

**City of Unalaska**  
**Regular City Council Meeting**  
**Tuesday, September 27, 2016, 6:00 PM**  
**Unalaska City Hall Council Chambers**  
**AGENDA**

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Call to Order  
Roll Call  
Pledge of Allegiance  
Recognition of Visitors  
Additions to Agenda

**Minutes:** September 8, 2016

**Financial Report:** Preliminary financial reports for the two months ended August 31, 2016

**Board/Commission Reports:** July 21, 2016 Planning Commission and Historic Preservation Commission; August 18, 2016  
Planning Commission

Awards/Presentations

**Manager's Report**

Community Input/Announcements  
Public Input on Agenda Items

**Public Hearing**

**Work Session**

1. Presentation: Evan Rose of Alaska Permanent Capital Management
2. Discussion: Comprehensive Plan 2030

**Reconvene to Regular Session**

**Consent Agenda**

1. RESOLUTION 2016-68: AUTHORIZING THE SALE OF CITY OF UNALASKA SURPLUS PERSONAL PROPERTY
2. RESOLUTION 2016-69: CONFIRMING THE MAYOR'S APPOINTMENT OF JAMES MORRIS TO THE PARKS, CULTURE, AND RECREATION ADVISORY COMMITTEE

**Unfinished Business**

**New Business**

1. RESOLUTION 2016-60: APPROVING THE ACQUISITION OF TWO PERMANENT EASEMENTS TOTALING 4,250.8 SQUARE FEET FROM THE OUNALASHKA CORPORATION AND ALEUTIAN DEVELOPMENT CORPORATION TO ACCOMMODATE A CITY DRAINAGE PROJECT IN EXCHANGE FOR A ONE TIME PAYMENT IN THE AMOUNT OF \$14,046.32

**Executive Session:** Discussion of landfill contract termination for convenience settlement

**Council Directives to Manager**

Community Input/Announcements  
Adjournment

**CITY OF UNALASKA  
UNALASKA, ALASKA  
REGULAR CITY COUNCIL MEETING  
THURSDAY, SEPTEMBER 8, 2016, 6:00 PM  
MINUTES**

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The regular meeting of the Unalaska City Council was called to order at 6:00 pm, September 8, 2016, in the Unalaska City Hall council chambers. Roll was taken:

**PRESENT:**

Shirley Marquardt, Mayor  
Frank Kelty  
Alejandro Tungul  
David Gregory (Telephonic)  
Yudelka Leclere

**ABSENT:**

Roger Rowland (Excused)  
John Waldron (Excused)

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

**RECOGNITION OF VISITORS:** Mike Hubbard, Financial Engineering Company

**ADDITIONS TO AGENDA:** None.

**MINUTES:** The minutes of the Regular Meeting held on August 23, 2016 were adopted as submitted.

**FINANCIAL REPORT:** None.

**BOARD/COMMISSION REPORTS:** None.

**AWARDS/PRESENTATIONS:** None.

**MANAGER'S REPORT:**

- City Manager Martinson, Mayor Marquardt, and Council recognized
  - Bill Dunkelberger, Facilities Maintenance Manager: years of service and retirement

**COMMUNITY INPUT/ANNOUNCEMENTS:**

- PCR
  - Accepting Janitorial Services Proposals
  - Family Dinner and Movie Night – September 10, 2016
  - Youth Basketball Registration
  - PCR Salmon Derby – September 12-23, 2016
- Library
  - Summer Reading Program Winners

**PUBLIC INPUT ON AGENDA ITEMS:** None.

**PUBLIC HEARING:**

Mayor Marquardt opened the Public Hearing on Ordinance 2016-17.

1. **ORDINANCE 2016-17:** CREATING BUDGET AMENDMENT #1 TO INCREASE THE ENTRANCE CHANNEL DREDGING PROJECT BY \$400,000 FOR THE CITY'S SHARE IN THE COST OF PRE-DREDGING STUDIES TO BE FUNDED BY THE GENERAL FUND BUDGETED OPERATING SURPLUS

Mayor Marquardt closed the Public Hearing on Ordinance 2016-17.

**WORK SESSION:**

Leclere made a motion to adjourn into Work Session; Tungul seconded.

Vote: Motion passed by consensus.

1. **PRESENTATION:** UTILITY RATE STUDY BY MIKE HUBBARD OF THE FINANCIAL ENGINEERING COMPANY  
Mike Hubbard, Financial Engineering Company, presented the Utility Rate Study.

2. **DISCUSSION:** EMERGENCY PETITION TO THE ALASKA BOARD OF FISHERIES

Council Member Kelty led the discussion on the Emergency Petition to the Alaska Board of Fisheries and asked for Council's help by signing the emergency petition.

**RECONVENE TO REGULAR SESSION**

**CONSENT AGENDA:**

Hearing no objection, the Mayor declared the resolutions on the consent agenda adopted.

1. **RESOLUTION 2016-65:** APPOINTING JUDGES AND CLERKS FOR THE REGULAR MUNICIPAL ELECTION ON OCTOBER 4, 2016 AND JUDGES TO SERVE ON THE CANVASS COMMITTEE

2. **RESOLUTION 2016-67:** A RESOLUTION OF THE UNALASKA CITY COUNCIL CONFIRMING THE MAYOR'S APPOINTMENT OF JASON GATES TO THE PARKS, CULTURE, AND RECREATION ADVISORY COMMITTEE

**UNFINISHED BUSINESS:**

1. **ORDINANCE 2016-17 – SECOND READING:** CREATING BUDGET AMENDMENT #1 TO INCREASE THE ENTRANCE CHANNEL DREDGING PROJECT BY \$400,000 FOR THE CITY'S SHARE IN THE COST OF PRE-DREDGING STUDIES TO BE FUNDED BY THE GENERAL FUND BUDGETED OPERATING SURPLUS

Kelty made a motion to adopt Ordinance 2016-17; Tungul seconded.

Roll Call Vote: Tungul – yes; Gregory – yes; Leclere – yes; Kelty – yes.

Motion passed. 4-0.

**NEW BUSINESS:**

1. **RESOLUTION 2016-63:** APPROVING THE VACATION OF A 3.241 ACRE PORTION OF THE SUMMER BAY ROAD RIGHT OF WAY, LOCATED WITHIN THE CITY LANDFILL PROPERTY, ASSOCIATED WITH COXCOMB SUBDIVISION ADDITION NO. 1

Kelty made a motion to adopt Resolution 2016-63; Leclere seconded.

Vote: Motion passed. Unanimous.

2. **RESOLUTION 2016-66:** AUTHORIZING THE REQUESTED REALLOCATION OF UNEXPENDED FUNDS RECEIVED FROM THE CITY OF UNALASKA THROUGH THE COMMUNITY SUPPORT GRANT PROGRAM FOR FISCAL YEAR 2016 BY THE MUSEUM OF THE ALEUTIANS IN ACCORDANCE WITH ITS FY16 GRANT IN AID AGREEMENT

Leclere made a motion to adopt Resolution 2016-66; Tungul seconded.

Vote: Motion passed. Unanimous.

3. **MAYOR AND COUNCIL TRAVEL:** NPFMC MEETING, OCTOBER 3-11, 2016, ANCHORAGE

Tungul made a motion to approve travel for Mayor and Council Member Kelty to attend NPFMC meeting, October 3-11, 2016, Anchorage, Alaska; Leclere seconded.

Vote: Motion passed. Unanimous.

**COUNCIL DIRECTIVES TO MANAGER:** None.

**COMMUNITY INPUT/ANNOUNCEMENTS:** None.

**ADJOURNMENT:** The meeting adjourned at 7:45 pm.

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Cat Hazen  
City Clerk

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**MEMORANDUM TO COUNCIL**

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**TO:** MAYOR AND CITY COUNCIL MEMBERS  
**FROM:** KARL SWANSON, INTERIM FINANCE DIRECTOR  
**THRU:** DAVID MARTINSON, CITY MANAGER  
**DATE:** SEPTEMBER 27, 2016  
**RE:** PRLIMINARY FINANCIAL REPORTS FOR THE TWO MONTHS  
ENDED AUGUST 31, 2016

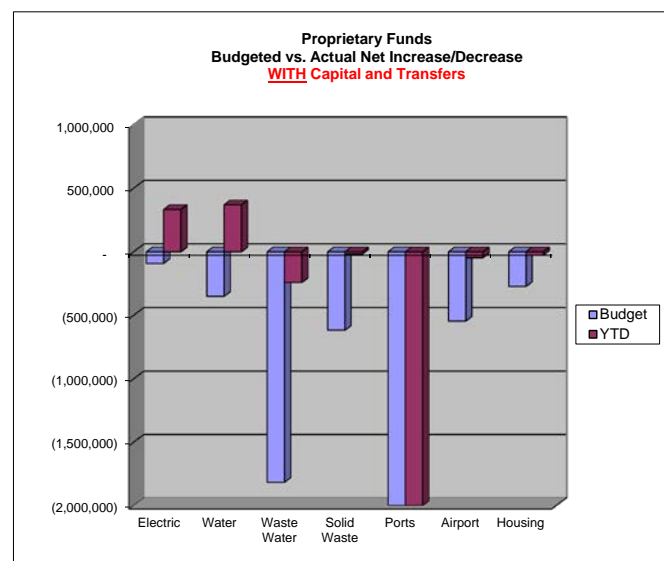
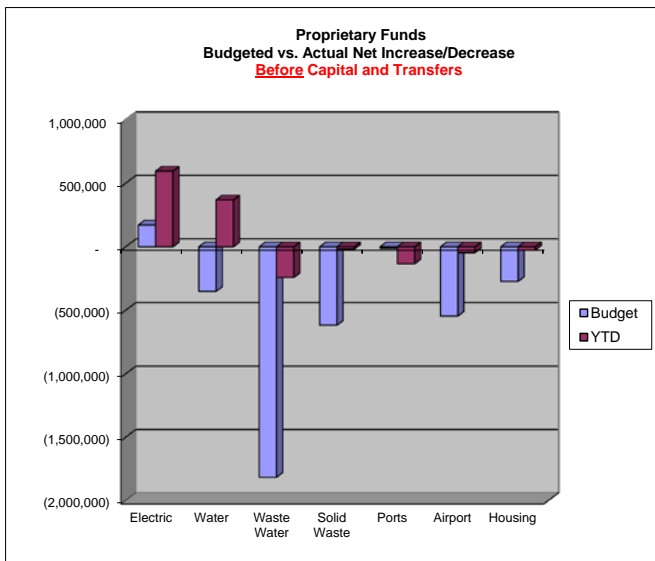
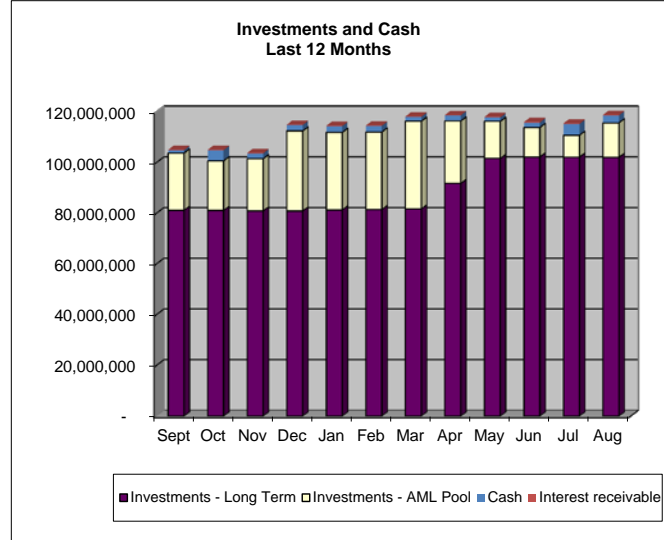
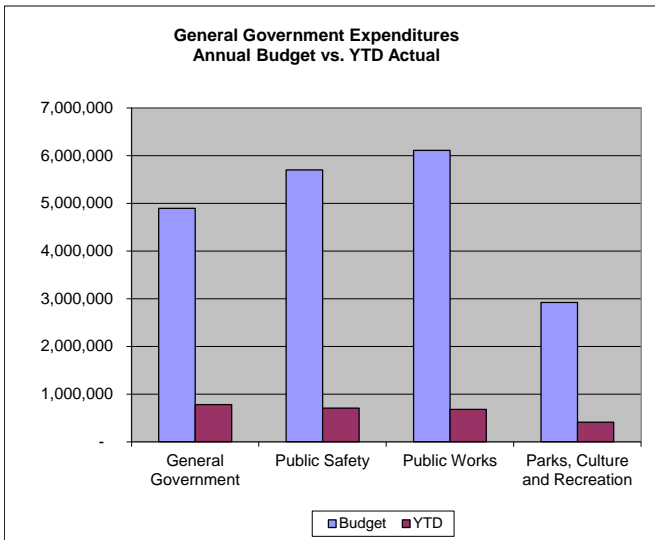
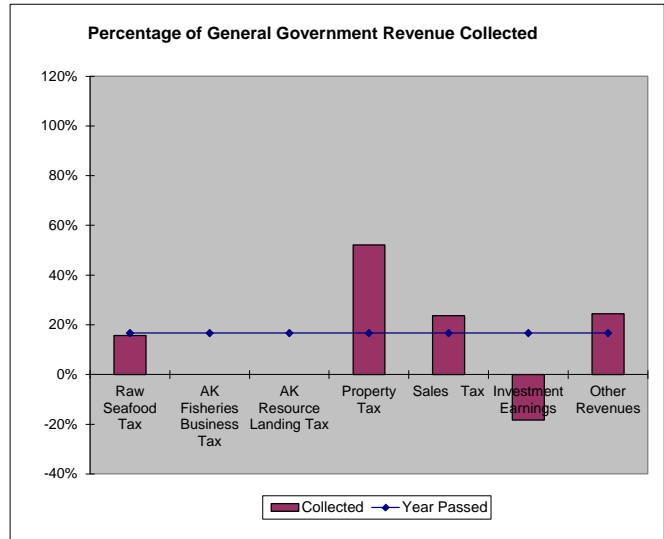
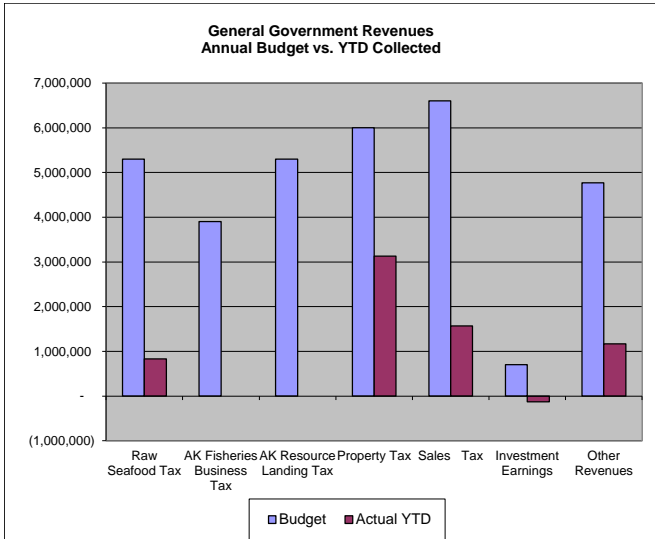
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In an effort to keep the Council informed about the financial activity of the City of Unalaska, the finance department has prepared preliminary financial reports for the two months ended August 31, 2016. We note these as “preliminary” because the audit of the City’s CAFR for the year ended June 30, 2016 is not finished, and certain changes to the year-end balance sheets could conceivably change current year recorded activity.

The balance sheets of the funds have been purposely excluded because we are waiting for certain June 30, 2016 balances which are not yet available from the State of Alaska, including: the PERS Liability, Fisheries Business Tax and Fisheries Resource Landing Tax. These balances would significantly change any balance sheet that we could present at the current time for August 31, 2016, and change certain financial ratios.

The City’s auditors anticipate the fiscal year 2016 CAFR will be issued sometime in early November.

