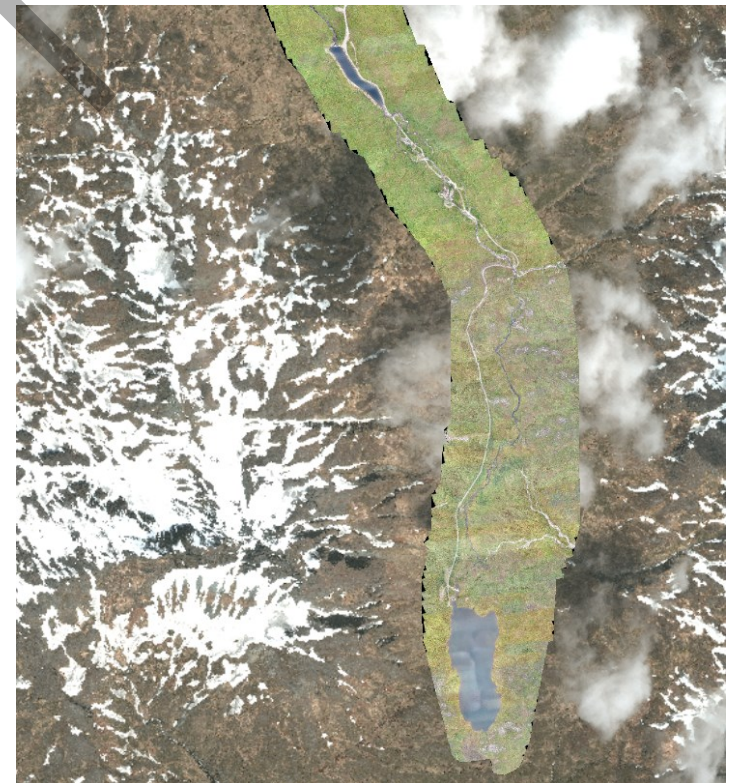
Water

Estimated Project & Purchase Timeline

Pre Design: FY31

Engineering/Design: FY32

Purchase/Construction: FY32



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

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

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

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

Cost Assumptions

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

Source	Appropriated	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	Total
Water Proprietary Fund	0	0	0	0	0	0	0	0	0	2,860,000	0	2,860,000
Total	0	0	0	0	0	0	0	0	0	2,860,000	0	2,860,000

FY23-32 CMMP

Icy Lake Hydrographic Survey Water

Project Description: This project will survey Icy Lake reservoir consisting of a topographic survey of the shoreline and shallow areas around the lake. A water resources engineer will determine the precise stage-storage (Depth and Volume) relationship and curve and analyze the hydrographic and topographic survey results. The stage-storage curve should allow operators to quickly determine the exact volume of available water at various water surface elevations. The stage-storage relationship could also be added to the utility SCADA system so the SCADA system automatically calculates and displays the lake's volume of available water in real-time.

Project Need: Icy Lake provides impounded raw water storage for Unalaska and is used during periods of low water and/or significant demand. The Lake is impounded behind a sheet pile dam at its outlet. Water from the lake is released using a remote controlled valve at the sheet pile dam to fill the Icy Creek Reservoir. The exact volume of the lake is unknown but estimates range from between 52 MG and 61 MG, with a volume of 57 MG at the spillway elevation. Without accurate bathymetry of the lake bottom, the Utility must estimate stage-storage of the lake in order to know how much available water remains in the lake at any given water surface elevation. If the Utility's estimate of remaining water is overly conservative, the result could be premature water rationing, impacting utility customers, especially the fish processors. If the Utility overestimates the remaining water, then it could run out of water faster than expected. An accurate hydrographic survey of the lake would enable precise determinations of the available water and more effectively manage water supplies.

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

Cost Assumptions

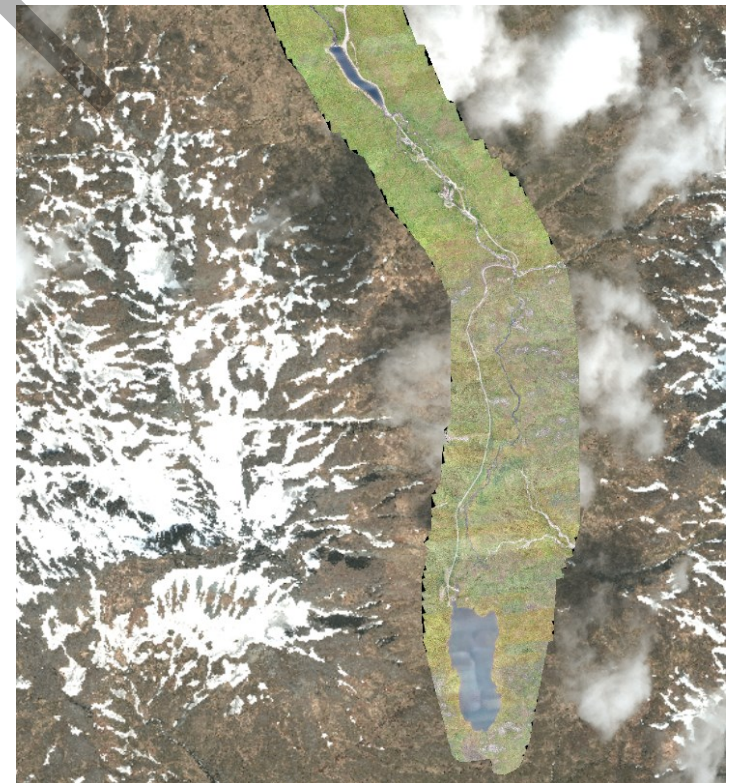
Engineering, Design, Construction Admin	\$5,000
Other Professional Services	\$41,000
Construction Services	
Machinery & Equipment	\$10,000
Subtotal	\$56,000
Contingency (30%)	\$16,800
Total Funding Request	\$72,800

Estimated Project & Purchase Timeline

Pre Design: FY24

Engineering/Design: FY24

Purchase/Construction: FY24



Source	Appropriated	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	Total
Water Proprietary Fund	0	0	72,800	0	0	0	0	0	0	0	0	72,800
Total	0	0	72,800	0	0	0	0	0	0	0	0	72,800

FY23-32 CMMP

Installation of Meter and Booster Pump at Agnes Beach PRV Station

Water

Estimated Project & Purchase Timeline

Pre Design: FY28

Engineering/Design: FY29

Purchase/Construction: FY30

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

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

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

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

Source	Appropriated	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	Total
Water Proprietary Fund	0	0	0	0	0	0	0	70,000	320,000	0	0	390,000
Total	0	0	0	0	0	0	0	70,000	320,000	0	0	390,000