# City of Unalaska August 2016



## General Fund Operating Monthly Summary - Month Ending August 2016

	FY2017 Budget	August	FY2017 YTD	% OF BUD	FY2016 YTD	INC/(DEC) Last Year
<b>REVENUES</b>						
Raw Seafood Tax	5,300,000	402,510	828,737	16%	963,050	(134,313)
AK Fisheries Business	3,900,000	0	0	0%	0	0
AK Fisheries Resource Landing	5,300,000	0	0	0%	0	0
Property Taxes	6,000,000	2,960,723	3,128,920	52%	3,097,414	31,507
Sales Tax	6,600,000	825,537	1,565,984	24%	1,821,903	(255,919)
Investment Earnings	700,000	(120,688)	(128,587)	-18%	(10,884)	(117,703)
Other Revenues	4,767,134	947,748	1,166,033	24%	1,116,726	49,307
Appropriated Fund Balance	0	0	0	0%	0	0
<b>Total General Fund Revenues</b>	<b>32,567,134</b>	<b>5,015,829</b>	<b>6,561,088</b>	<b>20%</b>	<b>6,988,209</b>	<b>(427,121)</b>
<b>EXPENDITURES</b>						
Mayor & Council	520,401	33,161	71,136	14%	104,977	(33,841)
City Administration						
City Manager's Office	420,496	46,978	74,601	18%	49,063	25,538
Administration	1,130,880	16,105	278,076	25%	284,713	(6,637)
Natural Resources	0	0	0	0%	31,408	(31,408)
<b>Total City Administration</b>	<b>1,551,376</b>	<b>63,083</b>	<b>352,676</b>	<b>23%</b>	<b>365,183</b>	<b>(12,507)</b>
City Clerk	507,812	35,737	67,106	13%	62,067	5,040
Finance						
Finance	917,457	64,113	109,846	12%	122,088	(12,243)
Information Systems	705,422	78,151	110,500	16%	94,378	16,122
<b>Total Finance</b>	<b>1,622,879</b>	<b>142,264</b>	<b>220,346</b>	<b>14%</b>	<b>216,466</b>	<b>3,879</b>
Planning	692,362	39,245	68,709	10%	74,340	(5,632)
Public Safety						
Police and Admin	3,297,474	230,968	411,775	12%	470,804	(59,029)
Corrections	871,753	62,660	124,831	14%	134,059	(9,228)
Fire, EMS, and Communications	1,531,144	86,337	168,643	11%	186,310	(17,667)
<b>Total Public Safety</b>	<b>5,700,372</b>	<b>379,965</b>	<b>705,249</b>	<b>12%</b>	<b>791,173</b>	<b>(85,923)</b>
Public Works						
DPW Admin & Engineering	745,250	47,990	92,150	12%	97,424	(5,274)
Streets and Roads	2,557,698	116,272	238,752	9%	253,878	(15,125)
Receiving and Supply	266,938	20,605	42,000	16%	48,782	(6,782)
Veh & Equip Maintenance	1,113,873	75,266	146,300	13%	96,887	49,413
Facilities Maintenance	1,427,406	84,187	155,803	11%	216,476	(60,673)
<b>Total Public Works</b>	<b>6,111,164</b>	<b>344,319</b>	<b>675,005</b>	<b>11%</b>	<b>713,447</b>	<b>(38,442)</b>
Parks, Culture & Recreation						
PCR Administration	192,353	16,899	36,977	19%	51,791	(14,814)
Recreation Programs	775,209	56,229	109,665	14%	105,845	3,821
Community Center Operations	837,711	58,110	104,803	13%	85,315	19,489
Library	781,841	71,369	115,657	15%	90,141	25,517
Aquatics Center	299,340	12,365	20,967	7%	39,466	(18,499)
Parks	36,405	1,278	18,930	52%	7,202	11,728
<b>Total Parks, Culture &amp; Recreation</b>	<b>2,922,858</b>	<b>216,251</b>	<b>407,001</b>	<b>14%</b>	<b>379,759</b>	<b>27,242</b>
Other Expenses	5,824,138	437,030	874,460	15%	858,125	16,335
<b>Total Operating Expenditures</b>	<b>25,453,362</b>	<b>1,691,055</b>	<b>3,441,688</b>	<b>14%</b>	<b>3,565,537</b>	<b>(123,849)</b>
Transfers To General Fund	0	0	0	0%	0	0
Transfers To Special Revenue	0	0	0	0%	0	0
Transfers To Capital Projects	541,405	0	541,405	100%	878,393	(336,988)
Transfers To Enterprise Funds	0	0	0	0%	0	0
Transfers To Enterprise Capital	3,068,367	0	3,068,367	100%	0	3,068,367
	3,609,772	0	3,609,772	100%	878,393	2,731,379
	29,063,134	1,691,055	7,051,460	24%	4,443,930	2,607,530
<b>Surplus/(Deficit)</b>	<b>3,504,000</b>	<b>3,324,775</b>	<b>(490,371)</b>	<b>22%</b>	<b>2,544,279</b>	<b>(3,034,650)</b>

	<b>FY2017 Budget</b>	<b>August</b>	<b>FY2017 YTD</b>	<b>% OF BUD</b>	<b>FY2016 YTD</b>	<b>INC/(DEC) Last Year</b>
<b>Electric Proprietary Fund</b>						
REVENUES	17,255,299	1,927,482	3,021,833	18%	2,946,377	75,457
Electric Line Repair & Maint	1,284,837	63,126	124,459	10%	161,421	(36,961)
Electric Production	10,462,010	859,122	1,464,802	14%	1,576,710	(111,908)
Facilities Maintenance	330,211	5,112	11,898	4%	8,577	3,321
Utility Administration	4,948,080	355,365	817,814	17%	778,108	39,706
Veh & Equip Maintenance	58,040	4,254	6,956	12%	3,610	3,346
Transfers Out	263,070	0	263,070	100%	36,000	227,070
EXPENSES	17,346,248	1,286,978	2,689,000	16%	2,564,427	124,573
NET EARNINGS/(LOSS)	(90,949)	640,504	332,833		381,950	(49,117)
<b>Water Proprietary Fund</b>						
REVENUES	2,586,020	357,840	705,591	27%	644,763	60,828
Transfers Out	(128,033)	0	(128,033)	100%	525,000	(653,033)
Facilities Maintenance	41,678	630	2,189	5%	16,018	(13,829)
Utility Administration	1,662,252	123,696	284,198	17%	225,679	58,519
Veh & Equip Maintenance	33,644	656	997	3%	1,398	(401)
Water Operations	1,326,672	100,584	176,593	13%	145,874	30,719
EXPENSES	2,936,213	225,566	335,945	11%	913,969	(578,025)
NET EARNINGS/(LOSS)	(350,193)	132,274	369,647		(269,206)	638,853
<b>Wastewater Proprietary Fund</b>						
REVENUES	2,367,254	230,831	432,923	18%	424,247	8,676
Transfers Out	181,377	0	181,377	100%	0	181,377
Facilities Maintenance	40,918	6,296	7,649	19%	3,592	4,057
Utility Administration	1,889,052	136,497	307,349	16%	166,794	140,554
Veh & Equip Maintenance	27,061	337	1,481	5%	2,833	(1,352)
Wastewater Operations	2,044,196	96,770	176,729	9%	145,777	30,952
EXPENSES	4,182,604	239,901	674,584	16%	318,996	355,588
NET EARNINGS/(LOSS)	(1,815,350)	(9,069)	(241,662)		105,251	(346,912)
<b>Solid Waste Proprietary Fund</b>						
REVENUES	2,456,592	230,632	438,109	18%	418,378	19,731
Facilities Maintenance	110,967	2,706	5,828	5%	7,251	(1,422)
Solid Waste Operations	1,372,799	98,316	172,733	13%	222,550	(49,817)
Utility Administration	1,458,468	127,826	273,995	19%	221,936	52,059
Veh & Equip Maintenance	131,158	1,532	3,701	3%	9,784	(6,082)
Transfers Out	0	0	0	0%	14,000	(14,000)
EXPENSES	3,073,392	230,380	456,258	15%	475,520	(19,262)
NET EARNINGS/(LOSS)	(616,800)	252	(18,148)		(57,142)	38,994

	<b>FY2017 Budget</b>	<b>August</b>	<b>FY2017 YTD</b>	<b>% OF BUD</b>	<b>FY2016 YTD</b>	<b>INC/(DEC) Last Year</b>
<b>Ports &amp; Harbors Proprietary Fund</b>						
REVENUES	7,404,928	630,025	1,147,426	15%	1,381,669	(234,243)
Bobby Storrs Small Boat Harbor	174,126	7,553	49,407	28%	22,964	26,442
CEM Small Boat Harbor	715,112	17,980	99,628	14%	130,306	(30,678)
Facilities Maintenance	45,894	747	2,700	6%	1,746	954
Harbor Office	4,762,963	456,875	810,579	17%	775,489	35,090
Ports Security	78,475	1,303	1,907	2%	3,855	(1,948)
Spit & Light Cargo Docks	592,657	20,973	69,531	12%	89,271	(19,740)
Unalaska Marine Center	988,804	47,317	238,808	24%	215,369	23,439
Veh & Equip Maintenance	57,471	4,653	8,041	14%	4,876	3,164
Transfers Out	4,450,000	0	4,450,000	100%	1,574,158	2,875,842
EXPENSES	11,865,502	557,402	5,730,600	48%	2,818,035	2,912,565
NET EARNINGS/(LOSS)	(4,460,574)	72,623	(4,583,174)		(1,436,366)	(3,146,808)
<b>Airport Proprietary Fund</b>						
REVENUES	553,626	44,986	86,793	16%	95,999	(9,207)
Airport Admin/Operations	720,798	46,905	118,867	16%	132,326	(13,458)
Facilities Maintenance	378,466	5,687	14,056	4%	14,132	(75)
EXPENSES	1,099,264	52,592	132,924	12%	146,457	(13,534)
NET EARNINGS/(LOSS)	(545,638)	(7,605)	(46,131)		(50,458)	4,327
<b>Housing Proprietary Fund</b>						
REVENUES	275,242	22,782	52,182	19%	54,143	(1,960)
Facilities Maintenance	182,316	6,844	13,576	7%	13,279	297
Housing Admin & Operating	365,149	19,945	64,795	18%	71,717	(6,922)
EXPENSES	547,465	26,789	78,371	14%	84,997	(6,625)
NET EARNINGS/(LOSS)	(272,223)	(4,007)	(26,189)		(30,854)	4,665



City of Unalaska  
Utility Revenue Report  
Summary

08/31/16

FY17 Budget Month	Electric	Water	Waste Water	Solid Waste	Monthly Revenue	FY17 Revenue	FY16YTD Revenue	YTD Inc/(Dec)
Jul-16	1,094,351	347,751	202,091	207,477	1,851,671	1,851,671	2,135,511	(283,840)
Aug-16	1,927,482	357,840	230,831	230,632	2,746,786	4,598,457	4,433,764	164,692
Sep-16	0	0	0	0	0	0	6,750,620	0
Oct-16	0	0	0	0	0	0	8,512,726	0
Nov-16	0	0	0	0	0	0	10,210,214	0
Dec-16	0	0	0	0	0	0	11,590,601	0
Jan-17	0	0	0	0	0	0	13,017,150	0
Feb-17	0	0	0	0	0	0	15,083,600	0
Mar-17	0	0	0	0	0	0	17,269,914	0
Apr-17	0	0	0	0	0	0	18,727,753	0
May-17	0	0	0	0	0	0	20,066,872	0
Jun-17	0	0	0	0	0	0	21,512,492	0
YTD Totals	3,021,833	705,591	432,923	438,109	4,598,457			
FY17 Budget	17,310,124	2,907,224	4,180,624	3,050,368	27,448,340			
% to budget	17.5	24.3	10.4	14.4	16.8			

City of Unalaska  
Electric Revenue Report  
Electric Fund

08/31/16

FY17 Budget Month	Residential	Small General	Large General	Industrial	P.C.E. Assist	Other Revenues	Monthly Revenue	FY17YTD Revenue	FY16 YTD Revenue	YTD Inc/(Dec)
Jul-16	79,994	75,268	129,585	761,890	43,365	4,250	1,094,351	1,094,351	1,372,624	(278,272)
Aug-16	97,489	89,255	158,711	1,520,404	56,587	5,036	1,927,482	3,021,833	2,946,377	75,456
Sep-16							0	0	4,538,494	0
Oct-16							0	0	5,743,736	0
Nov-16							0	0	6,923,736	0
Dec-16							0	0	7,912,064	0
Jan-17							0	0	8,739,159	0
Feb-17							0	0	9,813,324	0
Mar-17							0	0	11,026,246	0
Apr-17							0	0	11,925,168	0
May-17							0	0	12,752,706	0
Jun-17							0	0	13,593,203	0
YTD Totals	177,483	164,523	288,296	2,282,294	99,952	9,286	3,021,833			
FY17 Budget	1,127,831	1,266,314	2,538,359	11,488,785	627,396	261,439	17,310,124			
% of Budget	15.7	13.0	11.4	19.9	15.9	3.6	17.5			

Kwh Sold

FY17 Month	Residential	SM. Gen (Includes Street lights)	Large General	Industrial	Total FY17 Kwh Sold	Total FY16 Kwh Sold	Increase (Decrease)
July	256,247	244,314	437,623	2,663,064	3,601,248	3,872,837	(271,589)
August	301,114	275,783	506,219	5,070,439	6,153,555	4,287,775	1,865,780
September					0	4,759,505	0
October					0	3,829,480	0
November					0	3,721,887	0
December					0	3,109,492	0
January					0	2,730,665	0
February					0	3,707,146	0
March					0	4,232,668	0
April					0	3,250,565	0
May					0	2,955,498	0
June					0	2,756,433	0
Total	557,361	520,097	943,842	7,733,503	9,754,803	43,213,951	1,594,191
Percent Sold	5.7%	5.3%	9.7%	79.3%	100.0%		

Generator Fuel	
FY17 Average Price Fuel	FY16 Average Price Fuel
2.0050	2.5870
1.7797	2.2050
	1.9372
	2.0451
	2.0080
	1.7700
	1.5327
	1.3830
	1.4710
	1.5600
	1.7613
	2.0924
1.8923	1.8627

FY17 Cumulative kwh Sold	FY16 Cumulative kwh Sold
3,601,248	3,872,837
9,754,803	8,160,612
9,754,803	12,920,117
9,754,803	16,749,597
9,754,803	20,471,484
9,754,803	23,580,976
9,754,803	26,311,641
9,754,803	30,018,787
9,754,803	34,251,455
9,754,803	37,502,020
9,754,803	40,457,518
9,754,803	43,213,951

1.59%  
% Change from Prior Year

City of Unalaska  
Water Revenue Report  
Water Fund

08/31/16

FY17 Month	Unmetered Sales	Metered Sales	Other Revenues	Monthly Revenue	FY17 YTD Revenue	FY16 YTD Revenue	YTD Inc/(Dec)
Jul-16	13,135	333,961	655	347,751	347,751	322,405	25,347
Aug-16	13,116	344,682	42	357,840	705,591	644,763	60,829
Sep-16				0	0	912,771	0
Oct-16				0	0	1,036,238	0
Nov-16				0	0	1,186,292	0
Dec-16				0	0	1,289,985	0
Jan-17				0	0	1,483,297	0
Feb-17				0	0	1,955,090	0
Mar-17				0	0	2,406,231	0
Apr-17				0	0	2,548,486	0
May-17				0	0	2,654,368	0
Jun-17				0	0	2,892,694	0
YTD Totals	26,251	678,643	697	705,591			
FY17 Budget	158,393	2,373,486	375,345	2,907,224			
% of Budget	16.6	28.6	0.2	24.3			

Million Gallons Produced

FY17 Month	FY17 Water Produced	FY16 Water Produced	Increase (Decrease)
July	149.478	136.302	13.176
August	156.704	133.337	23.367
September		113.487	0.000
October		60.224	0.000
November		82.761	0.000
December		49.533	0.000
January		86.046	0.000
February		201.764	0.000
March		162.151	0.000
April		66.746	0.000
May		48.948	0.000
June		104.656	0.000
Total	306.182	1245.955	36.543

FY17 Water Cumulative	FY16 Water Cumulative
149.478	136.302
306.182	269.639
0.000	383.126
0.000	443.350
0.000	526.111
0.000	575.644
0.000	661.690
0.000	863.454
0.000	1025.605
0.000	1092.351
0.000	1141.299
0.000	1245.955

City of Unalaska  
Wastewater Revenue Report  
Wastewater Fund

08/31/16

FY17 Month	Unmetered Sales	Metered Commercial	Metered Industrial	Other Revenues	Monthly Revenue	FY17 YTD Revenue	FY16 YTD Revenue	YTD Inc/(Dec)
Jul-16	35,959	153,248	5,328	7,557	202,091	202,091	217,981	(15,890)
Aug-16	35,907	178,890	6,187	9,847	230,831	432,923	424,247	8,676
Sep-16					0	0	639,577	0
Oct-16					0	0	832,111	0
Nov-16					0	0	1,029,751	0
Dec-16					0	0	1,173,700	0
Jan-17					0	0	1,367,000	0
Feb-17					0	0	1,596,021	0
Mar-17					0	0	1,830,163	0
Apr-17					0	0	2,021,590	0
May-17					0	0	2,182,437	0
Jun-17					0	0	2,372,356	0
YTD Totals	71,866	332,138	11,515	17,404	432,923			
FY17 Budget	433,654	1,815,874	41,360	1,889,736	4,180,624			
% of Budget	16.6	18.3	27.8	0.9	10.4			

FY17 Month	FY17 Effluent (Gal)	FY16 Effluent (Gal)	Increase (Decrease)
July	11,309,000	11,568,192	(259,192)
August	11,829,000	11,049,481	779,519
September		10,488,000	0
October		10,538,000	0
November		12,437,000	0
December		12,652,000	0
January		15,127,000	0
February		15,235,000	0
March		15,007,000	0
April		13,744,000	0
May		9,599,000	0
June		10,558,000	0
Total	23,138,000	148,002,673	520,327

FY17 Cumulative	FY16 Cumulative
11,309,000	11,568,192
23,138,000	22,617,673
0	33,105,673
0	43,643,673
0	56,080,673
0	68,732,673
0	83,859,673
0	99,094,673
0	114,101,673
0	127,845,673
0	137,444,673
0	148,002,673

City of Unalaska  
Solid Waste Revenue Report  
Solid Waste Fund

08/31/16

FY17 Month	Residential Fees	Tipping Fees	Other Revenue	Monthly Revenue	FY17 YTD Revenue	FY16YTD Revenue	YTD Inc/(Dec)
Jul-16	23,813	166,079	17,586	207,477	207,477	222,501	(15,024)
Aug-16	23,891	182,927	23,815	230,632	438,109	418,378	19,731
Sep-16				0	0	659,777	0
Oct-16				0	0	900,640	0
Nov-16				0	0	1,070,436	0
Dec-16				0	0	1,214,851	0
Jan-17				0	0	1,427,695	0
Feb-17				0	0	1,719,165	0
Mar-17				0	0	2,007,275	0
Apr-17				0	0	2,232,510	0
May-17				0	0	2,477,361	0
Jun-17				0	0	2,654,240	0
YTD Totals	47,703	349,006	41,400	438,109			
FY17 Budget	250,700	1,881,569	918,099	3,050,368			
% of Budget	19.0	18.5	4.5	14.4			

FY17 Month	FY17 Tons of Waste	FY16 Tons of Waste	Increase (Decrease)
July	687.27	778.49	(91.22)
August	774.78	661.22	113.56
September		794.63	0.00
October		693.30	0.00
November		493.31	0.00
December		443.42	0.00
January		682.63	0.00
February		915.57	0.00
March		983.01	0.00
April		743.02	0.00
May		556.96	0.00
June		673.53	0.00
Total	1462.05	8419.09	22.34

Cummulative	
FY17 Tons of Waste	FY16 Tons of Waste
687.27	667.04
1462.05	1321.70
0.00	1947.29
0.00	2539.35
0.00	2997.11
0.00	3406.45
0.00	4025.91
0.00	4781.31
0.00	5612.50
0.00	6294.20
0.00	6782.81
0.00	7508.25