FY23-32 CMMP

Pyramid Water Storage Tank Water

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

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

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

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

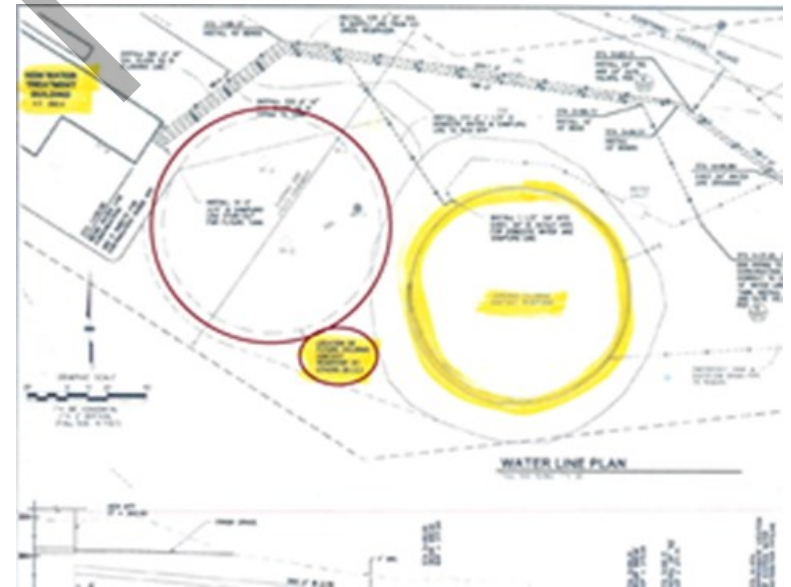
Engineering, Design, Const Admin	647,000
Other Professional Services	-
Construction Services	6,379,879
Machinery & Equipment	-
Subtotal	7,026,879
Contingency (set at 30%)	2,108,064
TOTAL	9,134,943
Less Other Funding Sources (Grants, etc.)	-

Estimated Project & Purchase Timeline

Pre Design: FY14

Engineering/Design: FY23

Purchase/Construction: FY24



Source	Appropriated	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	Total
Water Proprietary Fund	625,000	603,750	7,906,193	0	0	0	0	0	0	0	0	9,134,943
Total	625,000	603,750	7,906,193	0	0	0	0	0	0	0	0	9,134,943

FY23-32 CMMP

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

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

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

Sediment Traps Between Icy Lake and Icy Creek

Reservoir

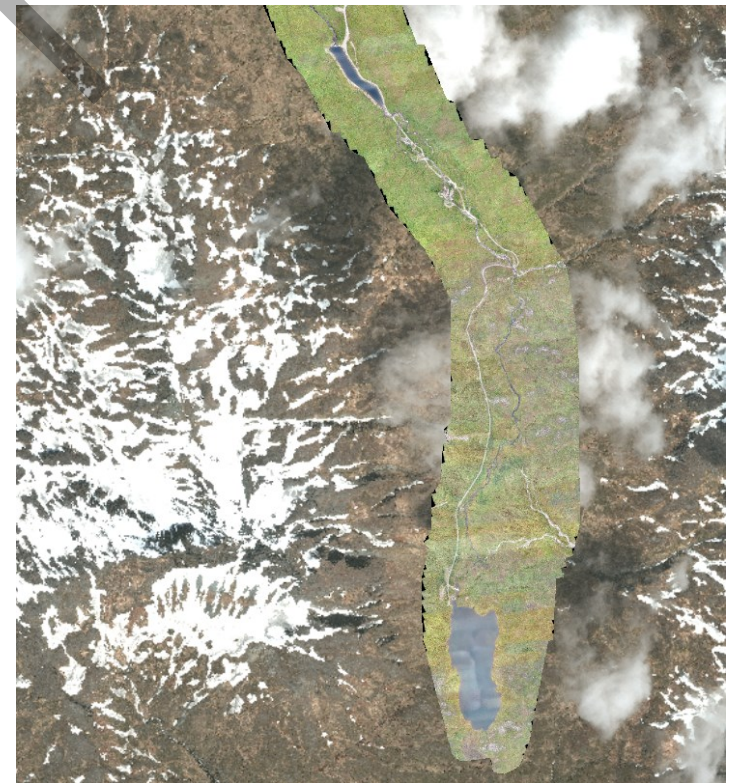
Water

Estimated Project & Purchase Timeline

Pre Design: FY26

Engineering/Design: FY26

Purchase/Construction: FY27



Cost Assumptions

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

Source	Appropriated	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	Total
Water Proprietary Fund	0	0	0	0	650,000	0	0	0	0	0	0	650,000
Total	0	0	0	0	650,000	0	0	0	0	0	0	650,000

FY23-32 CMMP

Project Description: This project in both Well House 1 and Well House 2 will include the removal of the existing Chlorine Gas system and the installation of an on-site system which generates liquid Chlorine (Sodium Hypochlorite) using salt and electricity.

Project Need: Using stringent regulations, the EPA is doing away with Chlorine Gas as the primary method of disinfecting potable water.

Vendors for Chlorine Gas are becoming scarce as most Water Treatment Plants and other users have already changed over to an alternative. There are only two remaining Chlorine Gas vendors located on or near the west coast which will ship to Alaska. We are currently using the vendor who is located on the coast. If they cease to carry Chlorine Gas, the remaining vendor is twice the price due to the extra cost involved in shipping the Chlorine Gas to the west coast from Nevada. In June of 2021, Chlorine Gas manufacturers across the US declared a "Force Majeure" due to production issues. The price for Chlorine Gas increased in mid-August 2021.

Since both well houses are located in residential areas, using Chlorine Gas at these locations is a clear safety concern due to the possibility of a Chlorine Gas leak. This hazard continues to increase as more housing is developed and constructed. On-site generation at the well houses will eliminate this safety issue.

Also, potable water treated with Chlorine Gas is more acidic than Sodium Hypochlorite. Combined with the rise in EPA's standards, there is a very high possibility that we will be required to perform a corrosion control study and begin adding a corrosion control inhibitor to our potable water. Switching to Sodium Hypochlorite will help lower the acid index of our drinking water. This will lessen the possibility of having to perform the study or add an inhibitor.

In addition, the multiple safety items associated with Chlorine Gas that we are required to own are very expensive, highly regulated and take a significant amount of time to maintain.

Development Plan & Status : This project will require a consultant for design and engineering to obtain Alaska Department of Environmental Conservation approval. A contractor will be needed for construction.