**CITY OF UNALASKA  
FY17 PORTS REVENUE**

Month	Year	UMC Dock				Spit Dock		Small Boat Harbor		Cargo Dock		CEM		Other Rev&Fees	Monthly Revenue	FY17 YTD Revenue	% of Budget	FY16 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	2016	121,144	244,890	47,549	33,439	26,245	1,599	6,493	1,153	3,411	15,572	7,868	4,552	3,486	517,401	517,401	7.5%	667,306	(149,905)	
Aug	2016	142,387	281,112	47,097	33,777	54,742	771	7,469	1,051	3,954	7,034	29,739	7,793	13,100	630,025	1,147,427	16.5%	1,381,669	(234,242)	
Sept	2016														0	0	0.0%	2,080,508	0	
Oct	2016														0	0	0.0%	2,635,326	0	
Nov	2016														0	0	0.0%	3,085,417	0	
Dec	2016														0	0	0.0%	3,502,901	0	
Jan	2017														0	0	0.0%	3,989,699	0	
Feb	2017														0	0	0.0%	4,488,273	0	
Mar	2017														0	0	0.0%	5,202,916	0	
Apr	2017														0	0	0.0%	5,913,536	0	
May	2017														0	0	0.0%	6,301,854	0	
Jun	2017														0	0	0.0%	6,688,763	0	
<b>Totals</b>		263,532	526,002	94,646	67,216	80,987	2,370	13,962	2,204	7,365	22,606	37,607	12,344	16,587	1,147,427					
Loc total		951,396				83,356		16,166		29,971		49,952								
Loc percent		82.9%				7.3%		1.4%		2.6%		4.4%								
FY17 Budget		1,320,000	3,050,000	610,000	340,000	410,000	104,658	74,000	17,494	120,000	81,300	510,000	230,000	73,000	6,940,452					
% to Budget		20.0%	17.2%	15.5%	19.8%	19.8%	2.3%	18.9%	12.6%	6.1%	27.8%	7.4%	5.4%	22.7%	16.5%					

**PORTS RECEIVABLES**

Month	Year	Current	Over	Over	Over	Total Due	% Past Due 90 Days +	Cash Received
			30 Days	60 Days	90 Days			
Jul	2016	509,405	143,323	10,914	3,607	667,250	0.5%	339,270
Aug	2016	600,037	94,754	14,417	4,090	713,298	0.6%	624,082
Sept	2016					0	0.0%	
Oct	2016					0	0.0%	
Nov	2016					0	0.0%	
Dec	2016					0	0.0%	
Jan	2017					0	0.0%	
Feb	2017					0	0.0%	
Mar	2017					0	0.0%	
Apr	2017					0	0.0%	
May	2017					0	0.0%	
Jun	2017					0	0.0%	
YTD Cash Received								963,352

**CITY OF UNALASKA  
FY17 AIRPORT REVENUE**

MONTH	YEAR	MONTHLY LEASES	MISC INCOME	LATE FEES	MONTHLY REVENUE	FY17 YTD REVENUE	% OF BUDGET	FY16 YTD REVENUE	YTD INC/(DEC)
JUL	2016	40,972	30	805	41,806	41,806	7.6%	47,403	(5,597)
AUG	2016	44,161	25	801	44,986	86,793	15.8%	95,999	(9,207)
SEP	2016				0	0	0.0%	144,739	0
OCT	2016				0	0	0.0%	188,290	0
NOV	2016				0	0	0.0%	232,876	0
DEC	2016				0	0	0.0%	290,573	0
JAN	2017				0	0	0.0%	332,144	0
FEB	2017				0	0	0.0%	387,008	0
MAR	2017				0	0	0.0%	430,257	0
APR	2017				0	0	0.0%	489,279	0
MAY	2017				0	0	0.0%	533,137	0
JUN	2017				0	0	0.0%	572,921	0
<b>TOTAL</b>		85,132	55	1,605	86,793		0.0%		
<b>FY17 BUDGET</b>		544,206	200	4,500	548,906				
<b>% TO BUDGET</b>		15.6%	27.4%	35.7%	15.8%				

**RECEIVABLE BALANCES**

MONTH	YEAR	CURRENT	OVER 30 DAYS	OVER 60 DAYS	OVER 90 DAYS	TOTAL DUE	% PAST DUE 90 DAYS +	CASH RECEIVED
JUL	2016	34,421	32,204	22,380	75,401	164,405	45.9%	24,251
AUG	2016	37,502	30,572	22,381	74,691	165,146	45.2%	47,623
SEP	2016					0	0.0%	
OCT	2016					0	0.0%	
NOV	2016					0	0.0%	
DEC	2016					0	0.0%	
JAN	2017					0	0.0%	
FEB	2017					0	0.0%	
MAR	2017					0	0.0%	
APR	2017					0	0.0%	
MAY	2017					0	0.0%	
JUN	2017					0	0.0%	
<b>YTD TOTAL</b>								<b>71,874</b>

## FY 17 HOUSING RENTAL REVENUE

MONTH	YEAR	HOUSING RENTALS	MISC. REVENUE	MONTHLY REVENUE	FY17 YTD REVENUE	% OF BUDGET	FY16 YTD REVENUE	YTD INC/(DEC)
JUL	2016	29,400		29,400	29,400	10.9%	30,743	(1,343)
AUG	2016	22,782		22,782	52,182	19.3%	54,143	(1,960)
SEP	2016			0	0	0.0%	69,193	0
OCT	2016			0	0	0.0%	98,643	0
NOV	2016			0	0	0.0%	114,268	0
DEC	2016			0	0	0.0%	145,218	0
JAN	2017			0	0	0.0%	161,168	0
FEB	2017			0	0	0.0%	191,518	0
MAR	2017			0	0	0.0%	214,668	0
APR	2017			0	0	0.0%	230,602	0
MAY	2017			0	0	0.0%	253,736	0
JUN	2017			0	0	0.0%	276,506	0
TOTAL		52,182	0	52,182				
FY17 Budget		270,564	0	270,564				
% TO BUDGET		19.3%		19.3%				



**OPEN CAPITAL PROJECTS AS OF 8/31/16**

MUNIS ID	DESCRIPTION	FY2017 REVISED BUDGET	EXPENSED	ENCUMBERED	MUNIS AVAILABLE	ACTUAL AVAILABLE	CLOSE-OUT FY
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**GENERAL GOVERNMENT**

**Public Safety**

PS602	NEW FIRE ENGINE	\$ 737,573	\$ -	\$ -	\$ 737,573	\$ 737,573	17
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**Public Works**

D0810	S-CURVE PATHWAYS	\$ 66,000	\$ 15,000	\$ -	\$ 51,000	\$ 51,000	18
PW004	ILULAQ LAKE DRAINAGE	\$ 1,078,312	\$ 86,868	\$ -	\$ 991,444	\$ 991,444	17
PW203	CITYWIDE MULTIPLE LOCATION DRAINAGE	\$ 3,450,000	\$ 1,680,966	\$ 525,265	\$ 1,243,769	\$ 1,243,769	18
PW204	PAVEMENT RESURFACING-EXISTING PVMN	\$ 7,928,000	\$ 6,523,136	\$ 20,597	\$ 1,384,267	\$ 1,384,267	15*
PW301	SHORE PROTECTION & EROSION CONTROL	\$ 265,000	\$ 48,000	\$ -	\$ 217,000	\$ 217,000	17
PW401	SUMMER BAY BRIDGE REPLACEMENT	\$ 2,330,307	\$ 2,102,900	\$ 22,441	\$ 204,966	\$ 204,966	17
PW502	OSI MITIGATION (LOWER RIVER)	\$ 150,000	\$ 67,192	\$ -	\$ 82,808	\$ 82,808	17
PW601	CEMETERY SURVEY	\$ 35,000	\$ 24,160	\$ -	\$ 10,840	\$ 10,840	17

**Parks, Culture & Recreation**

PR401	AQUATICS CENTER IMPROVEMENTS	\$ 2,047,823	\$ 1,168,038	\$ 841,738	\$ 38,048	\$ 38,048	17
PR601	PUBLIC LIBRARY EXPANSION	\$ 12,500	\$ -	\$ -	\$ 12,500	\$ 12,500	22

**Education**

SS17A	SCHOOLS BACKFLOW PREVENTER INSTALL	\$ 105,119	\$ -	\$ 81,111	\$ 24,008	\$ 24,008	17
SS601	UCSD PLAYGROUND RENOVATION	\$ 300,000	\$ -	\$ -	\$ 300,000	\$ 300,000	17

**Other**

GG17A	GEN GOV BACKFLOW PREVENTER INSTALL	\$ 436,286	\$ -	\$ 339,192	\$ 97,094	\$ 97,094	17
GG601	GIS ORTHOPHOTOGRAPHY	\$ 100,000	\$ -	\$ 95,000	\$ 5,000	\$ 5,000	17
GG602	CITY NETWORK CORE UPGRADE	\$ 302,000	\$ 297,029	\$ 2,856	\$ 2,114	\$ 2,114	17

**TOTAL GENERAL GOVERNMENT \$ 19,343,920 \$ 12,013,288 \$ 1,928,200 \$ 5,402,431 \$ 5,402,431**

**ELECTRIC**

**Electric**

EL17A	ELECT. BACKFLOW PREVENTER INSTALLATION	\$ 38,670	\$ -	\$ 29,495	\$ 9,175	\$ 9,175	17
EL17B	OLD PH BATTERY SYSTEM REPLACEMENT	\$ 263,070	\$ -	\$ -	\$ 263,070	\$ 263,070	17
EL17C	CAPTAINS BAY ELECTRICAL UPGRADE	\$ 2,650,836	\$ 68,695	\$ 127,576	\$ 2,454,566	\$ 2,454,566	17
EL302	POWERHOUSE ENGINE 4* 7,550,900.82 CAP FY15	\$ 8,575,088	\$ 7,667,441	\$ 239,793	\$ 667,853	\$ 667,853	17
EL501	ALYESKA ELECTRICAL TIE-IN	\$ 687,076	\$ 675,347	\$ 6,837	\$ 4,892	\$ 4,892	17

**TOTAL ELECTRIC \$ 12,214,740 \$ 8,411,482 \$ 403,701 \$ 3,399,557 \$ 3,399,557**

**WATER**

**Water**

WA17A	WATER BACKFLOW PREVENTER INSTALL	\$ 77,072	\$ -	\$ 58,990	\$ 18,082	\$ 18,082	17
WA17B	FIBER OPTIC INFRASTRUCTURE DEVELOP	\$ 59,127	\$ -	\$ -	\$ 59,127	\$ 59,127	17
WA17C	PYRAMID WTP MICRO TURBINES	\$ 50,000	\$ -	\$ -	\$ 50,000	\$ 50,000	19
WA17D	WATER TRUCK FILLING STATION	\$ 159,325	\$ -	\$ -	\$ 159,325	\$ 159,325	17
WA304	WATER SUPPLY DEVELOP PHASE II	\$ 560,020	\$ 356,427	\$ -	\$ 203,593	\$ 203,593	18
WA402	WATER FLOW OPTIMIZATION	\$ 99,500	\$ 14,340	\$ -	\$ 85,160	\$ 85,160	18
WA501	PYRAMID WATER STORAGE TANK	\$ 625,000	\$ 93,662	\$ -	\$ 531,338	\$ 531,338	21
WA502	BACKFLOW PREVENTION	\$ 119,365	\$ 119,365	\$ -	\$ -	\$ -	17

**OPEN CAPITAL PROJECTS AS OF 8/31/16**

MUNIS ID	DESCRIPTION	FY2017 REVISED BUDGET	EXPENSED	ENCUMBERED	MUNIS AVAILABLE	ACTUAL AVAILABLE	CLOSE-OUT FY
WA504	WATER UTILITY AUTO METER READ	\$ 106,052	\$ 9	\$ 33,375	\$ 72,668	\$ 72,668	19
WA905	WATER TREATMENT PLANT	\$ 16,403,081	\$ 13,102,813	\$ 127,185	\$ 3,173,084	\$ 3,173,084	17
<b>TOTAL WATER</b>		<b>\$ 18,258,542</b>	<b>\$ 13,686,617</b>	<b>\$ 219,550</b>	<b>\$ 4,352,376</b>	<b>\$ 4,352,376</b>	

**WASTEWATER**

**Wastewater**

J0519	WASTE WATER TREATMENT PLANT	\$ 31,786,913	\$ 29,709,054	\$ 307,319	\$ 1,770,539	\$ 1,770,539	17
WW17A	WW BACKFLOW PREVENTER INSTALL	\$ 24,123	\$ -	\$ 18,434	\$ 5,689	\$ 5,689	17
WW17B	FIBER OPTIC INFRASTRUCTURE DEVELOP	\$ 59,127	\$ -	\$ -	\$ 59,127	\$ 59,127	17
WW17C	LIFT STATIONS 2&5 DISCHARGE PIPE	\$ 122,250	\$ -	\$ -	\$ 122,250	\$ 122,250	17
<b>TOTAL WASTEWATER</b>		<b>\$ 31,992,413</b>	<b>\$ 29,709,054</b>	<b>\$ 325,753</b>	<b>\$ 1,957,605</b>	<b>\$ 1,957,605</b>	

**SOLID WASTE**

**Solid Waste**

SW101	LANDFILL CELLS 2-1 & 2-2	\$ 9,290,096	\$ 5,278,330	\$ 59,580	\$ 3,952,186	\$ 3,952,186	17
SW17A	SW BACKFLOW PREVENTER INSTALL	\$ 82,796	\$ -	\$ 66,364	\$ 16,432	\$ 16,432	17
<b>TOTAL SOLID WASTE</b>		<b>\$ 9,372,892</b>	<b>\$ 5,278,330</b>	<b>\$ 125,944</b>	<b>\$ 3,968,618</b>	<b>\$ 3,968,618</b>	

**PORTS & HARBORS**

**Ports & Harbors**

PH17A	PORTS BACKFLOW PREVENTER INSTALL	\$ 137,147	\$ -	\$ 106,919	\$ 30,228	\$ 30,228	17
PH201	DREDGE ENRANCE CHANNEL-COE RECON	\$ 41,000	\$ 50,175	\$ 14,856	\$ (24,031)	\$ (24,031)	21
PH301	UMC POSITIONS III & IV REPLACEMENT & EXPANSION	\$ 3,005,858	\$ 2,067,306	\$ 828,923	\$ 109,629	\$ 109,629	19
PH303	ROBERT STORRS BOAT HARBOR C-FLOAT	\$ 5,726,849	\$ 5,345,373	\$ -	\$ 381,476	\$ 381,476	17
PH601	LIGHT CARGO DOCK EXPANSION	\$ 4,245,650	\$ 164,314	\$ 2,619,120	\$ 1,462,217	\$ 1,462,217	17
PH602	LIGHT CARGO DOCK & UMC DREDGING	\$ 109,650	\$ -	\$ -	\$ 109,650	\$ 109,650	21
PH905	ROBERT STORRS SBH IMPROVE A&B	\$ 50,000	\$ -	\$ 22,360	\$ 27,640	\$ 27,640	22
<b>TOTAL PORTS &amp; HARBORS</b>		<b>\$ 13,316,154</b>	<b>\$ 7,627,168</b>	<b>\$ 3,592,178</b>	<b>\$ 2,096,808</b>	<b>\$ 2,096,808</b>	

**AIRPORT**

**Airport**

AP17A	AIRPORT BACKFLOW PREVENTER INSTALL	\$ 27,696	\$ -	\$ 22,121	\$ 5,575	\$ 5,575	17
<b>TOTAL AIRPORT</b>		<b>\$ 27,696</b>	<b>\$ -</b>	<b>\$ 22,121</b>	<b>\$ 5,575</b>	<b>\$ 5,575</b>	

**HOUSING**

**Housing**

EH17A	HOUSING BACKFLOW PREVENTER INSTALL	\$ 15,727	\$ -	\$ 14,747	\$ 980	\$ 980	17
<b>TOTAL HOUSING</b>		<b>\$ 15,727</b>	<b>\$ -</b>	<b>\$ 14,747</b>	<b>\$ 980</b>	<b>\$ 980</b>	

**TOTAL OPEN PROJECTS \$ 104,542,083 \$ 76,725,940 \$ 6,632,195 \$ 21,183,949 \$ 21,183,949**

**CITY OF UNALASKA, ALASKA  
PLANNING COMMISSION & PLATTING BOARD  
HISTORIC PRESERVATION COMMISSION  
REGULAR MEETING  
THURSDAY, JULY 21, 2016, 6:00 P.M.  
UNALASKA CITY HALL COUNCIL CHAMBERS  
AGENDA**

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**PLANNING COMMISSION & PLATTING BOARD**

**CALL TO ORDER:** Chair Jessica Earnshaw called the meeting to order at 6:00 PM.

**ROLL CALL**

Physically Present

Doanh Tran  
Jessica Earnshaw  
Vicki Williams

Excused

Billie Jo Gehring (medical)  
Lottie Roll (medical)

Staff Present

Anthony Grande, Planning Director  
Thomas Roufos, Associate Planner

**REVISIONS TO THE AGENDA:** Chair Earnshaw asked if there is any revision to the agenda. Mr. Grande stated that he would recommend removing Resolution 2016-08 from Public Hearing and New Business. Mr. Grande also, stated that the staff is working on getting more details for Resolution 2016-08.

Chair Earnshaw asked if there is any further revision to the agenda. Hearing none, Chair Earnshaw approved the agenda as amended.

**APPEARANCE REQUESTS:** None

**ANNOUNCEMENTS:** Commissioner Williams stated she will be leaving town on the 28<sup>th</sup> or the 29<sup>th</sup> of August on Medical.

Anthony Grande announced the Historic Resources Inventory is completed and is on the Planning Department website. Anthony Grande also announced we have the opportunity to do Planning Commission Training that is free through the State; we would pay for airfare and lodging. It would either be done all in one day could be a Saturday, could also have three or so afternoon sessions on the last week of August or early September.

Commissioner Tran stated she will be gone on travel the last week of August also asked if the State could come earlier. Anthony replied that it could be done the same week of a planning commission.

Chair Earnshaw stated that she will also be gone around the August Planning Commission Meeting.

Commissioner Tran asked if this training will be open to the public or if it will be for Commissioners only. Anthony Grande responded to say that it will be open since all meeting pertaining to the Planning Commissioners have to be open. Commissioner Tran asked about site visits for training or tour.

Anthony Grande responded that he would have to work with their person who will be going to the training and it would be difficult because of needing to publish where you will visit ten days in advance.

**MINUTES:** Planning Commission & Platting Board, May 19, 2016. Chair Earnshaw asked for a motion to approve the minutes from May 19, 2016 meeting. Commissioner Williams called for a motion to approve the minutes from May 19, 2016 meeting. Commissioner Tran seconded the motion. Chair Earnshaw asked if there were any further discussion on the minutes. Hearing none, Chair Earnshaw declared the minutes from May 19, 2016 approved without objection.

#### PUBLIC HEARING

1. **RESOLUTION 2016-10:** APPROVING A CONDITIONAL USE PERMIT FOR THREE EXISTING RESIDENTAL UNITS ON LOT 14, BLOCK 8, HAYSTACK HILL SUBDIVISION, LOCATED AT 189 TRAPPER DRIVE

Chair Earnshaw asked if any member of the public would like to testify. Member of the public, Mr. Price asked to speak after hearing the other discussion. Chair Earnshaw responded that he could be written in under new business item.