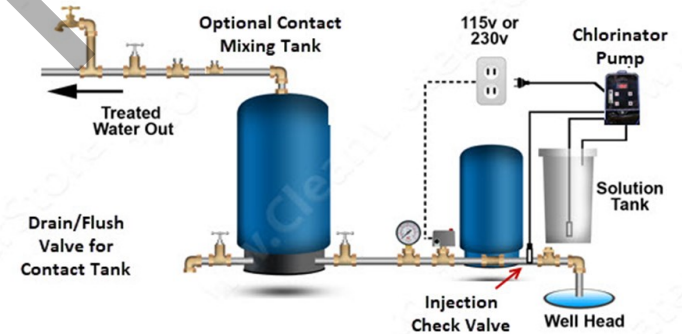
WH1 and WH2 On-site Generation of Chlorine Water

Estimated Project & Purchase Timeline

Pre Design: FY24

Engineering/Design: FY24

Purchase/Construction: FY24



Cost Assumptions

Engineering, Design, Construction Admin	\$60,000
Other Professional Services	
Construction Services	\$185,000
Machinery & Equipment	\$100,000
Subtotal	\$345,000
Contingency (30%)	\$103,500
Total Funding Request	\$448,500

Source	Appropriated	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	Total
Water Proprietary Fund		0	448,500	0	0	0	0	0	0	0	0	448,500
Total		0	448,500	0	0	0	0	0	0	0	0	448,500

CITY OF UNALASKA
UNALASKA, ALASKA

RESOLUTION 2022-01

A RESOLUTION OF THE UNALASKA CITY COUNCIL ESTABLISHING TAXICAB RATES FOR CALENDAR YEAR 2022

WHEREAS, Unalaska Code of Ordinances § 9.12.065 requires all licensed taxicabs operating within the city to have installed an instrument (meter) by which charges for hire of such taxicabs are calculated; and

WHEREAS, Unalaska Code of Ordinances requires that the meter shall calculate the fare and be calibrated in accordance with the fare standards set by the City Council at its first regular meeting in January each year; and

WHEREAS, the taxi rates for calendar year 2022 will not change from the rates for calendar year 2021.

NOW THEREFORE BE IT RESOLVED that the Unalaska City Council establishes the taxicab rates for 2022, which include the 3% sales tax, as follows:

- \$2.65 per flag drop;
- \$0.30 per 1/10 mile;
- \$5.30 for each additional fare over two;
- \$1.06 per minute waiting time;
- \$80.00 per hour charter.

BE IT FURTHER RESOLVED that said rates include a Senior Citizen Discount of \$1.00 off any metered rate between \$5.00 and \$10.00, and \$2.00 off any metered rate over \$10.00.

PASSED AND ADOPTED by a duly constituted quorum of the Unalaska City Council on January 11, 2022.

Vincent M. Tutiakoff, Sr.
Mayor

ATTEST:

Marjie Veeder, CMC
City Clerk

MEMORANDUM TO COUNCIL

To: Mayor and City Council Members
From: Marjie Veeder, City Clerk
Through: Erin Reinders, City Manager
Date: January 11, 2022
Re: Resolution 2022-01, Establishing taxicab rates for the calendar year 2022 as required by the Unalaska Code of Ordinances

SUMMARY: Unalaska Code of Ordinances (UCO) § 9.12.065(A)(3) requires that the City Council set taxicab rates at the first regular meeting in January each year. Resolution 2022-01 sets the rates for calendar year 2022 at the same level as the rates for 2021. Staff recommends adoption of this resolution.

PREVIOUS COUNCIL ACTION: Council has adopted taxicab rates annually since 1993. Through Resolution 2006-01, Council increased rates by \$0.03 per minute for waiting time and added \$80.00 per hour for charters. Rates have not changed since 2006.

BACKGROUND: The taxicab ordinance was adopted in 1993 and revised in 2003 and 2005. In 2005, several changes were made, but UCO § 9.12.065(A)(3) has not changed through the years of revision. The ordinance requires the City Council to set the rates each year. At the time of the 1993 adoption, the Taxi Owner's Association was active and provided input on this issue.

During a meeting held at Public Safety in November 2017, taxi drivers and taxi permit holders expressed no interest in changing the rates. There was no response to the Clerk's written request to the permit holders to comment on rates before council set the rates for calendar years 2018, 2019, 2020 and 2021. There was no public comment at the council meetings in 2018, 2019, 2020 or 2021.

On December 10, 2021, the City Clerk mailed letters to all taxi permit holders inviting them to submit comments about the rates for 2022 and encouraging them to attend tonight's council meeting. Copy attached. No responses were received before the writing of this memo.

ALTERNATIVES: Adopt rates as recommended, raise the rates, or lower the rates.

FINANCIAL IMPLICATIONS: If rates are changed, it is expected that a corresponding increase or decrease would be seen in sales tax revenue to the City. Also if rates are changed, meters would have to be reprogrammed at the expense of taxi owners.

STAFF RECOMMENDATION: Staff recommends the adoption of Resolution 2022-01.

PROPOSED MOTION: I move to adopt Resolution 2022-01.

CITY MANAGER'S COMMENTS: I support Staff's Recommendation.

CITY OF UNALASKA
Office of the City Clerk
43 Raven Way - P.O. Box 610
Unalaska, Alaska 99685
TEL (907) 581-1251 FAX (907) 581-1417



December 10, 2021

Taxi Permit Holders:

In January of each year, the Unalaska City Council sets the rates taxicabs may charge. As a permit holder, you are encouraged to provide comments or suggestions to the City Council regarding taxicab rates.

You are encouraged to attend the meeting in person to provide information to the Council about taxicab rates. This is your opportunity to provide input to the City Council as they prepare to set the taxi rates for 2022. The meeting will be:

Tuesday, January 11, 2022
6:00 p.m.
Council Chambers, City Hall

If you would like to submit written comments instead, I need to receive them no later than 5pm on Wednesday, January 5, 2022.

Unless we hear from you, the rates adopted will most likely be the same as last year, which are listed below and include City sales tax:

- \$2.65 per flag drop
- \$0.30 per 1/10 mile
- \$5.30 for each additional fare over two
- \$1.06 per minute waiting time
- \$80.00 per hour charter
- Senior Citizen Discount of \$1.00 off any metered rate between \$5.00 and \$10.00, and \$2.00 off any metered rate over \$10.00.

If you have any questions, please stop by the Clerk's Office at City Hall; give me a call at 581-1251 ext. 2104; or email me at mveeder@ci.unalaska.ak.us.

Sincerely,

CITY OF UNALASKA



Marjie Veeder
City Clerk

CITY OF UNALASKA
UNALASKA, ALASKA

RESOLUTION 2022-02

A RESOLUTION OF THE UNALASKA CITY COUNCIL CONSENTING TO THE ASSIGNMENT OF A CATEGORY C OUTFALL LEASE FROM ICICLE SEAFOODS, INC. TO WESTWARD SEAFOODS, INC.

WHEREAS, in accordance with Resolution 2018-03, the City issued to Icicle Seafoods, Inc. (hereafter Icicle) a 20-year lease agreement for a Category C Easement in the City's Tidelands for a discharge line (hereafter the Permit); and

WHEREAS, Icicle is selling certain Unalaska-based assets to Westward Seafoods, Inc., an Alaska corporation (hereafter Westward); and

WHEREAS, pursuant to Unalaska Code of Ordinances § 7.12.060, assignment of the Permit is effective only upon approval in writing by the City; and

WHEREAS, Westward applied for the City's written consent to assignment of the Permit; and

WHEREAS, Icicle and Westward furnished the City with their executed Assignment and Assumption of Private Non-Exclusive Right-of-Way Permit ATS No. 1447 for City Owned Tideland (hereafter Assignment Agreement); and

WHEREAS, the Assignment Agreement and Westward's application for consent to assignment are in order.

NOW THEREFORE BE IT RESOLVED that the Unalaska City Council hereby consents to Icicle's assignment of the Permit to Westward Seafoods, Inc.