Chair Earnshaw asked if there is any further public testimony for Resolution 2016-10. Hearing none, Chair Earnshaw closed public hearing for Resolution 2016-10.

#### OLD BUSINESS

*No Items*

#### NEW BUSINESS

1. **RESOLUTION 2016-10:** APPROVING A CONDITIONAL USE PERMIT FOR THREE EXISTING RESIDENTAL UNITS ON LOT 14, BLOCK 8, HAYSTACK HILL SUBDIVISION, LOCATED AT 189 TRAPPER DRIVE

Chair Earnshaw asked if there are any ex parte comments or conflict of interest by commissioners. Hearing None, Chair Earnshaw called for staff presentation. Thomas Roufos explained that this conditional use permit was granted with a condition that a backflow preventer would be installed, and because this didn't happen within the year, the conditional use permit has to be renewed. Work toward the installation of the backflow preventer has been made therefore Thomas Roufos stated the recommendation of the approval of Resolution 2016-10.

Chair Earnshaw thanked Thomas Roufos for the presentation. Chair Earnshaw asked the Commissioners if they had any question for Staff. Hearing none, Chair Earnshaw asked if there is any further public testimony. Mr. Chris Price, an adjacent landowner, asked what the backflow preventer was and why it was asked to be put in as a condition. Mr. Price stated he believed that Mr. Deffendall was going to be subdividing the lot.

Anthony Grande explained that the Public Utility Department requested that we add the backflow preventer to the conditional use permit as a retroactive motion to bring the triplex up to current code to continue to allow the triplex to be used as such. This protects the community water main line from whatever is in the service line. Anthony Grande stated also that this current conditional use permit is just to allow the triplex to continue to be used as such; also there is a preliminary plat that has been seen by the planning department and is currently resting on this conditional use permit to be completed before it can progress to the next step.

Chair Earnshaw asked if there was any further discussion from the Commissioners, Anthony Grande asked if the Chair would accept another comment from the public, Chair Earnshaw accepted.

Mr. Chris Price asked if the triplex will be required to have separate meters for utility for each unit. Mr. Price also stated that Bruce McConnell might be trying to convert his duplex to a triplex. Mr. Price stated that the area is starting to have some intense development in terms of parking and road drainage issues. When it rains water comes down the road and causes it to be disrupted and damaged.

Anthony Grande responded by saying that Condition number 2 in the Resolution states that prior to issuance of a conditional use permit, the meter(s) must meet the standards that public utilities sets for a triplex. When the lot will or is preparing to be subdivided the owner will need to show 6 adequate parking spaced for the subdivision.

Chair Earnshaw asked for a motion to approve Resolution 2016-10. Commissioner Tran made a motion to approve Resolution 2016-10: A Resolution Approving a Conditional Use Permit for Three Existing Residential Units on Lot 14, Block 8, Haystack Hill Subdivision, Located at 189 Trapper Drive. Commissioner Williams seconded.

Chair Earnshaw asked if there is any further Commissioners discussion, Hearing none. Chair Earnshaw call for a vote to approve the Resolution 2016-10. The vote was unanimous (3-0), and the Resolution 2016-10 was approved.

## WORKSESSION

### 1. **Comprehensive Plan 2030**

Anthony Grande began his presentation by stating that he wanted to talk today about the comp plan and the plans to move forward with the next comp plan that we need to do that is on the plan. 2020 would be next scheduled time to do comp plan would take us to 2030. We are looking to do it earlier. Some reasoning is that we are looking for guidance in comp plan now and we can't find it. We did the land use plan last year to get more info from the community on land use, but still some things like capital projects we need more guidance on. Right now it is difficult to tie capital projects back to comp plan.

Why do we want to do a comp plan? We are required by law to prepare a comp plan. Plan must be prepared by the planning department and approved by the planning commission and city council.

Comprehensive Planning, why we do one, it really is comprehensive; it looks at the big picture. It coordinates local decision making. Helps decide what capital projects to invest in. Guiding actions of different agencies and puts everyone on the same path. Spend a year with public input for the future of Unalaska for development. It gives guidance to private companies. Long range future it is about the process. It gets people talking that may not have been talking. It is a great tool to get public input. Everyone has to do a comp plan.

What is a comp plan? The comp plan is a plan for the physical development for the city based on existing and anticipated needs. Our code focuses on physical development, which is the primary interest. State law describes comp planning as physical, social, and economic development. When we think about physical development, we also plan social and economic development. Plan describes what should happen in the city overall including private industry. Land use, community facilities, and transportation are included in the comprehensive plan.

Comp plan would normally be broken out into three parts, existing conditions and trends, where we are now, and then make assumptions. This lays the foundation and the biggest part of the plan is the components. General best practice is to include housing. We should also include economic and community development, historic preservation, and implementation. We want to focus on city government actions, not on private industries or non-profit organizations. Set specific goals and list things in order of importance. Future zoning land use map is a great visual. We have to set up a work plan each year; it would be good to link it back to the comp plan to give us guidance.

Why now? We have a missing link between implementation and planning and policy. We are missing the strategy level, almost a year of discussion has happened on how to improve this. We want to write a new comp plan and write an implementation plan into the comp plan. Visioning is when we talk with the public and get there input; the questions we ask are: Where are we now? Where are we going? Where do we want to be? How do we get there? Plan components are; use public outreach, outline goals and recommendations, dialog and public outreach, write the plan, dialog and outreach, approval stage and council. The visioning workshops will start in October.

Planning Commission has to approve the comp plan before it can go to city council. Some meetings may be combined. The size of the document should be manageable and under 100 pages. The plan will get to the point and be concise. We will try to include as many graphics as possible. Easy to follow and possibly color coded, specific, and easy understand.

Commissioner Earnshaw suggested community drop boxes be placed around town. Anthony Grande agreed with this statement and mentioned that we have used this idea in the past and it was effective. Chair Earnshaw stated that it was a great way to get different means of communication to the community. Commissioner Tran stated that we get to come together and think about timeless things that are going to be lasting for the community and she is excited. Chari Earnshaw mentioned she would like to see the community with two big community gardens. Anthony Grande followed up with saying we can have a work session for every monthly planning commission meeting. Chair Earnshaw asked if there were any further announcements, hearing none she adjourned.

**ADJOURNMENT:** Chair Earnshaw adjourned the meeting at 7:10 PM.

PASSED AND APPROVED THIS 18<sup>th</sup> DAY OF August, 2016 BY THE CTY OF UNALASKA, ALASKA PLANNING COMMISSION.

*Caroline S. Will*  
~~Jessica Earnshaw~~ Vicki Williams  
Acting Commission Chair

8-18-16  
Date

*Anthony Grande*  
Anthony Grande, AICP  
Secretary of the Commission

8-18-16  
Date

Prepared by Morgyn McConnell and Anthony Grande, Planning Department

**CITY OF UNALASKA, ALASKA  
PLANNING COMMISSION & PLATTING BOARD  
REGULAR MEETING  
THURSDAY, AUGUST 18, 2016, 6:00 P.M.  
UNALASKA CITY HALL COUNCIL CHAMBERS  
MINUTES**

**CALL TO ORDER:** Acting Chair Williams called the meeting to order at 6:03 PM. Acting Chair Williams turned the proceedings over to Director Anthony Grande, as Secretary of the Commission. Mr. Grande stated there was no quorum and resolved to reconvene in 10 minutes.

Acting Chair Williams called the meeting to order at 6:09pm and turns proceedings to Mr. Grande. Without objection, Mr. Grande stated that he would run through the agenda, as the Secretary of the Commission, in the absence of the Chair.

**ROLL CALL**

Commissioners Physically Present

Doanh Tran

Lottie Roll

Vicki Williams

Commissioners Absent

Jessica Earnshaw

Billie Jo Gehring

Staff Present

Anthony Grande, Planning Director, Secretary of the Commission

Thomas Roufos, Associate Planner

**REVISIONS TO THE AGENDA:** None

**APPEARANCE REQUESTS:** None

**ANNOUNCEMENTS:** Secretary Anthony Grande announced that there will be a commissioner training session on Saturday, September 17, 2016. It will be a most of the day activity, most likely 9am to 5 pm. The time and schedule is not yet worked out. There will be food and coffee. There is a person from the State that will be coming out to talk and do the training with the commissioners. She has worked with Planning Commissions in small communities in rural Alaska. Secretary Anthony Grande announced that he would like to move the Thursday, September 15, 2016 meeting to Friday, September 16, 2016 so that the person from the State can sit in on the meeting. There was no objection from the Commissioners.

Commissioner Roll announced that culture night is tonight (Polynesian) and tomorrow (Filipino) night and the next day is HOA.

Acting Chair Williams stated the funeral for Nina "Nellie" Bereskin will be tomorrow at 11am.

**MINUTES:** Mr. Grande asked if there were any objections to the minutes of the July 21, 2016 meeting of the Planning Commission & Platting Board. Hearing none, Mr. Grande declared the minutes approved without objection.

PUBLIC HEARING

1. **RESOLUTION 2016-08:** APPROVING PRELIMINARY PLAT OF COXCUMB SUBDIVISION ADDITION NO. 1, A REPLAT OF LOTS 1 AND 2, COXCUMB SUBDIVISION, AND A PORTION OF UNSUBDIVIDED GOV. LOT 4, SECTION 1, T73S, R118W, SM

Mr. Grande asked if any member of the public would like to testify. Hearing none, Mr. Grande closed public hearing for Resolution 2016-08.

#### OLD BUSINESS

*No Items*

#### NEW BUSINESS

1. **RESOLUTION 2016-08:** APPROVING PRELIMINARY PLAT OF COXCUMB SUBDIVISION ADDITION NO. 1, A REPLAT OF LOTS 1 AND 2, COXCUMB SUBDIVISION, AND A PORTION OF UNSUBDIVIDED GOV. LOT 4, SECTION 1, T73S, R118W, SM

Mr. Grande asked if there are any ex parte communications or conflicts of interest by commissioners. Hearing None, Mr. Grande called for staff presentation.

Associate Planner Thomas Roufos explained that this property is going to have its Right-Of-Way rerouted to be in accordance with an agreement with OC. This will bring the Right-Of-Way more in line with the existing traveled road way. Mr. Roufos explained that in 2002 the City and OC agreed to vacate the Right-Of-Way through the center of the dump. The new Right-Of-Way is outside of the dump. This is to bring paper documents to match the current Right-Of-Way. The Right-Of-Way through the dump has not been open to public due to danger. It will be open during business hours, but we will be vacating up to the edge of the road. We will be getting rid of a lot line for it to be in accordance with code 8.12 Zoning, no lot under 10,000 sqft. 808070A3D this will be met. The road will still be maintained as a roadway.

Thomas Roufos explained that it is the Planning Department's recommendation that the Commission approve this Resolution 2016-08.

Acting Chair Williams asked Thomas Roufos to read the last 'now where-as'

Thomas Roufos stated now therefore be it resolved the platting board approves the preliminary plat of Coxcomb Subdivision Addition 1 with the following conditions of approval in accordance with the standards outlined in Unalaska Code of Ordinances Chapter 8.08 (Platting and Subdivision): 1. A closure report shall be submitted. 2. Electronic versions of the final plat shall be provided to the Department of Planning at the time of mylar plat submittal, allowing for incorporation into the City's CADD and GIS programs.

Acting Chair Williams thanked Thomas Roufos for stating that.

Mr. Grande asked the Commissioners if they had any question for Staff. Thomas Roufos wanted to add to his report. He stated to the Commissioners that because this will be a vacation of a public Right-Of-Way that this will go to the City Council. Hearing no more, Mr. Grande asked if there is any further public testimony.

Hearing none, Mr. Grande asked for a motion to approve Resolution 2016-08. Commissioner Roll made a motion to approve Resolution 2016-08. Commissioner Tran seconded. Mr. Grande asked if there is any further Commissioners discussion, Hearing none. Noting that no member of the public had signed up to speak to this item, Mr. Grande called for a vote to approve the Resolution 2016-08. The vote was unanimous (3-0), and the Resolution 2016-08 was approved.

2. **REPORT OF PLANNING DETERMINATION:** DATED 7/12/2016 REDUCING THE FRONT YARD REQUIREMENT FROM 20 FEET TO 18 FEET AT 55 CHOATE LANDE (NO COMMISSIONER ACTION NEEDED)

Director Anthony Grande stated that all determinations made by the Planning Director need to be reported to the Commission according to code and all determinations are appealable to the Commission by effected parties. Code



allows the Director to give a variance of 10% or less. Without objecting, Secretary Anthony Grande moved to item number 3.

**3. RESOLUTION 2016-11: ESTABLISHING GOALS FOR THE PROCESS AND OUTCOME OF THE COMPREHENSIVE PLAN REWRITE PROJECT**

Director Anthony Grande stated that this resolution is related to establishing goals for the comprehensive plan project that was mentioned at the last meeting. He stated that we can add other goals or amendments if the Commissioners had any. Mr. Grande stated that at last month's meeting the Comprehensive Plan Rewrite project was talked about and received lots of positive feedback. We have been moving forward with the project and would like to have goals written out and clearly stated to help out later down the road.

Mr. Grande stated he would like Commissioner input and decide if they agree with the goals or if they should be amended. This project is going to take a year or more and the process will be a long one. He stated that having goals approved and written in stone to ensure that the project follows the goals into the future. He stated that he had three goals written for the process, and he reviewed them individually.

Mr. Grande stated that he also has three goals for the outcome, and he reviewed them individually.

Mr. Grande asked for a motion to approve. Acting Chair Williams motioned to approve Resolution 2016-11. Commissioner Tran seconded the motion.

Mr. Grande asked for Commissioner input starting with Acting Chair Williams.

Acting Chair Williams stated that she liked that he said that we want to write to people and want to get ahold of people in ways that are easy for elders and she also liked that we want to make this document and process easy to read and understand. She stated that is why people don't come to the meetings. She stated to get locals to come we need to write things in simple language.

Commissioner Tran stated that she thinks the resolution highlights the goals that were talked about in the last meeting. She also suggested the Planning Department keep documents of statements and comments from the public.

Mr. Grande replied that all the comments that are submitted to the Planning Department are valued and looked at. He stated that we should keep a log of the comments. He also stated that we can track the comments geographically with our GIS systems, the comments can be put in specific spots on the map and can be pulled up later and know where the comment was made on the map.

Commissioner Tran asked if it was public or not. Mr. Grande stated that our GIS information is not currently open to the public but could be in the future.

Mr. Grande asked if there is any further Commissioners discussion, Hearing none. Secretary Anthony Grande called for a vote to approve the Resolution 2016-11. The vote was unanimous (3-0), and the Resolution 2016-11 was approved.

WORKSESSION

*No Items*

**ADJOURNMENT:** Acting Chair Williams adjourned the meeting at 6:43 PM.

PASSED AND APPROVED THIS 16<sup>th</sup> DAY OF SEPTEMBER, 2016 BY THE CTY OF UNALASKA PLANNING COMMISSION.

*Acting*  
Billie Jo Gehring  
~~Jessica Earnshaw~~  
Commission Chair

9/16/16  
Date

Anthony Grande  
Anthony Grande, AICP  
Secretary of the Commission

9/16/16  
Date

Prepared by Morgyn McConnell and Anthony Grande, Planning Department

To: Mayor and Council  
From: Erin Reinders, Assistant City Manager  
Subject: Manager's Report  
Date: September 27, 2016

**Port and Harbor Conference:** The Ports Department is hosting this year's Alaska Association of Harbormasters & Port Administrators (AAHPA) conference at the Grand Aleutian Hotel, September 26 through 29. The conference is being held in Unalaska for the first time in 20 years. An agenda is enclosed (as of September 21<sup>st</sup>) and Council members are welcome to stop by and take in some of the presentations. We are fortunate to be able to have two local presenters Alaska Sea Grant Melissa Good will be presenting on Marine Mammal Entanglement procedures and Mayor Marquardt will be discuss Arctic Port Development.

**Aquatics Center:** Project is complete and the facility is in use. A few minor Punch List items remain (women's locker room mirror, sauna light cover, sauna door adjustment). Repairs to the 8 steel column bases will be conducted in early FY18.

**Light Cargo Dock (LCD):** Turnagain Marine Construction (TMC - same contractor who performed the Bobby Storrs C Float project) began work during the last week of August. An Owner requested Change Order was issued to TMC for demolition of the WW2 warehouse slab near the Latitude 54 Building. The rubble will be used as backfill at the LCD. Demolition is complete and TMC is installing sheet piling. Their schedule slipped a week from the initial baseline schedule but a compression of subsequent work activities enabled them to catch up and they are presently on schedule.

**Homeland Security Grant:** The Department of Homeland Security and Emergency Management has awarded the City of Unalaska \$325,000.00 to fund a security fencing project. The grant is to be used to purchase and install security fencing around the Unalaska Marine Center, with eight sliding gates that will provide controlled access to the dock. The UMC facility is a central shipping hub for international and domestic cargo vessels, and is the only facility in Southwest Alaska used by cruise ships. The need for security fencing has been identified during annual port facility security drills, and during the Alaska Shield exercise. This project will increase our ability to meet Homeland Security requirements by controlling access to the dock, and therefore allowing us to better screen personnel accessing the dock. More details about the project will be reviewed as we being the CMMP process.

**PCR Awards:** Recreation Manager Albert Burnham received the New Professional Award and PCR Director D. Tyrell McGirt received the Professional Award at the annual Alaska Recreation and Park Association (ARPA) conference awards banquet held in Petersburg, Alaska on September 16<sup>th</sup>. The New Professional award is awarded to an Alaska professional that possess the qualities and talents that will eventually place them in a top leadership position within the field of parks and recreation. Recipients must be a member of ARPA; have a minimum five years' experience as a leader, instructor, supervisor, administrator, consultant, or a combination of these services in the field of parks and recreation; contribute to the profession through arts and culture, sports, parks maintenance, horticulture, and education and consulting services; and high recommendations and respect from staff within their agency and professionals from across the state. D. Tyrell McGirt says, "Albert is very deserving of this award. Not only has he been a stellar PCR employee but he has been a valued asset to ARPA. His willingness serve on the Board, be a regular conference presenter, and be editor of the association's newsletter speaks to his level of commitment to professional field of parks and recreation. Albert has earned the admiration of his peers from across the state. Unalaska and PCR should be proud to have him a part of our community." Congrats to both Albert and D. Tyrell!



# 2016 Conference Agenda

## Monday, September 26, 2016

- 4:00-7:00 pm      Conference Registration & Check-In  
*Grand Aleutian Hotel, Makushin Room, 2<sup>nd</sup> Floor*
- 6:30-8:00 pm      Welcome Reception & Exhibitor Open House  
*Reception, Makushin Room*  
*Exhibitor Open House, Shishaldin Room, 2<sup>nd</sup> Floor*

*All sessions and meals will take place in the Makushin Room*

## Tuesday September 27, 2016

- 7:15-8:00 am      Breakfast
- 8:00-8:30 am      Welcome and Opening Comments  
*Carl Uchytel, President – AAHPA*  
*Shirley Marquardt, Mayor - City of Unalaska*
- 8:30-9:15 am      Call of the Sponsors
- 9:15-10:15 am     Call of the Ports, Part 1
- 10:15-10:30 am    Break
- 10:30-11:15 am    Marine Mammal Strandings in Unalaska  
*Melissa Good - Alaska Sea Grant / Marine Advisory Program Agent*
- 11:15-12:00 pm    Call of the Ports, Part 2  
Executive Board Meeting
- 12:00-1:00 pm     Lunch

- 1:00-1:30 pm Arctic Development and Coastal Alaska: One Community's Response to the Challenges  
*Shirley Marquardt - City of Unalaska*
- 1:30-2:00 pm Call of the Ports, Part 3
- 2:00-2:45 pm Unalaska Marine Center – Expanding for the Future  
*Dempsey Thieman - PND Engineers, Inc.*
- 2:45-3:30 pm Fennica Survey Response and NOAA Survey Planning Methodology  
*Tim Smith and Matt Forney - NOAA*
- 4:00 pm Port Tour

## Wednesday September 28, 2016

- 7:15-8:00 am Breakfast
- 8:00-9:00 am Alaska District's COE Civil Works Program 2016-2017  
*Ronnie Barcak - U.S. Army Corps of Engineers*
- 9:00-9:30 am TWIC Reader Regulations for Cruise Ship Facilities  
*Brett Farrell - Marine Exchange of Alaska*
- 9:30-10:00 am Alaska Clean Harbors Hand-Off and Update  
*Rachel Lord - Cook Inlet Keeper*  
*Jen Karnik - Marine Exchange of Alaska*
- 10:00-10:30 am Break
- 10:30-11:15 am Derelict Vessel Task Force Update  
*Bryan Hawkins - City of Homer Port Director & Harbormaster*
- 11:15-12:00 pm Weather for Harbormasters - Navigating NWS Forecasts & Services  
*Louise Fode - National Weather Service*
- 12:00-1:00 pm Lunch

1:00-2:00 pm	Tsunamis in Alaska: What You Need to Know <i>Cindi Preller - NOAA</i>
2:00-2:15 pm	Call of the Ports, Part 4
2:15-3:00 pm	Tsunamis: Maritime Guidance for Alaska and the Nation <i>Dan Belanger &amp; Cindi Preller - NOAA</i>
3:15-3:30 pm	Break
3:30-5:00 pm	AAHPA Annual Business Meeting
6:30-9:30 pm	Banquet

## Thursday September 29, 2016

7:15-8:00 am	Breakfast
8:00-9:00 am	Economic Benefits of Ports and Harbors in Alaska <i>Michelle Humphrey and Mike Fisher - Northern Economics, Inc.</i>
9:00-9:45 am	Maintenance of Electrical Systems in Harbors <i>Mark Morris - Morris Engineering Group, LLC</i>
9:45-10:30 am	Procurement, Permitting and Procrastination: It's Never Too Late to Rethink Your Strategy <i>Ronald L. McPherson - HDR, Inc.</i>
10:30-10:45 am	Break
10:45-11:15	Closing Comments

# INVESTMENT REVIEW

*for period ending August 31, 2016*

## City of Unalaska

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TRUSTED ADVISORS ▪ MORE EXPERTS ▪ BETTER ACCESS



ALASKA PERMANENT  
CAPITAL MANAGEMENT

Registered Investment Adviser

# Portfolio Review

*as of August 31, 2016*



# Account Summary as of August 31, 2016

*City of Unalaska*

Account Inception

**June 1995**

Current Market Value

*August 31, 2016*

**\$102,355,296**

Annualized Account Return

*June 30, 1995 – August 31, 2016; Gross of Fees*

**+3.95%**

Annualized Benchmark Return

*June 30, 1995 – August 31, 2016*

**+3.73%**

Current Benchmark

**Barclays 1-3 Year Gov't Index**

# Historical Market Value as of August 31, 2016

*City of Unalaska*

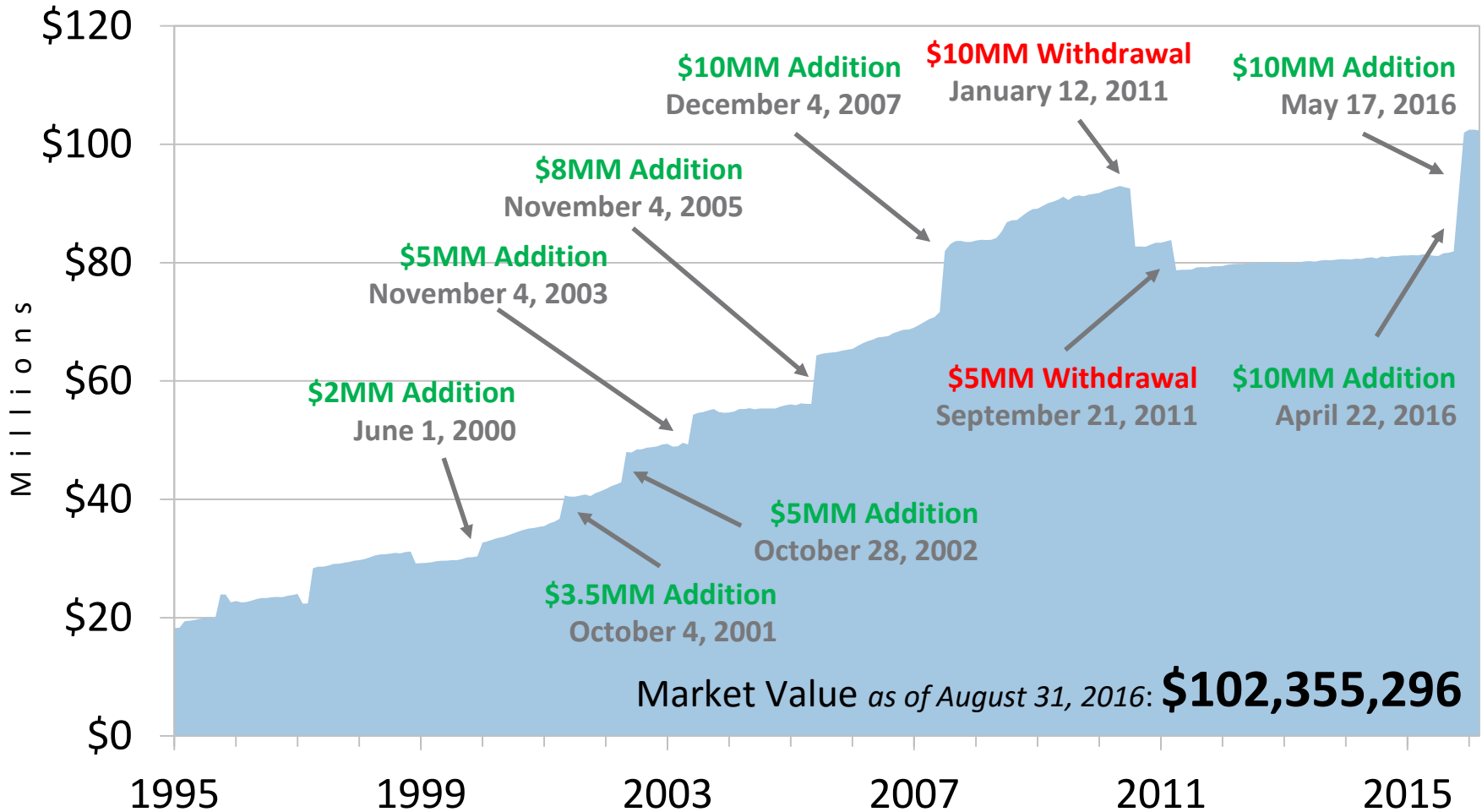
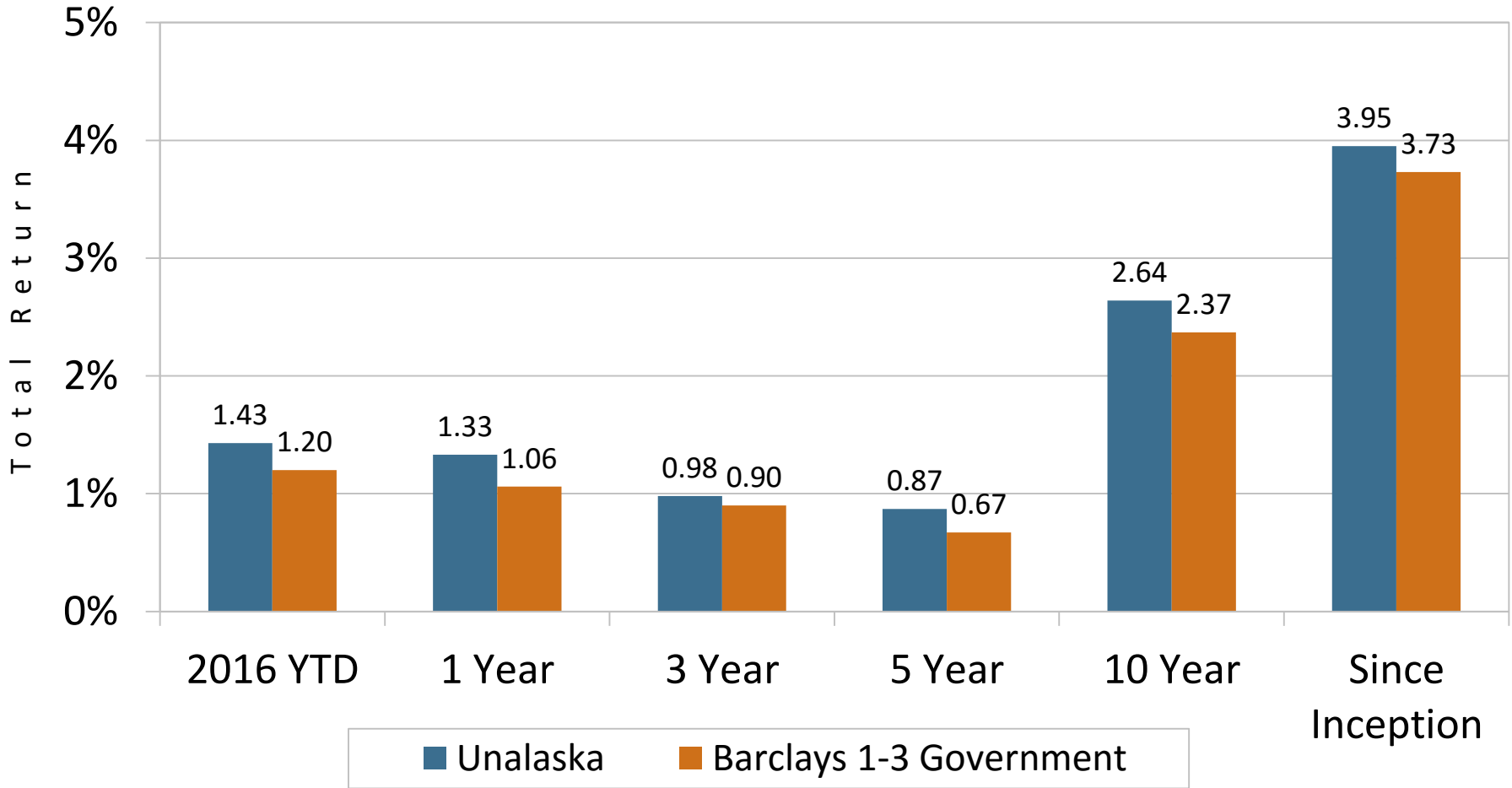


Chart shows month-end portfolio market value from June 1995 to August 2016.

# Account Performance as of August 31, 2016

*City of Unalaska*



Performance is gross of fees and annualized for periods greater than one year. Inception performance begins on June 30, 1995. Benchmark is the Barclays 1-3 Year Government Index.

# Activity Summary For fiscal year ending June 30, 2016

*City of Unalaska*

<b>Account Market Value on June 30, 2015</b>	<b>\$81,216,710</b>
Additions	\$20,000,000
Withdrawals	(\$6,998)
Interest	\$943,880
Change in Market Value	\$337,352
<b>Account Market Value on June 30, 2016</b>	<b>\$102,490,944</b>

# Characteristics and Distribution as of August 31, 2016

## City of Unalaska

Summary Statistics				Performance		
	8/31/2015	8/31/2016	Benchmark		Portfolio	Benchmark
<b>Market Value</b>	\$81,204,646	\$102,355,296	-	<b>2016 YTD</b>	1.43%	1.20%
<b>Yield to Maturity</b>	0.78%	0.92%	0.81%	<b>1 Year</b>	1.33%	1.06%
<b>Average Quality</b>	AAA	AA+	AAA	<b>3 Year</b>	0.98%	0.90%
<b>Average Maturity (Yrs)</b>	1.35	1.75	1.94	<b>5 Year</b>	0.87%	0.67%
<b>Effective Duration</b>	1.64	1.76	1.92	<b>10 Year</b>	2.64%	2.37%
Bond Sectors				Quality		
	Portfolio	Benchmark		Portfolio	Benchmark	
<b>Cash</b>	0.3%	-	<b>AAA</b>	77.1%	92.0%	
<b>U.S. Treasury</b>	69.0%	91.5%	<b>AA</b>	4.0%	8.0%	
<b>U.S. Agency</b>	-	8.4%	<b>A</b>	9.3%	-	
<b>MBS, ABS, CMBS</b>	9.4%	-	<b>BBB</b>	9.6%	-	
<b>Corporates</b>	21.3%	0.1%	<b>Other</b>	-	-	
<b>Other</b>	-	-				
<b>Total</b>	100%	100%	<b>Total</b>	100%	100%	

Data as of August 31, 2016. Benchmark is the Barclays 1-3 Year Government Index. Performance is gross of fees and annualized for periods greater than one year.

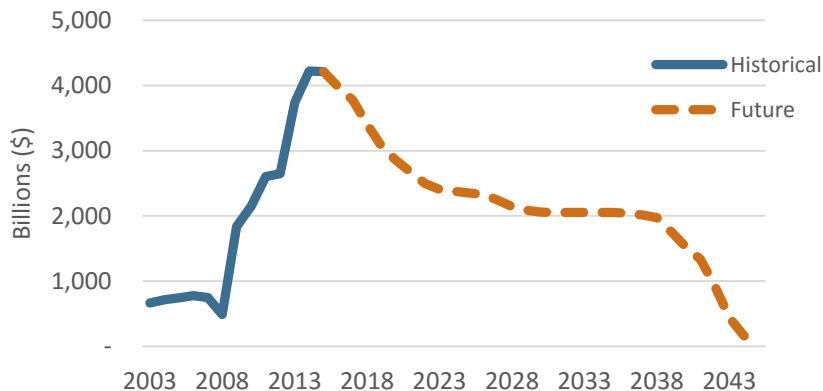
# Economic & Market Outlook

# Monetary Policy and The Fed

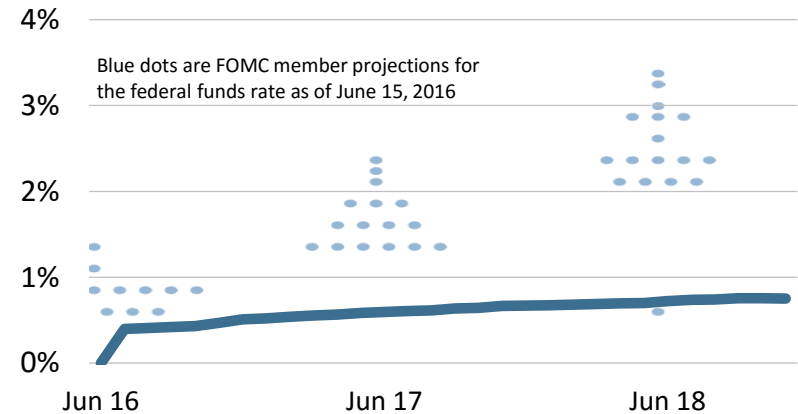
## Time Line

- Sept 2007: Lowered target to 4.75%
- Nov 2008: FFR reaches close to zero, Now What?
- Dec 2008: QE1
- Nov 2010: QE2
- Sept 2012: QE3, Forward guidance introduced – purchases until labor market “substantially improves”
- December 2013: Tapering
- Oct 2014: End of QE
- Dec 2015: Rate Hike

## Federal Reserve Total Balance



## Fed Funds Futures



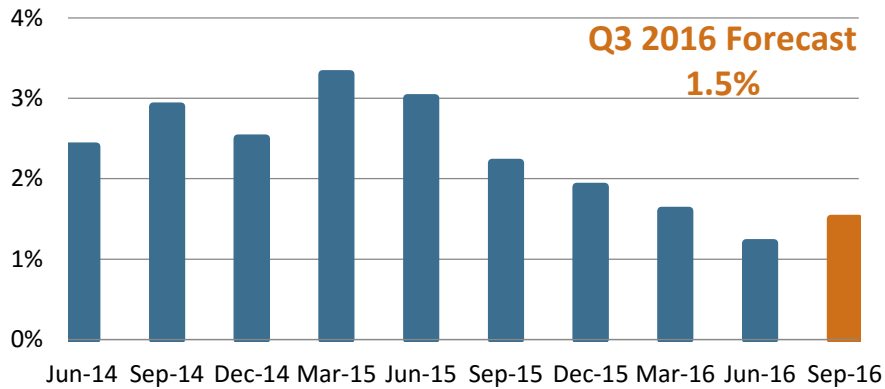
Data: Bloomberg as of June 30, 2016

## Portfolio Impact

- Short rates will have some yield volatility
- Uncertainty in the path of rates
- Fed and market expectations differ
- Forces pushing rates lower (soft ceiling)
  - Smaller inflation premium
  - Demand for collateral
  - Softening Economic Fundamentals