PASSED AND ADOPTED by a duly constituted quorum of the Unalaska City Council on January 11, 2022.

Vincent M. Tutiakoff, Sr.
Mayor

ATTEST

Marjie Veeder, CMC
City Clerk

MEMORANDUM TO COUNCIL

To: Mayor and City Council Members
From: William Homka, Planning Director
Through: Erin Reinders, City Manager
Date: January 11, 2022
Re: Resolution 2022-02, Consenting to the Assignment of a Category C Outfall Lease from Icicle Seafoods, Inc., to Westward Seafoods, Inc.

SUMMARY: The City of Unalaska administers developable tidelands pursuant to Unalaska Code of Ordinances (UCO) Title 8, Section 8.12.140 Developable Tidelands District. It also has a Tidelands Lease Policy that assists with the application and review requirements for establishing and renewing tideland leases. The policy includes direction as to establishment of annual rents, which in this case is a Category C lease for an area under one acre, so the initial rent required is \$2,250 annually.

The Planning Department processes tideland lease applications and has prepared Resolution 2022-02, which consents to the assignment of a tidelands lease (also referred to as a Right of Way Permit) in ATS 1447 from Icicle Seafoods, Inc., to Westward Seafoods, Inc., for a discharge outfall line. Westward is acquiring the lease area from Icicle, for which the City approved renewal of a similar lease in 2018. Staff recommends approval.

PREVIOUS COUNCIL ACTION:

- Resolution 1997-103. ATS 1447 was approved in November of 1997 and again in October 2007 by Unalaska City Council, each ten (10) year leases for an outfall/discharge line in the Tidelands. The lease amount was for \$1,000 annually.
- Resolution 2018-03. Approval of a new long term (20 year) lease agreement between the City and Icicle Seafoods, Inc., for a Category C Easement in the City's Tidelands for a discharge line (ATS 1447). Lease amount increased from \$1,000 annually to \$2,250 annually per the updated Tidelands Lease Policy.

BACKGROUND: Icicle presently has a discharge line in the City's tidelands. In June of 2017 Icicle requested a new lease, stating the existing lease was due to expire in November 2017. Also, the existing line was replaced with a new line in the same (or near same) location. City Council approved Resolution 2018-03 authorizing a new lease for a total area of 6,075 sq. ft. which is less than one (1) acre in size and qualified for the minimum cost lease of \$2,250 annually per the City's Tidelands Lease Policy. The easement measures about 15' x 405'. The required exhibit indicating the easement's location was prepared and stamped by John Seggeser, a Registered Professional Land Surveyor in the State of Alaska.

DISCUSSION: Icicle is transferring ownership of its operation at the Northern Victor to Westward. The City's Tidelands Lease Policy requires any changes or transfers of lease ownership to be approved by City Council.

Business transactions are often kept as quiet as possible until the purchase is complete. This is the situation here. City staff learned the identity of the purchaser on December 21, 2021. Staff,

with assistance from the City Attorney, worked as expeditiously as possible to assist the companies, so that their experience is as supportive and positive as possible.

The transfer or issuance of a new lease requires approval by City Council. Icicle has a 20 year lease expiring in 2038. All the infrastructure is currently in place for the outfall line, both on land and in the tideland. The lease amount is set at \$2,250 annually per City Tidelands Lease Policy because the area consists of less than one acre. The application included proof of insurance. Both Westward and Icicle have signed the attached assignment and assumption of Icicle's existing permit for ATS 1447. Staff recommends consenting to reassign Icicle's permit to Westward at the present rate of \$2,250 annually.

ALTERNATIVES: Council could approve or disapprove this resolution, however if Council disapproved this action we would need to seek guidance from our legal team to ensure sound rationale.

FINANCIAL IMPLICATIONS: This will allow for the \$2,250 annual payment to continue for the remainder of the existing lease, ending in 2038.

LEGAL: Staff has worked in concert with the City Attorney on this item, and in the drafting on the agreement.

STAFF RECOMMENDATION: Staff recommends City Council adopt Resolution 2022-02.

PROPOSED MOTION: I move to adopt Resolution 2022-02.

CITY MANAGER COMMENTS: I support Staff's recommendation.

ATTACHMENTS: ATS 1447 Assignment, with attached original permit

**ASSIGNMENT AND ASSUMPTION OF PRIVATE NON-EXCLUSIVE
RIGHT-OF-WAY PERMIT ATS No. 1447 FOR CITY OWNED TIDELANDS**

This ASSIGNMENT AND ASSUMPTION OF PRIVATE NON-EXCLUSIVE RIGHT-OF-WAY PERMIT ATS No. 1447 FOR CITY OWNED TIDELANDS (this "Assignment") has been executed and delivered by (a) Icicle Seafoods, Inc. ("Assignor"), an Alaska corporation, the address of which is 641 W. Ewing Street, Seattle, WA 98119, and (b) Westward Seafoods, Inc. ("Assignee"), an Alaska corporation, the address of which is 3015 112th Ave NE, Suite 100, Bellevue, WA 98004.

WHEREAS, Assignor, as the Grantee, and the City of Unalaska ("City"), an Alaska municipal corporation, as the Grantor, are parties to that certain unrecorded Private Non-Exclusive Right-of-Way Permit ATS No. 1447 for City Owned Tidelands ("Permit"), dated as of January 1, 2018, a copy of which is attached as Exhibit A.

WHEREAS, such Permit authorizes Assignor to install an outfall line on a 630 square foot portion of Ballyhoo Road and on a 6,075 square foot portion of ATS 1447, Plat No. 94-13, records of the Aleutian Islands Recording District, Third Judicial District, State of Alaska at the location depicted on page 3 of the Permit.

WHEREAS, Assignor and Assignee, and related parties, have entered or will enter into a confidential Asset Purchase Agreement ("APA") pursuant to which Assignor shall sell certain assets to Assignee and assign all of Assignor's rights, title and interest in and to the Permit and other third party agreements to Assignee and Assignee shall assume all of the unperformed and future obligations and unsatisfied liabilities of Assignor under the Permit related to Assignor's use of the property described in the Permit.

WHEREAS, pursuant to UCO 7.12.060, assignment of the Permit is effective only upon approval in writing by the City.

NOW, THEREFORE, for good, valuable and sufficient consideration, the parties agree that, effective as of the Effective Date:

1. Assignor unconditionally and irrevocably assigns to Assignee all of Assignor's right, duties and obligations in and to the Permit.

Assignment and Assumption of Private Non-Exclusive Right-of-Way Permit ATS No. 1447 for
City Owned Tidelands
Page 1

2. Assignee unconditionally and irrevocably assumes and agrees to fully, faithfully and timely perform and discharge all of Assignor's unperformed and future obligations, and satisfy all of Assignor's unsatisfied liabilities, under and with respect to the Permit.

3. Assignee warrants and represents to Assignor that (a) it has inspected the outfall line and property described in the Permit, (b) the outfall line and property are in good condition and repair, and (c) Assignee accepts the Permit, the rights, duties and obligation described in the Permit, and the outfall line **AS IS** and **WITH ALL FAULTS**.