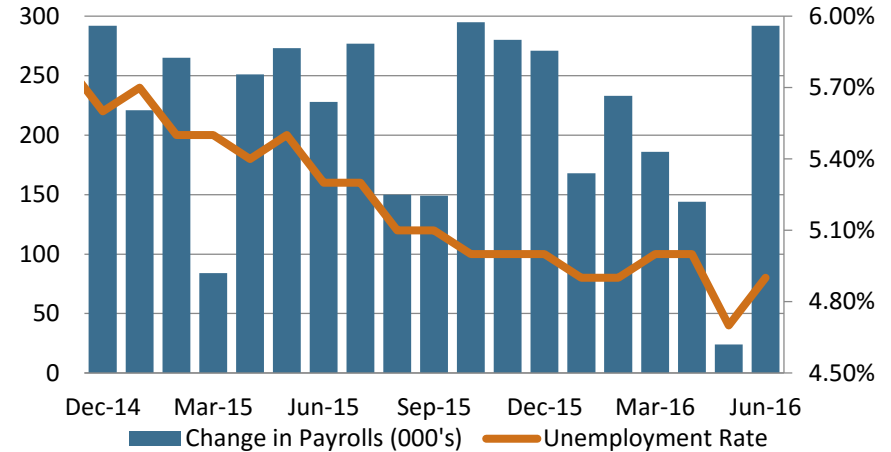
# Economy

**YoY Gross Domestic Product**



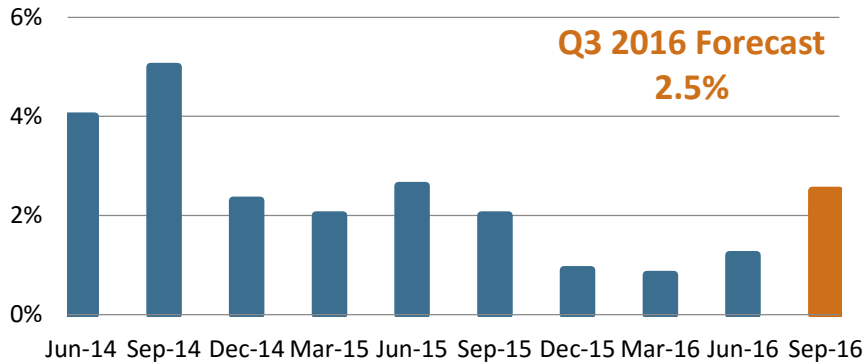
Bureau of Economic Analysis

**Job Growth and Unemployment Rate**



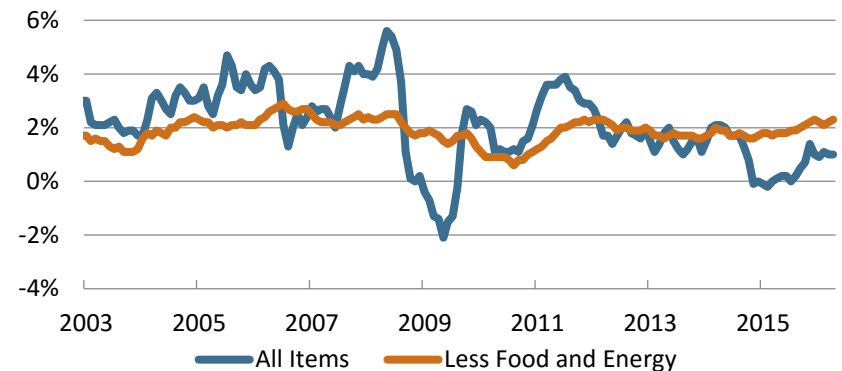
Bureau of Labor Statistics

**QoQ Gross Domestic Product**



Bureau of Economic Analysis

**Consumer Price Index (YoY)**



Bureau of Labor Statistics



# Economy

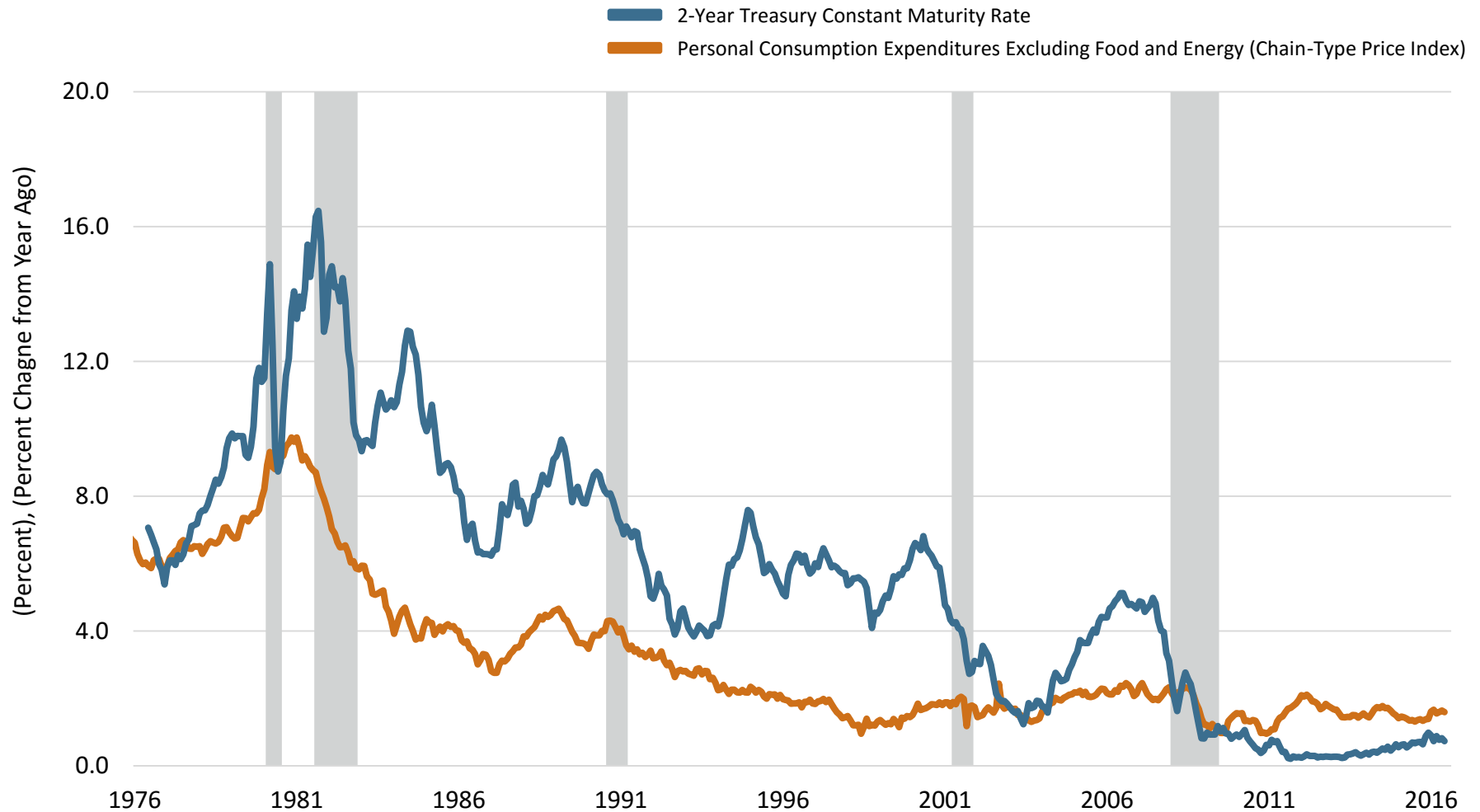
## Bull

- U.S. Economy slightly improving
- Labor market near full employment
- Weak global inflation
- Global monetary ease
- Consumer Spending
- Fiscal spending

## Bear

- Higher rates too quickly
- Weak U.S. industrial production
- Housing weakness
- Slowdown in global economy
- Stock market correction – earnings
- Too much leverage

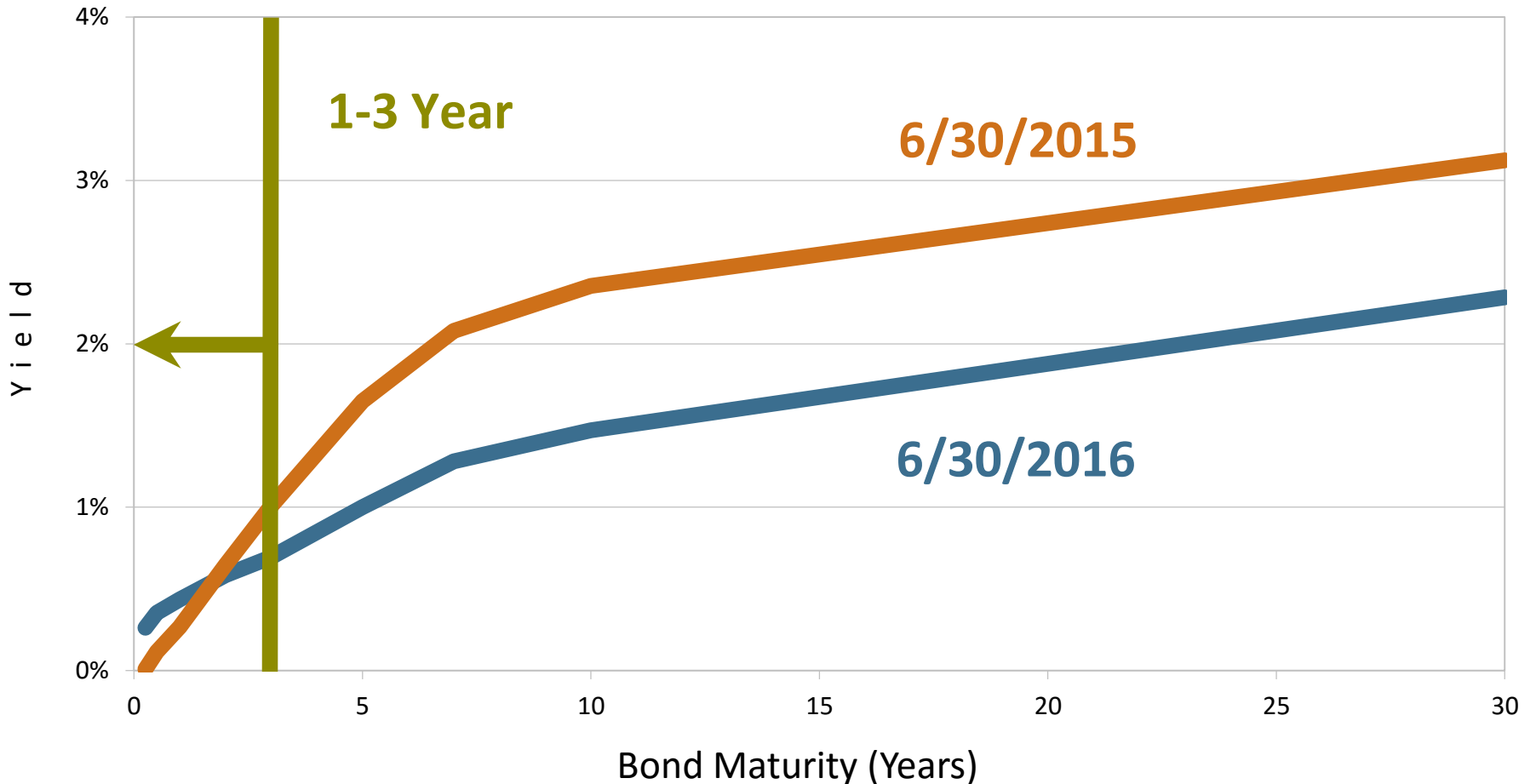
# Bond Yields and Inflation



Shaded areas indicate US recessions – 2016 research.stlouisfed.org

# U.S. Yield Curve Moved Lower

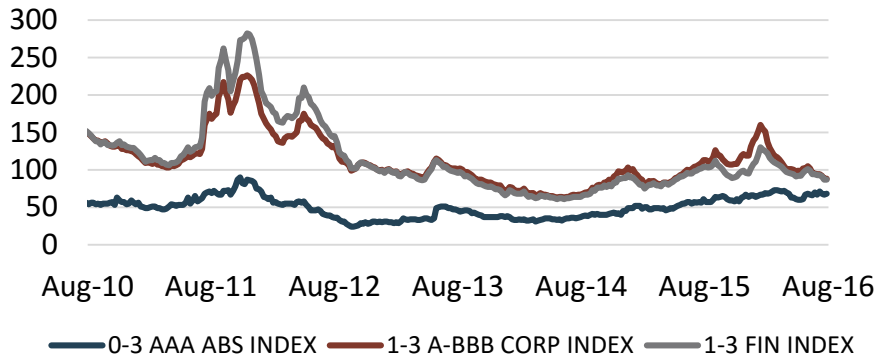
## U.S. Treasury Yield Curve



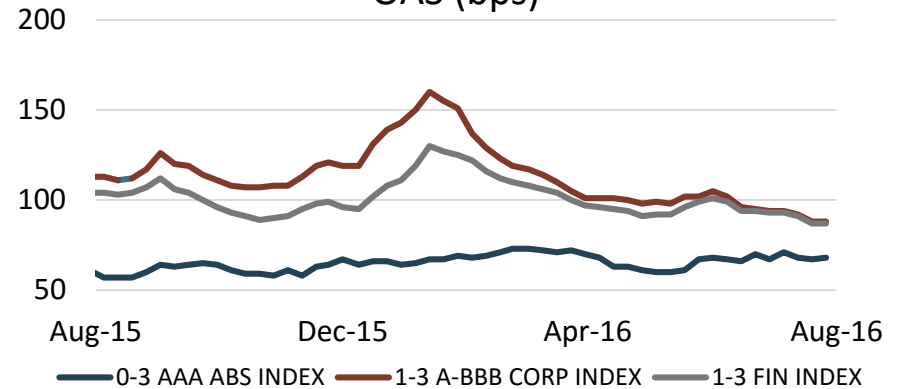
Data: Bloomberg

# Credit Spreads vs Treasuries as of August 31, 2016

OAS (bps)



OAS (bps)



	1-10 Corps	A-BBB Corps	US Banking	Finance	Industrial	Utility
<b>8/26/2016</b>						
Current	112	147	126	162	140	145
3-Month High	135	171	151	186	164	168
3-Month Avg	125	160	140	176	153	157
3-Month Low	112	147	126	162	140	145
High	652	672	695	883	600	536
Avg	185	207	212	228	181	178
Low	74	95	76	72	95	84

\* Ten years of Data BofA ML Indices

## Credit Outlook

- Balance sheets for U.S. financials remain strong, weakening for other sub-sectors
- Leverage has increased
- Companies have used debt and cash for share buybacks and dividends; should slow
- Interest expense has increased
- Credit spreads should remain tight in front end due to demand
- Defaults are rising in high yield

# Outlook & Positioning

# Going Forward

## Bloomberg Consensus Year-End Forecasts

Data as of 8/11/2016	2014	2015	2016	2017
<b>Real GDP (% YoY)</b>	2.40	2.50	1.60	2.20
<b>CPI Inflation (% YoY)</b>	1.63	0.10	1.30	2.20
<b>Unemployment (%)</b>	6.17	5.30	4.80	4.60
<b>Fed Funds (%)</b>	0.25	0.50	0.69	1.24
<b>10-Yr Note (%)</b>	2.17	2.28	1.69	2.19

## Portfolio Outlook

- Maintain discipline in low rate environment
- Add incremental yield in credit and ABS
- Risk reward profile
- Add duration as interest rates rise
- Continue to monitor credit names

## Risk Outlook

- Leverage
- Currency / global sovereign risk
- Corporate defaults and earnings
- Will Fed guidance work? Will rates rise too quick?
- European banks - Italy
- Political uncertainty
- Slower global growth

## Interest Rate Outlook

- Fed – one rate rise in 2016
- U.S. rates look attractive vs foreign rates
- Market looking for continued stability
- Mixed economic data and inflation tame throughout world
- Getting back to fundamentals and away from technicals in the U.S.
- Rates should move slightly higher into year-end and future direction of rates will be directed by economic data

# Appendix

# Portfolio Appraisal

CITY OF UNALASKA

August 31, 2016



ALASKA PERMANENT  
CAPITAL MANAGEMENT

Registered Investment Adviser

Quantity	Security	Average Cost	Total Average Cost	Price	Market Value	Pct. Assets	Annual Income	Accrued Interest	Yield to Maturity
<b>U.S. TREASURY</b>									
4,750,000	US TREASURY NOTES 0.875% Due 02-28-17	100.38	4,768,049	100.17	4,758,312	4.65	41,562	115	0.52
3,400,000	US TREASURY NOTES 1.000% Due 09-15-17	100.33	3,411,289	100.30	3,410,370	3.33	34,000	15,707	0.71
3,000,000	US TREASURY NOTES 0.625% Due 09-30-17	100.03	3,000,820	99.91	2,997,420	2.93	18,750	7,889	0.70
5,500,000	US TREASURY NOTES 0.750% Due 10-31-17	99.44	5,469,062	100.04	5,502,145	5.38	41,250	13,899	0.72
7,000,000	US TREASURY NOTES 1.000% Due 02-15-18	100.25	7,017,773	100.34	7,024,080	6.86	70,000	3,234	0.76
6,000,000	US TREASURY NOTES 0.750% Due 04-15-18	99.75	5,984,941	99.95	5,997,180	5.86	45,000	17,090	0.78
8,500,000	US TREASURY NOTES 1.125% Due 06-15-18	100.25	8,521,660	100.57	8,548,450	8.35	95,625	20,379	0.80
4,750,000	US TREASURY NOTES 1.000% Due 08-15-18	100.04	4,751,670	100.36	4,767,052	4.66	47,500	2,194	0.81
4,750,000	US TREASURY NOTES 0.875% Due 10-15-18	99.96	4,747,959	100.11	4,755,177	4.65	41,562	15,785	0.82
4,500,000	US TREASURY NOTES 1.250% Due 12-15-18	99.85	4,493,320	100.90	4,540,590	4.44	56,250	11,988	0.85
5,000,000	US TREASURY NOTES 0.750% Due 02-15-19	99.25	4,962,695	99.73	4,986,350	4.87	37,500	1,732	0.86
6,000,000	US TREASURY NOTES 0.875% Due 04-15-19	99.55	5,972,812	99.99	5,999,520	5.86	52,500	19,939	0.88
3,250,000	US TREASURY NOTES 0.875% Due 07-31-19	100.59	3,269,170	99.91	3,247,075	3.17	28,437	2,473	0.91
	Accrued Interest				132,423	0.13			
			66,371,223		66,666,146	65.13		132,423	
<b>U.S. TREASURY INFLATION</b>									
3,961,956	US TREASURY INFLATION PROTECTED SECURITIES 0.125% Due 04-15-18	98.48	3,901,837	100.50	3,981,766	3.89	4,952	1,881	NA
	Accrued Interest				1,881	0.00			
			3,901,837		3,983,647	3.89		1,881	