4. Nothing in this Assignment is intended to or shall limit or restrict any rights or obligations that Assignee or Assignor may have under the terms of the APA.

5. This instrument shall be effective on the date (the "Effective Date") that is the later of (i) Closing (as defined in the APA), or (ii) receipt of written consent of the City.


Effective Date: _____, 2022.

[signatures on following page]

ASSIGNOR:

ICICLE SEAFOODS, INC.,
an Alaska corporation

DATED: January 4, 2022.

By: 
Name: Rodney Gould
Its: Secretary

ASSIGNEE:

WESTWARD SEAFOODS, INC.,
an Alaska corporation

DATED: _____, 2022.

By: _____
Name: _____
Its: _____

CONSENT OF CITY OF UNALASKA

Pursuant to Resolution No. 2022- ____, the City of Unalaska hereby consents to the above-described Assignment.

By: _____
Name: Erin Reinders
Title: City Manager
Date: January __, 2022

ASSIGNOR:

ICICLE SEAFOODS, INC.,
an Alaska corporation

DATED: _____, 2022.

By: _____
Name: _____
Its: _____

ASSIGNEE:

WESTWARD SEAFOODS, INC.,
an Alaska corporation

DATED: January 4, 2022.

By: [Signature]
Name: Mark J. Halason
Its: President

CONSENT OF CITY OF UNALASKA

Pursuant to Resolution No. 2022- ____, the City of Unalaska hereby consents to the above-described Assignment.

By: _____
Name: Erin Reinders
Title: City Manager
Date: January __, 2022

EXHIBIT A
Copy of Permit

Assignment and Assumption of Private Non-Exclusive Right-of-Way Permit ATS No. 1447 for
City Owned Tidelands
Page 4

4861-4117-8120v.3 0115025-000004

CITY OF UNALASKA
PRIVATE NON-EXCLUSIVE RIGHT-OF-WAY PERMIT
ATS No. 1447
FOR CITY OWNED TIDELANDS

THIS AGREEMENT is made and entered into this 1st day of JANUARY, 2018 by and between the City of Unalaska, whose address is P. O. Box 610, Unalaska, AK 99685, Grantor, and Icicle Seafoods, Inc., whose address is 4019 21st Ave West, Seattle, WA 98199, Grantee.

In accordance with the provisions of the City of Unalaska Code of Ordinances Chapter 7.12, Grantee has filed for a private non-exclusive right-of-way permit for an outfall/intake line to be located within tide and submerged lands patented to the City of Unalaska

Whereas, it is understood and agreed by the Grantee that, as a condition to granting the right-of-way applied for, the land covered by the right-of-way shall be used for no purpose other than the location, construction, operation and maintenance of the said right-of-way, over and across the following City of Unalaska tide and submerged lands:

An outfall line from the Icicle Processing Facility into ATS 1447, as shown on the as built survey, attached as Exhibit A, and Plat 94-13.

This right-of-way permit shall run for a term of 20 years and shall expire on JANUARY 1, 2038, subject to the Special Stipulations attached as Exhibit B.

The Grantee, in the exercise of the rights and privileges granted by this permit, shall comply with all regulations established by the City of Unalaska and all other federal, state or City of Unalaska laws, regulations or ordinances applicable to the area herein granted.

Upon abandonment, termination, revocation or cancellation of this right-of-way permit, the Grantee shall within 90 days remove all structures and improvements from the right-of-way area, except those owned by the Grantor, and shall restore the area to the same or similar condition as the same was upon the issuance of this permit. Should the Grantee fail or refuse to remove said structures or improvements, within the time allotted, they shall revert to and become the property of the Grantor. However, the Grantee shall not be relieved of the cost of the removal of the structure, improvements and/or the cost of restoring the area, and Grantor may remove structures and restore the area at Grantee's cost. Provided however, that Grantor, in its discretion, may waive the requirements contained in this provision if it is determined to be in the best interest of the City of Unalaska to do so.

The Grantee shall utilize the lands subject to the right-of-way consistent with the purposes of the proposed use, as revealed by the application therefor, and shall maintain the premises in a neat and orderly manner and shall adopt and apply such safety measures as shall be necessary, proper and prudent with respect to the use to which the land is subjected.

Prior to any construction or development that will use, divert, obstruct, pollute or utilize any of the waters of the State, the Grantee shall first obtain approval therefor from the Commissioner of the Department of Fish and Game and the Corps of Engineers and file image copies therefor with the Grantor.


In case the necessity for the right-of-way shall no longer exist, or the Grantee should abandon or fail to use the same, then this permit shall terminate.


PRIVATE NON-EXCLUSIVE RIGHT-OF-WAY PERMIT -1-

The City of Unalaska shall be forever wholly absolved from any liability for Grantee's damages resulting from this permit having been cancelled, forfeited or terminated prior to the expiration of the full time for which it was issued. Grantee shall indemnify and hold harmless Grantor and its employees for any claim or cause of action arising out of this permit, Grantee's use of the right-of-way, or any other right granted to Grantee hereunder, unless caused solely by the negligence of Grantor or its employees.

NOW THEREFORE, in accordance with the provisions of The City of Unalaska Code of Ordinances and the rules and regulations promulgated thereunder, and in accordance with the conditions heretofore set forth or attached hereto and made a part hereof, the Grantee is hereby authorized to locate, construct, operate and maintain said right-of-way over and across the lands herein described.

IN WITNESS WHEREOF, the City of Unalaska, as Grantor, acting through the City Manager or a lawfully designated representative, and the Grantee have caused this permit to be signed in duplicate, and have set their respective hands, agreeing to keep, observe, and perform the applicable ordinances, as amended, the rules and regulations promulgated thereunder, and the terms, conditions and provisions herein contained or attached, which on the Grantor's or Grantee's respective parts are to be kept, observed and performed.

CITY OF UNALASKA

City Manager

ICICLE SEAFOODS, INC.


STATE OF ALASKA)
) ss.
Municipality of Unalaska)

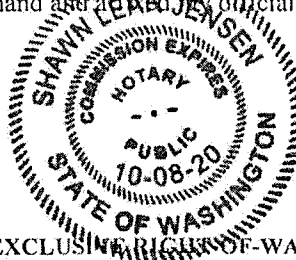
The foregoing instrument was acknowledged before me this 22 day of January, 2018, by Nancy M. Peterson City Manager for the City of Unalaska, a First Class Alaska Municipal Corporation, on behalf of the City of Unalaska.




Notary Public, State of Alaska
My Commission expires 9-20-2019

STATE OF Washington)
) ss.
County of King)

The foregoing instrument was acknowledged before me this 11th day of January, 2018, by Christopher Pugmire, the General Manager, West AK of Icicle Seafoods, Inc., a Alaska Corporation, on behalf of the corporation. In witness whereof, I have hereunto set my hand and ~~affixed~~ official seal the day and year above written.