\*CALLABLE SECURITY



# Portfolio Appraisal

CITY OF UNALASKA

August 31, 2016



ALASKA PERMANENT  
CAPITAL MANAGEMENT

Registered Investment Adviser

Quantity	Security	Average Cost	Total Average Cost	Price	Market Value	Pct. Assets	Annual Income	Accrued Interest	Yield to Maturity
<b>ASSET-BACKED SECURITIES</b>									
750,000	FORD CREDIT AUTO LEASE TRUST 1.130% Due 06-15-18	99.96	749,707	99.97	749,760	0.73	8,475	377	NA
1,000,000	HONDA AUTO RECEIVABLES OWNER TRUST 1.040% Due 02-21-19	99.79	997,852	99.95	999,540	0.98	10,400	260	1.19
1,226,907	HYUNDAI AUTO RECEIVABLES TRUST 1.050% Due 04-15-19	100.00	1,226,859	100.00	1,226,919	1.20	12,883	573	NA
654,000	SANTANDER DRIVE AUTO REC TRUST 1.220% Due 04-15-19	99.55	651,088	99.98	653,895	0.64	7,979	355	NA
1,675,000	FORDO 2014-A C 1.900% Due 09-15-19	100.38	1,681,347	100.32	1,680,326	1.64	31,825	1,414	NA
1,000,000	CHASE ISSUANCE TRUST 1.590% Due 02-18-20	100.62	1,006,250	100.64	1,006,360	0.98	15,900	707	1.28
1,744,000	CHAIT SERIES 2015-A7 CLASS A7 1.620% Due 07-15-20	100.55	1,753,528	100.82	1,758,353	1.72	28,253	1,256	1.58
1,500,000	CAPITAL ONE MULTI-ASSET EXECUTION TRUST 1.600% Due 05-17-21	100.81	1,512,187	100.73	1,510,920	1.48	24,000	1,067	NA
	Accrued Interest				6,007	0.01			
			9,578,818		9,592,082	9.37		6,007	
<b>CORPORATE BONDS</b>									
1,000,000	AMERICAN EXPRESS CREDIT 1.550% Due 09-22-17	100.53	1,005,290	100.35	1,003,460	0.98	15,500	6,846	1.22
1,000,000	EXELON GENERATION CO LLC 6.200% Due 10-01-17	111.58	1,115,800	104.79	1,047,890	1.02	62,000	25,833	1.71
1,000,000	GENERAL MILLS INC 1.400% Due 10-20-17	99.69	996,880	100.38	1,003,830	0.98	14,000	5,056	1.06
1,000,000	AT&T INC 1.400% Due 12-01-17	99.23	992,270	100.12	1,001,160	0.98	14,000	3,500	1.30
1,000,000	METLIFE INC 1.756% Due 12-15-17	100.31	1,003,090	100.48	1,004,770	0.98	17,560	3,707	1.38
1,050,000	ROYAL BANK OF CANADA 1.500% Due 01-16-18	100.05	1,050,514	100.22	1,052,331	1.03	15,750	1,969	1.33
1,000,000	GOLDMAN SACHS GROUP INC 2.375% Due 01-22-18	101.69	1,016,860	101.30	1,012,970	0.99	23,750	2,573	1.43
1,000,000	JPMORGAN CHASE & CO 1.700% Due 03-01-18	99.58	995,830	100.48	1,004,760	0.98	17,000	8,500	1.38
450,000	CAPITAL ONE NA 1.500% Due 03-22-18	98.35	442,561	99.75	448,866	0.44	6,750	2,981	1.66

\*CALLABLE SECURITY

# Portfolio Appraisal

CITY OF UNALASKA

August 31, 2016



ALASKA PERMANENT  
CAPITAL MANAGEMENT

Registered Investment Adviser

Quantity	Security	Average Cost	Total Average Cost	Price	Market Value	Pct. Assets	Annual Income	Accrued Interest	Yield to Maturity
1,000,000	BANK OF AMERICA CORP 1.950% Due 05-12-18	99.72	997,160	100.74	1,007,430	0.98	19,500	5,904	1.50
900,000	FORD MOTOR CREDIT CO LLC 2.240% Due 06-15-18	101.00	908,991	100.85	907,632	0.89	20,160	4,256	1.75
1,000,000	BB&T CORPORATION 2.050% Due 06-19-18	100.89	1,008,870	101.25	1,012,550	0.99	20,500	4,100	1.34
1,000,000	CITIGROUP INC 2.150% Due 07-30-18	99.85	998,540	100.97	1,009,700	0.99	21,500	1,851	1.63
1,000,000	CVS HEALTH CORP 2.250% Due 12-05-18	101.78	1,017,810	102.17	1,021,660	1.00	22,500	5,375	1.27
1,000,000	MORGAN STANLEY 2.500% Due 01-24-19	100.46	1,004,610	101.63	1,016,270	0.99	25,000	2,569	1.80
1,000,000	ANHEUSER-BUSCH INBEV FIN 1.900% Due 02-01-19	101.33	1,013,290	101.03	1,010,320	0.99	19,000	1,583	1.46
1,000,000	PFIZER INC 6.200% Due 03-15-19	112.65	1,126,520	111.90	1,119,000	1.09	62,000	28,589	1.41
1,300,000	SYSCO CORPORATION 1.900% Due 04-01-19	100.49	1,306,422	101.03	1,313,403	1.28	24,700	10,292	1.49
1,000,000	AETNA INC 1.900% Due 06-07-19	101.16	1,011,650	100.93	1,009,320	0.99	19,000	4,328	1.55
1,300,000	TORONTO DOMINION BANK 2.125% Due 07-02-19	101.92	1,324,986	101.82	1,323,608	1.29	27,625	4,527	1.47
1,300,000	BANK OF MONTREAL 1.500% Due 07-18-19	100.05	1,300,676	99.96	1,299,519	1.27	19,500	2,329	1.51
	Accrued Interest				136,669	0.13			
			21,638,621		21,767,118	21.27		136,669	
<b>CASH AND EQUIVALENTS</b>									
	WELLS FARGO TREASURY PLUS MONEY MARKET		346,304		346,304	0.34			
<b>TOTAL PORTFOLIO</b>				<b>101,836,803</b>		<b>102,355,296</b>	<b>100</b>	<b>1,241,899</b>	<b>276,981</b>

\*CALLABLE SECURITY



# PERFORMANCE HISTORY GROSS OF FEES

**CITY OF UNALASKA**  
*Gross of Fees*

Time Period	Percent Return Per Period		
	Total Account	Blend	BARC 1-3 YR GOV
08-31-15 to 09-30-15	0.26	0.30	0.30
09-30-15 to 10-31-15	-0.08	-0.09	-0.09
10-31-15 to 11-30-15	-0.19	-0.24	-0.24
11-30-15 to 12-31-15	-0.09	-0.10	-0.10
12-31-15 to 01-31-16	0.57	0.61	0.61
01-31-16 to 02-29-16	0.12	0.11	0.11
02-29-16 to 03-31-16	0.29	0.17	0.17
03-31-16 to 04-30-16	0.10	0.04	0.04
04-30-16 to 05-31-16	-0.04	-0.10	-0.10
05-31-16 to 06-30-16	0.53	0.59	0.59
06-30-16 to 07-31-16	0.00	-0.06	-0.06
07-31-16 to 08-31-16	-0.13	-0.16	-0.16
<b>Date to Date</b>			
08-31-15 to 08-31-16	1.33	1.06	1.06

# COMPREHENSIVE PLAN

---

Unalaska: 2030

# Comprehensive Plan



- City staff beginning rewrite in 2016/2017
- In-house project
- No consultants for FY17
- Strategic plan funding removed from CM FY17 budget

# What's been done so far...

**JULY:** Planning Commission discussion of new plan needs



**AUGUST:** Planning Commission approves resolution setting goals for new plan



**AUGUST/SEPTEMBER:** Planning staff are collecting data - demographics, housing, etc.

# What is a Comp Plan?

## Compilation of...

Policy Statements

Goals

Standards

Maps

## Guiding

Physical Development

Social Development

Economic Development

## Both...

Public

Private

# What is a Comp Plan?

- Alaska Statute (29.40.030)
  - Comprehensive Plan should include the following at a minimum:
    - (1) statements of policies, goals, and standards;
    - (2) a land use plan;
    - (3) a community facilities plan;
    - (4) a transportation plan;
    - (5) recommendations for implementation of the comprehensive plan.



# What is a Comp Plan?

- From code:
  - “... a Comprehensive Plan for the **physical development** of the city, based on existing and anticipated needs, showing existing and proposed improvements, and stating the principles and policies according to which future **development** should proceed and the manner in which such **development** should be controlled and guided.” UCO 8.04.080(A)
  - “The Comprehensive Plan shall be made with the general purpose of guiding and accomplishing a coordinated, adjusted, and harmonious **development** of the city which will, in accordance with existing and future needs, promote public health, safety, order, comfort, convenience, general welfare, and economy in the process of **development**. The Comprehensive Plan shall be a guidance document for the **development** of the city.” 8.04.080(C)

# What is a Comp Plan?

- Existing Conditions and Trends: data and assumptions
- Plan Components (or Chapters)
  - Land Use
  - Community Facilities and Infrastructure
  - Transportation
  - Housing
  - Economic Development
  - Preservation: Cultural and Natural Resources
  - Quality of Life
- Implementation
  - Description of methods for implementing plan recommendations
  - Should focus on city government actions

# What is a Comp Plan?

- **Example Goals/Recommendations:**
  - Economic Development: Establish a Business Improvement District between Street A and Street B in order to promote local business activity.
  - Community Facilities and Infrastructure: Provide water utility improvements, including new water tank in Pyramid Valley within five years.
  - Transportation: Proceed with paving of major roads, including the following (in order of importance): (1) [...]; (2) [...].
  - Land Use: Establish commercial nodes at strategic points across the city, as shown on the future land use map.

# Why a Comp Plan? Legal...

- Alaska Statute 29.40 requires that a municipality prepare a comprehensive plan.
- AS 29.40.020: Planning Commission creates plan.
  - UCO 8.04.080(A) Restates this.
- AS 29.40.030: City Council approves plan by Ordinance.
  - UCO 8.04.080(C) Restates this.

# Why a Comp Plan?

- View the big picture
  - Look broadly at
    - Housing
    - Economics
    - Transportation
    - Infrastructure
    - Etc.
  - Interrelatedness among topics and issues
  - Comp Plan builds connections



Source: <https://www.asla.org/sustainablelandscapes/greensburg.html>

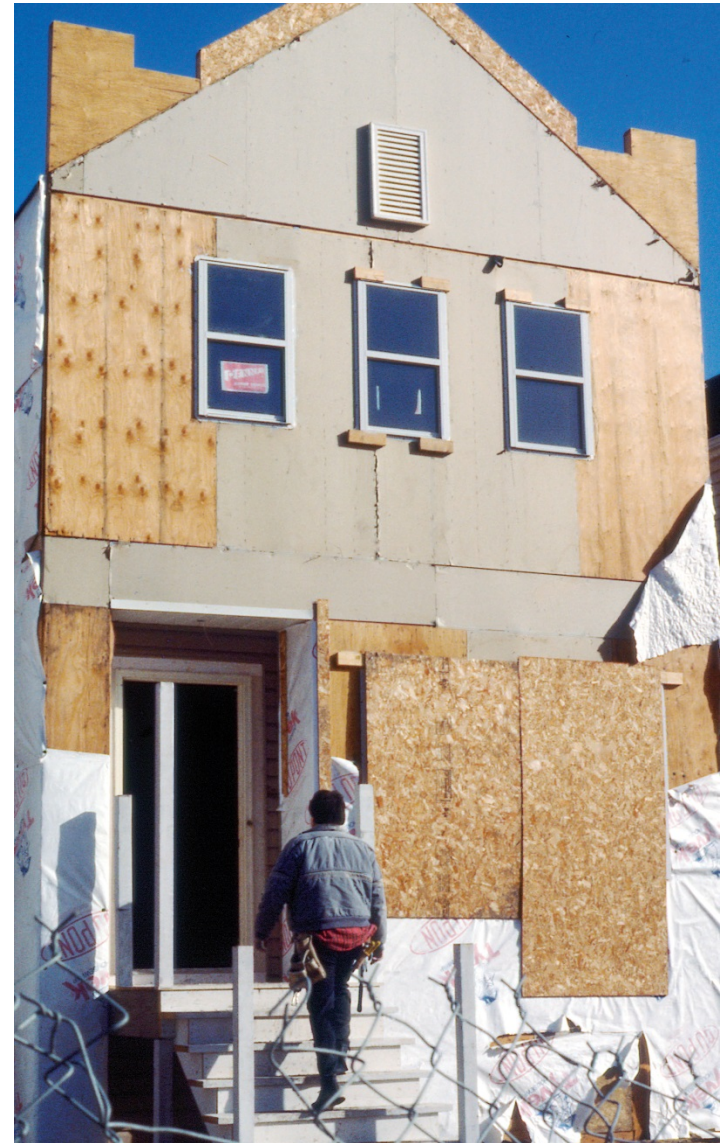
# Why a Comp Plan?

- Coordinate local decision making
  - Guide actions of multiple agencies within gov.
  - Puts everyone on the same path
  - Can include nonprofits and private industry



# Why a Comp Plan?

- Give guidance to landowners and developers
  - Private sector can look to document for trends in future development



# Why a Comp Plan?

- Establish a sound basis in fact for decisions
  - Factual basis for land use decisions
  - Consistency in governmental action
  - Reduce appearance of arbitrariness





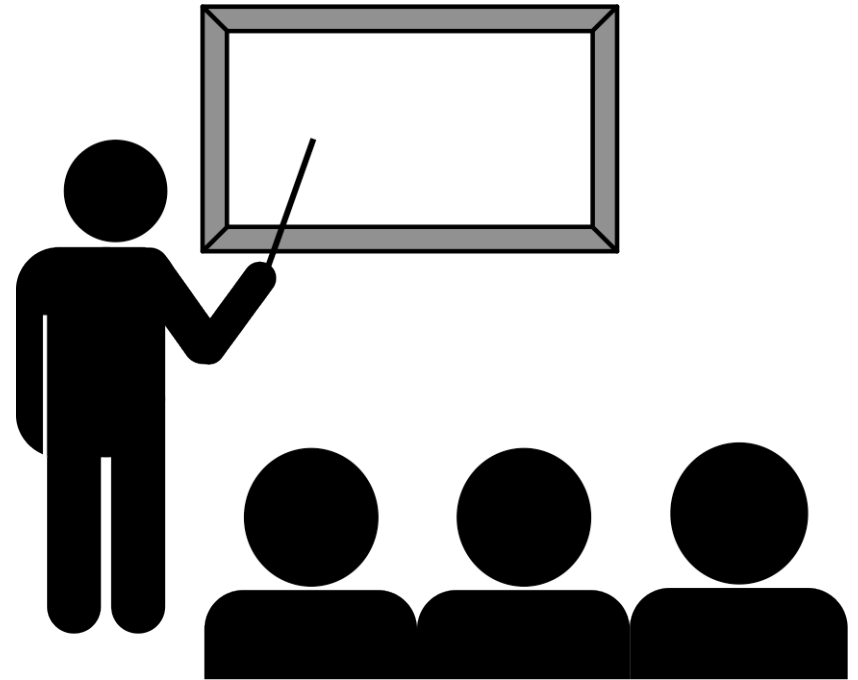
# Why a Comp Plan?

- Involve a broad array of interests in a discussion about the long-range future
  - Begins a discussion within the community
  - All stakeholders and public can get involved

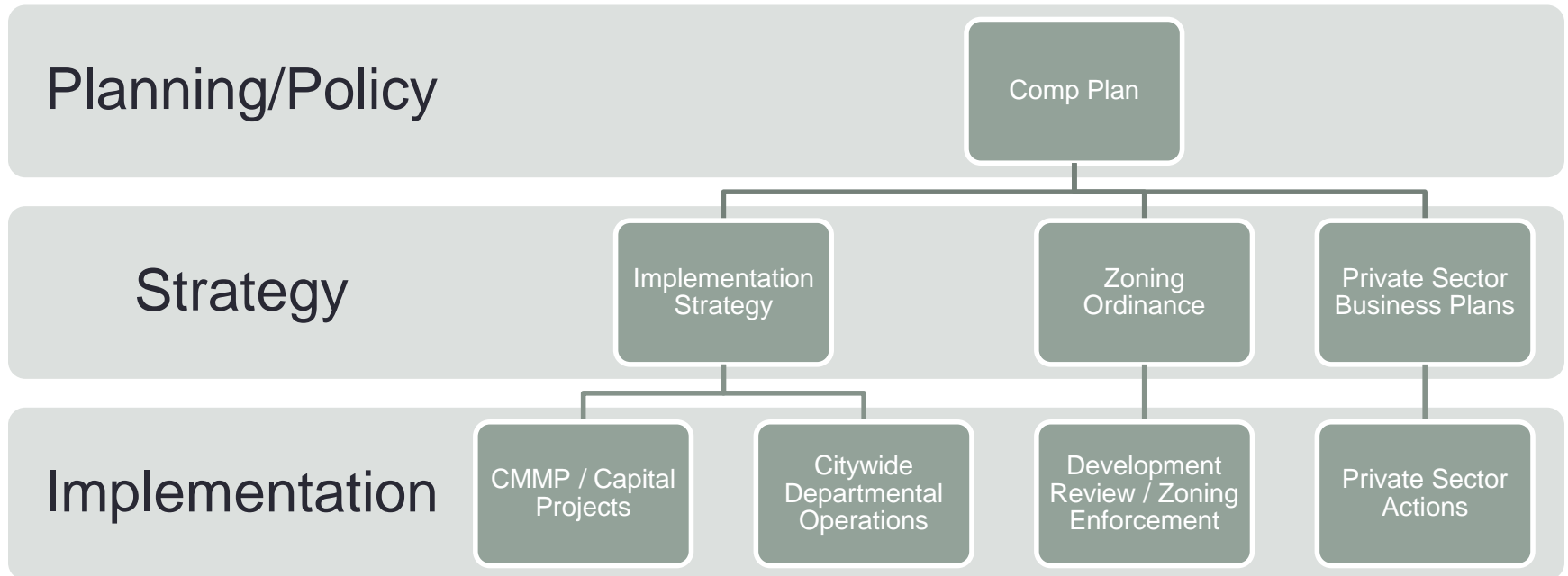


# Why a Comp Plan?

- Build an informed constituency
  - Helps the public understand what government does and why
  - Builds collaboration between the public and the government



# Context and Purpose



# Why now?

- Currently missing the link between **implementation** and **planning/policy**
- Need to prepare document for implementation strategy
- Current plan should be replaced by 2020
- It would be counterproductive to prepare an implementation strategy for a plan that is about to be replaced
- Funding for strategic plan was removed from City Manager's budget to make time for a comp plan first

# Process

- Process is driven by Planning Commission and further driven by the public.
- Begin with visioning, asking the questions:
  - Where are we now?
  - Where are we going?
  - Where do we want to be?
  - How do we get there?
- Determine Plan Components ↔ Public Outreach
- Outline Goals/Recommendations ↔ Public Outreach
- Write Plan ↔ Public Outreach
- Approval: Planning Commission, then Council

# Timeline

Intro & Data Collection

Visioning

Create Plan Components

Outline Recommendations

Create Plan Doc.