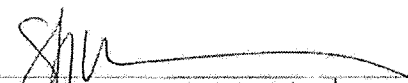

Notary Public, State of Washington
My Commission expires 10/08/20

EXHIBIT A
 Icicle Processing Facility into ATS 1447
 As built survey

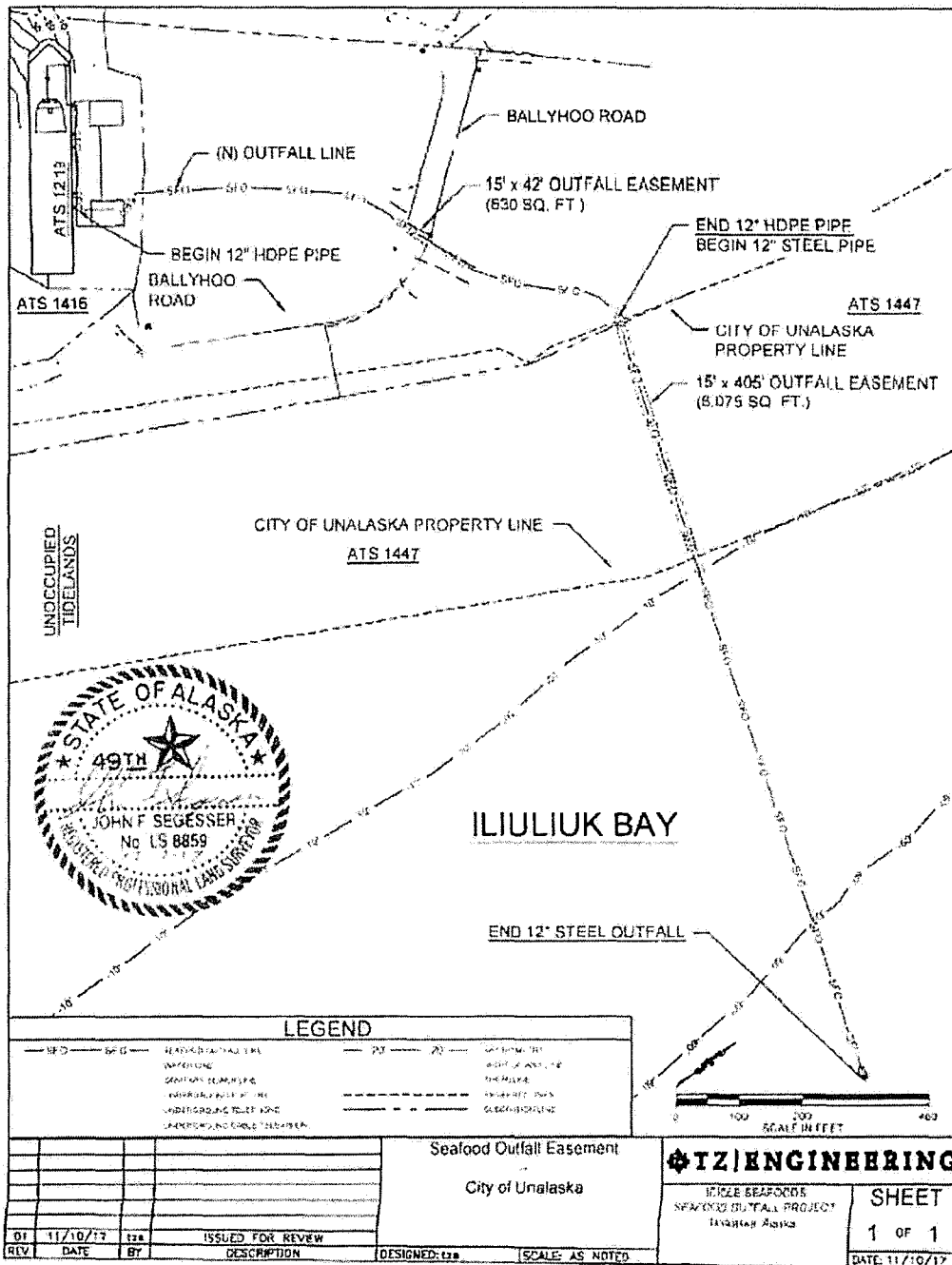


EXHIBIT B
Special Stipulations

PRIVATE NON-EXCLUSIVE
RIGHT-OF-WAY PERMIT
ATS No. 1447
FOR CITY OWNED TIDELANDS

This right-of-way permit shall run for a term of _____ years and shall expire on _____, 20__ subject to the Special Stipulations listed below:

1. The easement granted under this right-of-way is designated as a private non-exclusive. The City of Unalaska retains control of the easement and reserves the right to grant compatible easements within, overlapping, or adjacent to the subject easement area.
2. The annual rental fee is \$2,250.00 per year. The rental fee is payable on or before JANUARY 1 of each year. Said rental fee is subject to periodic review and adjustment every 5 years during the term of the right-of-way.
3. The Alaska Constitution guarantees any citizen of the United States or resident of the state the right of access to navigable and public waters of the state. The Public Trust Doctrine further guarantees the public right to use navigable waters and the land beneath them for navigation, commerce, fishing, and other purposes.
4. This right-of-way is subject to the principles of the Public Trust Doctrine. The Grantor reserves the right to grant other interests to the subject lands consistent with the Public Trust Doctrine as long as said interests will not reasonably interfere with the use of the parcel by the permittee.
5. The grantor reserves the right to revoke this right-of-way if the subject lands are no longer used or needed for the operation of the use permitted. I have read and understand the foregoing stipulations and agree to comply with them.

CITY OF UNALASKA
UNALASKA, ALASKA

ORDINANCE 2022-01

CREATING BUDGET AMENDMENT #3 TO THE FISCAL YEAR 2022 BUDGET, ACCEPTING AN ARPA EASY GRANT FOR LIBRARIES AWARD IN THE AMOUNT OF \$6,000 FROM THE ALASKA STATE LIBRARY; INCREASING THE ELECTRIC UTILITY FUND BUDGET IN THE AMOUNT OF \$3,000,000 DUE TO INCREASED DIESEL FUEL COSTS; AND RETURNING A PORTION OF PROJECT COSTS TO ORIGINAL FUNDING SOURCES FOR SELECTED CAPITAL PROJECTS

BE IT ENACTED BY THE UNALASKA CITY COUNCIL:

- Section 1. Classification: This is a non-code ordinance.
 Section 2. Effective Date: This Ordinance becomes effective upon adoption.
 Section 3. Content: The City of Unalaska FY22 Budget is amended as follows:

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

Amendment #3 to Ordinance #2021-07

	Current	Requested	Revised
I. OPERATING BUDGETS			
A. General Fund			
<i>Library Operating</i>			
Sources:			
Other Grants - Library	\$ -	\$ 6,000	\$ 6,000
Uses:			
Grant Expenditures	\$ 119,560	\$ 6,000	\$ 125,560
<i>Return of Capital Project Funds</i>			
Sources:			
Transfers to GF Capital Projects	\$ 1,896,013	\$ (47,077)	\$ 1,848,936
Uses:			
Appropriated Fund Balance	\$ 5,892,342	\$ (47,077)	\$ 5,845,265
B. Proprietary Funds			
<i>Electric</i>			
Sources:			
Use of Unrestricted Net Position	\$ 4,577,717	\$ 3,000,000	\$ 7,577,717
Uses:			
Generator Fuel	\$ 6,000,000	\$ 3,000,000	\$ 9,000,000
<i>Ports</i>			
Sources:			
Transfers to Ports Capital Projects	\$ 6,045,000	\$ (1,421,782)	\$ 4,623,218
Uses:			
Use of Unrestricted Net Position	\$ 7,402,629	\$ (1,421,782)	\$ 5,980,847

II. CAPITAL BUDGETS

A. General Fund Capital Project Budgets

Town Park Improvements

Sources:				
Remaining Project Funds	\$	340,000	\$ (24,276)	\$ 315,724

Uses:				
Transfer From General Fund	\$	340,000	\$ (24,276)	\$ 315,724

Police Records Management System

Sources:				
Remaining Project Funds	\$	500,000	\$ (22,801)	\$ 477,199

Uses:				
Transfer From General Fund	\$	500,000	\$ (22,801)	\$ 477,199

B. Ports Capital Project Budgets

UMC Expansion Construction Project

Sources:				
Remaining Project Funds	\$	9,889,640	\$ (1,421,782)	\$ 8,467,858

Uses:				
Transfer From Ports Proprietary Fund	\$	9,889,640	\$ (1,421,782)	\$ 8,467,858

PASSED AND ADOPTED by a duly constituted quorum of the Unalaska City Council on January 25, 2022.

 Vincent M. Tutiakoff, Sr.
 Mayor

ATTEST:

 Marjie Veeder, CMC
 City Clerk

City of Unalaska
Summary of Budget Amendment and Schedule of Proposed Accounts
Budget Amendment 3 to the FY22 Budget

- 1) General Fund
 - Add \$6,000 to grant revenue for the library to record ARPA grant
 - Add a total of \$6,000 to grant expenditures for the library

 - Reduce transfers to GF projects by \$47,077 to record return of unused project funds for Town Park Improvements and Police Records Management System
 - Reduce appropriated fund balance by \$47,077

- 2) Electric Proprietary Fund
 - Add \$3,000,000 to generator fuel expense
 - Add \$3,000,000 to use of unrestricted net position

- 3) Port Proprietary Fund
 - Reduce transfers to port projects by \$1,421,782 to record return of unused project funds for UMC Expansion
 - Reduce use of unrestricted net position by \$1,421,782

- 4) General Fund Capital Projects
 - Town Park Improvements*
 - Reduce transfers from GF by \$24,276 to record return of unused project funds
 - Reduce budgeted project expenses by \$24,276 to reflect unspent funds

 - Police Records Management System*
 - Reduce transfers from GF by \$22,801 to record return of unused project funds
 - Reduce budgeted project expenses by \$22,801 to reflect unspent funds

- 5) Ports Fund Capital Projects
 - UMC Expansion Construction*
 - Reduce transfers from Ports fund by \$1,421,782 to record return of unused project funds
 - Reduce budgeted project expenses by \$1,421,782 to reflect unspent funds

	Org	Object	Project	Current	Requested	Revised
1) General Fund						
<i>Library</i>						
Sources:						
Other Grants - Library	01012041	42198		\$ -	\$ 6,000	\$ 6,000
Uses:						
Grants - Telecommunications	01023452	56451		\$ 106,560	\$ 3,500	\$ 110,060
Grants - Circulating Materials	01023452	56452		\$ 13,000	\$ 2,500	\$ 15,500
<i>Return of Capital Project Funds</i>						
Sources:						
Transfers to GF Capital Projects	01029854	59920		\$ 1,896,013	\$ (47,077)	\$ 1,848,936
Uses:						
Appropriated Fund Balance	01010049	49900		\$ 5,892,342	\$ (47,077)	\$ 5,845,265
2) Electric Fund						
Sources:						
Budgeted Use of Unrestricted Net Position	50015049	49910		\$ 4,577,717	\$ 3,000,000	\$ 7,577,717
Uses:						
Generator Fuel - Diesel	50024152	56500		\$ 6,000,000	\$ 3,000,000	\$ 9,000,000
3) Ports Fund						
Sources:						
Transfers to Ports Capital Projects	54029854	59940		\$ 6,045,000	\$ (1,421,782)	\$ 4,623,218
Uses:						
Budgeted Use of Unrestricted Net Position	54017049	49910		\$ 7,402,629	\$ (1,421,782)	\$ 5,980,847
4) General Fund Capital Projects						
<i>Town Park Improvements</i>						
Sources:						
Engineering and Architecture	31022053	53240	PR19A	\$ 17,595	\$ (208)	\$ 17,387
Telephone/Fax/TV	31022053	55310	PR19A	\$ 150	\$ (73)	\$ 77
Contingency	31022053	55912	PR19A	\$ 23,995	\$ (23,995)	\$ -
Uses:						
Transfers From General Fund	31019848	49100	PR19A	\$ 340,000	\$ (24,276)	\$ 315,724

Police Records Management System

Sources:

Advertising	31021053	55901	PS18B	\$ 350	\$ (350)	\$ -
Travel & Related Costs	31021053	55903	PS18B	\$ 6,650	\$ (198)	\$ 6,452
General Supplies	31021053	56100	PS18B	\$ 10,000	\$ (10,000)	\$ -
Computer Hardware/Software	31021053	56150	PS18B	\$ 195,496	\$ (12,253)	\$ 183,243

Uses:

Transfers From General Fund	31019848	49100	PS18B	\$ 500,000	\$ (22,801)	\$ 477,199
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5) Port Fund Capital Projects

UMC Expansion Construction

Sources:

Legal	54127053	53230	PH17D	\$ 120	\$ (8)	\$ 113
Engineering and Architectural	54127053	53240	PH17D	\$ 2,215,000	\$ (36,529)	\$ 2,178,471
Construction Services	54127053	54500	PH17D	\$ 35,243,340	\$ 8,663	\$ 35,252,003
Telephone/Fax/TV	54127053	55310	PH17D	\$ 1,000	\$ (118)	\$ 882
Contingency	54127053	55912	PH17D	\$ 1,393,065	\$ (1,393,065)	\$ -
General Supplies	54127053	56100	PH17D	\$ 6,500	\$ (715)	\$ 5,785
Computer Hardware/Software	54127053	56150	PH17D	\$ 3,125	\$ (11)	\$ 3,114

Uses:

Transfers From Port Proprietary Fund	54119848	49130	PH17D	\$ 9,889,640	\$ (1,421,782)	\$ 8,467,858
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MEMORANDUM TO COUNCIL

To: Mayor and City Council Members
From: Jim Sharpe, Interim Finance Director
Through: Erin Reinders, City Manager
Date: January 11, 2022
Re: Ordinance 2022-01, Creating Budget Amendment #3 to the Fiscal Year 2022 Budget, accepting an ARPA Easy Grant for Libraries award in the amount of \$6,000 from the Alaska State Library; increasing the Electric Utility Fund budget in the amount of \$3,000,000 due to increased diesel fuel costs; and returning a portion of project costs to the original funding sources for selected capital projects

SUMMARY: This budget amendment will appropriate an additional \$6,000 for the library, funded through an ARPA library grant; appropriate \$3,000,000 from the Electric Utility Fund's Net Position due to increased fuel costs; and return unspent monies for 3 projects to their original funding sources. This is the third amendment to the fiscal year 2022 budget. Staff recommends approval.

PREVIOUS COUNCIL ACTION:

On May 24, 2016, City Council adopted the Fiscal Year 2017 Operating and Capital budget through Ordinance 2016-12; UMC Expansion Construction project was included in the budget (Project PH17D)

On May 24, 2017, City Council adopted the Fiscal Year 2018 Operating and Capital budget through Ordinance 2017-07; Records Management System project was included in the budget (PS18B); additional funding for PH17D was also included in the budget

On May 22, 2018, City Council adopted the Fiscal Year 2019 Operating and Capital budget through Ordinance 2017-04; Town Park Improvements project was included in the budget (PR19A)

On May 25, 2021, City Council adopted the Fiscal Year 2022 Operating and Capital budget through Ordinance 2021-07; this is the third amendment.

BACKGROUND:

ARPA Easy Grant for Libraries. On March 11, 2021, Congress passed the federal act known as the American Rescue Plan Act of 2021 (Rescue Act). The Act is a \$1.9 trillion coronavirus rescue package designed to facilitate the United States' recovery from the devastating economic and health effects of the COVID-19 pandemic. A portion of the package (\$350,000,000,000) is to be distributed to cities, states tribal governments and U.S. Territories. In a letter dated November 2, 2021, the Unalaska Public Library received an ARPA Grant Notification from the Alaska State Library in the amount of \$6,000. The grant will provide \$3,500 for the library's public internet costs and \$2,500 for eBooks for Unalaska Library patrons.

Electric Fund. Rising fuel costs and a 19% increase in power demand compared to the first half of FY21 require additional funding to avoid a budget shortfall. Each budgeting cycle, staff estimates both power sales revenue and fuel expenses. Diesel fuel pricing was quite volatile due to world-wide fluctuating demand brought on by the pandemic. On February 2, 2021, the price of diesel was \$1.83 per gallon, up substantially from \$1.12 in May of 2020. Based on oil pricing projections from the Energy Information Administration (EIA), staff estimated an average diesel price of \$2.25 per gallon for FY22, and power sales of 40 million kWh.

Reduce project budgets. During a recent capital projects update meeting it was determined that, while certain projects are not yet completed, they are sufficiently complete that remaining anticipated costs will be significantly below the remaining budget amount to complete the project. Therefore, it makes fiscal sense to move the unneeded portion of each project back to its respective funding source.

DISCUSSION:

ARPA Easy Grant for Libraries. This grant will allow the Library to offer additional resources to patrons, through free internet and additional eBook options.

- \$3,500 – Public Internet Costs: This funding will help the library to continue providing free internet access for any visitor to the library building or parking lot via both our wireless internet connection and our library’s public computers.
- \$2,500 – eBooks and audiobook downloads: Once purchased, these materials will be available for any Unalaska Public Library cardholder to borrow for free on their phone, tablet, or ereader via the OverDrive or Libby app. They are available any time of day, from any location with an internet connection.

Electric Fund. Halfway through the fiscal year, staff now estimates an average diesel price of \$2.85 per gallon, and power sales of 45 - 46 million kWh. The Cost of Power Adjustment (COPA) charge on customer utility bills recoups most of the generator fuel expense. This budget amendment will increase the Generator Fuel – Diesel line item and alleviate budgetary shortfall concerns in other areas of the Powerhouse Operating Budget.

Reduce project budgets (*PR19A Town Park Improvements, PH17D UMC Expansion Construction & PS18B Records Management and Computer Aided Dispatch System (RMS/CAD)*).

- *PR19A Town Park Improvements* – This project is complete, certified, and has been in use since June 2019. We were notified by the State of Alaska Department of Labor (AKDOL) that they had not received certified payroll reports from Westside Flooring, one of the subcontractors on the job. The general contractor did not pay prevailing Title 36 wage rates and failed to pay at least two subcontractors in full. The AKDOL informed the City that they do not expect this case to be resolved any time soon. Staff recommends closing this project out and returning the remaining monies to the General Fund. When, and if, this case ever gets settled and we receive notification from the AKDOL, we will determine what and to whom we will need to pay. At that undetermined time in the future, staff will propose a Budget Amendment with monies coming from the General Fund. Amount returned to General Fund with this budget amendment - \$24,275.91.
- *PH17D UMC Expansion Construction* – This project is complete and has been in use since 2019. There were a few items determined to be incomplete and the City received a credit from the general contractor with the understanding that the City would complete those items at a later date. Remaining work includes five crane tie down pocket drains and re-

grouting the edges of some sections of trench drain. This work is expected to be completed in early summer 2022 when weather permits. An amount of \$200,000 will be sufficient to cover all remaining work and includes contingency. Amount returned to Ports and Harbors Proprietary Fund with this budget amendment - \$1,421,782.48.

- *PS18B Records Management and Computer Aided Dispatch System (RMS/CAD)* – In 2017, the City entered into an agreement to purchase a RMS/CAD system for Public Safety; however, shortly after the commitment, the vendor was purchased and the new company indicated they would no longer support the product purchased by the City, instead recommending that the City purchase an entirely new RMS/CAD system from the acquiring company. The project was halted at that point. The current request is to return unencumbered amounts to the General Fund while the City determines the proper course of action related to this situation. Amount returned to General Fund with this budget amendment - \$22,801.17.

ALTERNATIVES: As always, Council can approve the budget amendment as presented, alter it, or decide not to approve it. However, the powerhouse Operating Budget must be able to purchase fuel; staff sees no other acceptable alternative to this Budget Amendment request. The increased fuel expenses will be recovered through COPA, offsetting the additional cost. Lack of approval could delay expenditures related to the Electric Utility Fund and the Library.

FINANCIAL IMPLICATIONS:

ARPA Easy Grant for Libraries. As outlined above, this \$6,000 grant and Budget Amendment amends will provide \$3,500 for the library's public internet costs and \$2,500 for eBooks for Unalaska Library patrons.

Electric Fund. This Budget Amendment will appropriate \$3,000,000 of Electric Proprietary Fund Net Position into the Operating Budget of the Power Production Division.

Reduce project budgets. As outlined above, \$47,077.08 will be returned to the General Fund and \$1,421,782.48 will be returned to the Ports and Harbors Proprietary Fund.

LEGAL: None

STAFF RECOMMENDATION: Staff recommends approval.

PROPOSED MOTION: I move to introduce Ordinance 2022-01 and schedule it for public hearing and second reading on January 25, 2022.

CITY MANAGER COMMENTS: I support Staff's recommendation.