Detailed Tasks and Timeline

	July '16	August	September	October	November	December	January '17	February	March	April	May	June	July	August	September	October
Planning Commission Worksession	█			█	█	█	█	█	█	█	█	█	█	█	█	█
City Council Worksession			█			█			█			█	█	█	█	█
Collect Existing Conditions Data		█	█													
Public Workshops			█	█			█	█				█		█	█	█
Create Vision Statements			█	█												
Determine Plan Components					█											
PC Meeting about Plan Components						█										
Create Recommendation Outlines									█	█						
Write Text and Create Graphics												█	█	█	█	█

# Goals for Final Document

Final Comprehensive Plan should be...

- **Concise**

- The size of the document should be generally manageable, and the document should make each point directly without including unnecessary information or repeating information.

- **Easy to read**

- The document should focus on highlighting recommendations and flow in a way that's easy to follow. It should use visual representations and be visually appealing overall.

- **Specific**

- The document should provide very specific, strong recommendations with a focus on land use and locations for community facilities. There should be no vague recommendations.

# Goals for Process

- **Public Process**

- The process should be driven by the public, and every member of the community should have the opportunity to make comments about the plan, and those comments will be valued by staff and the commission.

- **Multiple methods of outreach and input**

- The Commission recognizes that not all people receive information or communicate in the same way. Various types of media and outreach tools will be used. Comments will be accepted by various methods of communication.

- **Involvement of Commission and Council**

- There will be adequate opportunities for input and comments from Council and Commissioners. Recommendations will be reviewed by Council & Commission as early in the process as possible.



**CITY OF UNALASKA  
UNALASKA, ALASKA**

**RESOLUTION 2016-68**

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

WHEREAS, City owned personal property becomes surplus from time to time and needs to be disposed of; and

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

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

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

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

PASSED AND ADOPTED BY A DULY CONSTITUTED QUORUM OF THE UNALASKA CITY COUNCIL THIS 27<sup>st</sup> DAY OF SEPTEMBER 2016.

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MAYOR

ATTEST:

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CITY CLERK

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## MEMORANDUM TO COUNCIL

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**TO:** MAYOR AND CITY COUNCIL MEMBERS  
**THRU:** DAVID MARTINISON, CITY MANAGER  
**THRU:** TOM COHENOUR, PUBLIC WORKS DIRECTOR  
**FROM:** TRUDIE ROSE, SUPPLY SUPERVISOR  
**DATE:** SEPTEMBER 8, 2016  
**RE:** RESOLUTION 2016-68: AUTHORIZING THE SALE OF CITY OF UNALASKA  
SURPLUS PERSONAL PROPERTY

---

### **SUMMARY:**

This memorandum is to request approval for the semi-annual surplus sale to be held on October 1, 2016 from 10:00 am to 2:00pm and to be held by "public outcry" instead of sealed bids.

### **PREVIOUS COUNCIL ACTION:**

Council has authorized surplus sales using the recommended method in the past. These sales are authorized at least annually.

### **BACKGROUND:**

Each year the Supply Division is responsible for coordinating, collecting, recording and conducting the city-wide surplus sales. In the past the City conducted surplus sales through sealed bids. The sealed bid process resulted in significant time requirements on the part of the Supply Division.

### **DISCUSSION:**

We are recommending a "public outcry" type of sale. This will entail members of the public orally bidding on items as they are auctioned. This eliminates the need for staff to open, read and record each bid placed by a citizen and to deal with multiple bids in the same amount. This process eliminates problems associated with items not picked up in a timely manner since all items are removed from City property by 2:00 pm on the day of the auction. Any items not removed on the day of auction are disposed of at the landfill excluding vehicles. Due to the need of title transfers, vehicles will not be removed until the following Monday. All vehicles and pieces of equipment will have a minimum bid established using Kelley Blue Book as a guide.

### **ALTERNATIVES:**

1. Not have a sale and store these items until a later date.

2. Hold a sealed bid surplus sale which results in significant staff time

**FINANCIAL IMPLICATIONS:**

Revenues from the sales go back into the City's General and Enterprise Funds.

**LEGAL:** N/A

**STAFF RECOMMENDATION:**

Staff recommends approving this Resolution 2016-68.

**PROPOSED MOTION:**

I move to approve Resolution 2016-68.

**CITY MANAGER'S COMMENTS:**

This Resolution follows procedures as outlined in the City of Unalaska Code of Ordinances. The surplus sale is held annually and requires Council approval. I recommend approval of this resolution.

**Attachment:**

Surplus list

## Surplus Sale FY17

9/6/2016

Quantity	Unit	Description	Condition	Estimated Value Each
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### City Manager's Office

4	each	Chairs	Fair	5.00
1	each	Octagon table	Fair	30.00
1	each	Large desk	Good	50.00
3	each	Toner, Canon FX8	Good	50.00
2	each	Toner, Ikon CC364X	Good	50.00
2	each	Toner, Canon FX1	Good	50.00
1	each	Toner, Laser Jet Q2681X (Cyan)	Good	50.00
1	each	Toner, Laser Jet Q26709 (Black)	Good	50.00
1	each	Toner, Laser Jet 3500/3550/3700	Good	50.00
2	each	Toner, GPR4	Good	50.00
1	lot	Misc. Office Supplies	Fair	25.00

### City Hall (Airport Storage)

2	each	Podium	Good	????
1	each	Wooden computer station	Good	????
1	each	Metal computer station	Good	????
1	each	Table	Fair	????
1	each	Adding machine	Good	????
1	each	Wooden desk	Good	????
1	each	Book shelf	Fair	????

### Finance Department

1	each	1998 Ford Explorer (CH0028)	Poor	500.00
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### Planning Department

1	each	1999 Ford Explorer (P3404)	Poor	500.00
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Quantity	Unit	Description	Condition	Estimated Value Each
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**Department of Public Safety**

13	each	Siren head cones	New	50.00
14	each	Fire helmets	Poor	75.00
2	each	Hard hats	Poor	1.00
1	each	Backpack	Poor	2.00
1	each	HP Printer Laser Jet 2035	Fair	10.00
2	each	Computer monitor stands	Fair	1.00
1	each	HP Printer Color Laser Jet CP2025	Poor	5.00
11	each	Laser Jet toner cartridges Model 304a	New	25.00
1	each	HP toner cartridges CP2025	New	2.00

**Department of Public Safety**

2	each	HP Color Laser Jet cartridges CP2025	New	4.00
5	each	Helmet inserts	Fair	3.00
6	pkg	Stern replacement kits	New	2.00
4	each	Bags	Fair	1.00
1	each	Clamp light	Fair	1.00
1	each	Dishwasher	Fair	20.00
10	each	Back rafts	Fair	1.00
3	each	Office chairs	Poor	1.00
2	each	Head Chops	Fair	1.00
1	each	Ultra Sonic cleaner	Poor	4.00
3	each	Tables	Fair	15.00
2	each	Respiratory protection masks	Fair	10.00
1	each	3" hose w/strainer (10 ft.)	Fair	20.00
1	each	Chlorine Institute kit	Poor	10.00
16	each	Kit bags	Fair	2.00
5	box	Hanging folders	Fair	25.00
1	each	Bulletin board	Poor	1.00

Quantity	Unit	Description	Condition	Estimated Value Each
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## Department of Public Safety

1	box	Straps	Fair	1.00
4	each	Air compression filters	Poor	1.00
4	each	Action Packers	Poor	12.00
1	each	File cabinet	Poor	1.00
2	each	Tables	Poor	1.00
1	each	Nikon D100 camera	Fair	20.00
1	each	Fire canister	Poor	1.00
1	each	Rug	Fair	5.00
3	each	Sleeping bags	Poor	5.00
4	each	Drill battery chargers	Fair	4.00
1	each	Pro Pack 100 series	Fair	2.00
1	each	DVD player	Fair	3.00
2	each	Floor jacks	Good	2.00
1	each	Underwater camera	Good	20.00
1	box	Assorted electrical switch plates	Good	1.00
20	each	Respiratory masks	Fair	5.00
1	each	Water flow test kit	Fair	5.00
1	each	Helmet light	Fair	1.00
1	each	Water flow test kit	Fair	1.00
1	each	Computer Laptop w/case	Fair	2.00
1	each	Line thrower	Fair	1.00
1	each	Pentax Cameral	Fair	1.00
1	each	Black Hawk backpack	Fair	5.00
1	each	Black Night flashlight	Fair	1.00
1	each	Digital contact Tachometer	Good	1.00
1	each	Sony Erickson flip phone	Good	1.00
1	each	Nokia flip phone	Good	1.00
1	each	Power supply	Fair	1.00
2	each	Blue hangers	Good	1.00

**Quantity**

**Unit**

**Description**

**Condition**

**Estimated Value Each**

## Department of Public Safety

1	each	Clamp light, 6 ft.	Fair	1.00
1	each	Fire extinguisher	Good	5.00
3	each	File cabinets	Good	5.00
2	each	Shovels	Good	2.00
1	each	Leopold tripod	Fair	1.00
2	each	Floor mats	Good	2.00
1	each	Lidar unit	Fair	5.00
1	each	Stealth Stat Traffic System	Fair	5.00
1	each	Tactron	Good	10.00
2	each	Samsung Galaxy Tab 7.0	Good	10.00
1	each	Samsung Galaxy GTI 9100 phone	Good	5.00
1	each	Samsung Galaxy SIII Verizon 4g phone	Poor	1.00
1	each	Apple iPhone 4 A1322	Good	5.00
1	each	MacBook laptop	Good	10.00
1	each	Compaq laptop	Fair	5.00
4	each	Dell Tablet w/Bluetooth keyboard	Good	100.00
2	each	Gray desk, 3 x 2.5	Fair	5.00
1	each	Metal rolling cart, beige	Fair	5.00
4	each	Space heaters	Fair	1.00
3	rolls	Colored paper, 3 ft.	Good	1.00
1	each	4 drawer file cabinet, Black	Good	5.00
1	each	Sentry safe w/key	Good	10.00
1	each	I.V. kit bag	Fair	1.00
1	each	Floor jack	Poor	1.00
1	each	EMS gear bag	Fair	1.00
1	lot	Assorted metal shelving	Fair	2.00
1	each	Extension cord, 30 ft.	Fair	1.00
1	each	4 drawer file cabinet, White	Good	5.00
1	each	Wood dowel rod, 8 ft.	Good	1.00

**Quantity**

**Unit**

**Description**

**Condition**

**Estimated Value Each**

## Department of Public Safety

1	each	Desk set	Good	????
4	each	Truck Vault Trunk Box	Good	100.00
20	each	Front seat/Back seat/cargo area barriers	Good	5.00
4	each	Push bars	Good	10.00

## Unalaska Public Library

8	each	Computer station	Good	????
3	each	Cassette player w/headphone	Good	????
2	each	VHS rewinder	????	????
2	box	Computer keyboards, cords, misc parts	Poor	10.00
2	box	DVD cases	Fair	5.00
3	each	Computer monitors	Poor	10.00
1	each	Large area rug	Fair	20.00
1	each	Boom box	Fair	20.00
40	box	Books	Poor	5.00
1	each	HP Print Cartridge 504A, Yellow	New	140.00
1	each	HP Print Cartridge 504A, Cyan	New	140.00
1	each	HP Print Cartridge 504A, Black	New	140.00
1	each	HP Print Cartridge CE251A, Cyan	New	50.00
1	each	HP Print Cartridge CE252A, Yellow	New	50.00
2	each	HP Print Cartridge CE253A, Magenta	New	50.00

## Aquatics Center

5	each	Lane Lines	Good	180.00
6	each	Starting blocks	Fair	250.00

## Department of Parks Culture & Recreation

1	each	2-Drawer wooden desk	Fair	????
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Quantity

Unit

Description

Condition

Estimated Value Each



## Department of Parks Culture & Recreation

1	each	Basket ball hoop	Fair	????
1	each	Dragon	Fair	100.00
1	each	Box of CD's	Fair	10.00
1	each	Metal shelves	Fair	10.00
1	each	Wood Entertainment center	Fair	15.00
3	each	Wooden shelves	Fair	10.00
3	box	Board games	Poor	5.00
1	each	Video game Drum Set	Poor	2.00
15	each	Conference chairs	Fair	10.00
1	each	Plastic shelf	Poor	1.00
1	each	Screen Printing machine	Poor	50.00
1	each	Freezer	Poor	50.00

## DPW / DPU Admin-Engineer Department

1	each	Bunn Commercial coffer maker	Fair	20.00
1	each	Coffee grinder	Fair	5.00
1	each	Coffee grinder w/hopper (no lid)	Fair	15.00
1	each	Plastic Printer stand	Good	20.00
1	each	Printer	Fair	20.00
1	each	Toner	Good	5.00
8	each	Report Covers	Good	5.00
2	each	Telephones	Fair	5.00
5.5	pack	Presto Correction Pen refills	Good	5.00
1	each	Cell phone	Fair	5.00
7	each	Computer/Tower covers	Fair	3.00
1	each	Slider Paper cutter	Fair	5.00
4	box	File folder	Fair	5.00
1	box	Legal Hanging file folders	Fair	10.00
16	each	Misc. Bonders	Poor	0.25

**Quantity**

**Unit**

**Description**

**Condition**

**Estimated Value Each**

## DPW / DPU Admin-Engineer Department

1	each	Toner, Canon FX8	Good	5.00
2	each	Toner, Canon 137	Good	5.00
2.5	box	Sharpie Gel Highlighter	Good	5.00
12	each	100MB Floppy Disc	Good	2.00

## Department of Public Works / Roads Department

1	each	1200 Leica GPS Survey Unit w/case	????	800.00
2	each	900Mhz GPS Correction Repeaters	????	275.00
1	each	900Mhz Intuicom Radio Transmitter	????	650.00
8	drum	White traffic paint, 55 gallon	????	50.00
1	each	Monroe gravel/salt spreader, 17ft. (S2)	Poor	250.00

## Department of Public Works / Supply Department

2	each	HP Printer cartridges, 74A	Good	20.00
1	lot	Misc. Water Inventory	Good	6,895.75
1	box	Tire chain cross chains	Good	50.00
2	each	Fire Extinguisher brackets	Good	10.00

## Department of Public Utilities Admin

1	each	Metal desk	Fair	????
1	each	Wood desk w/filing cabinet	Poor	????

## Department of Public Utilities / Water Dept.

1	each	Sub Woofer	Good	2.00
1	each	FCS20 Leak Detection kit	Poor	5.00
3	box	Control wire	Fair	50.00
1	each	Troy Bilt weed eater	Fair	2.00

Quantity

Unit

Description

Condition

Estimated Value Each

## Department of Public Utilities / Water Dept.

1	box	Troy Bilt parts	Good	5.00
2	each	Chlorine cylinder rack, plastic	Good	2.00
1	each	Homelite cut-off saw w/extra parts	Good	2.00
1	each	Homelite cut-off saw	Poor	10.00
1	each	Shop Vac w/attachments	Fair	2.00
2	box	Misc. gauges, lights, chart recorders	Fair	2.00
1	each	Check valve	Good	10.00
1	box	Battery chargers	Fair	2.00
1	box	Stainless Steel cylinder screens	Good	2.00
3	each	DeWalt tool cases	Good	5.00
1	box	Chlorine placards & signs	Poor	2.00
1	each	Carbon Monoxide detector calibration kit	Good	2.00
1	box	Cut-off saw blades	Good	10.00
1	box	Flange gaskets	Fair	2.00
1	each	Control Panel (NIRV)	Poor	2.00
1	each	Stainless Steel flange	Good	25.00
1	box	PLC parts	Poor	2.00
3	box	Assorted Turbo Meter registers	Good	2.00

## Department of Public Utilities / Wastewater Dept.

5	each	Low pressure HD spray nozzles	Fair	120.00
2	each	2" Pillow block bearings	New	260.00
1	each	Glycol air relief valve	Fair	50.00
1	each	55 gallon drum picker dumper	Poor	20.00
1	each	4' x 10' Posting board	Fair	30.00
17	each	Solid State motor speed control	New	170.00
1	lot	4' x 8' RFP panels, textured	New	544.00
6	each	Acoustical tiles, Gray	Fair	10.00

**Quantity**

**Unit**

**Description**

**Condition**

**Estimated Value Each**

## Department of Public Utilities / Wastewater Dept.

2	each	Banner photoelectric sensors	New	60.00
1	lot	Hanging file folders	Fair	20.00
2	each	Stainless steel float hangers	New	60.00
1	lot	Electrical hood covers	New	800.00

## Department of Public Utilities / Solid Waste Dept.

2	each	Bale squeezers for CAT Loader	Fair	1,000.00
1	set	Squeezer guides	New	50.00
1	each	Microwave	Poor	20.00
3	each	Gate rollers	New	50.00
3	each	Motorola radio MIC's	Poor	1.00
2	each	Hydraulic motors	New	480.00
1	each	12 volt power adapter/transformer	Poor	5.00

## Housing Department

1	each	Dishwasher	Poor	????
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CITY OF UNALASKA  
UNALASKA, ALASKA

**RESOLUTION 2016-69**

**A RESOLUTION OF THE UNALASKA CITY COUNCIL CONFIRMING THE MAYOR'S APPOINTMENT OF JAMES MORRIS TO THE PARKS, CULTURE, AND RECREATION ADVISORY COMMITTEE**

WHEREAS, City of Unalaska Code of Ordinances §2.60.030 states that each member of a board or committee shall be appointed by the Mayor, subject to approval of the City Council; and

WHEREAS, Mayor Marquardt has considered the application of a member of the public to the Parks, Culture, and Recreation Advisory Committee and has submitted the name to the City Council for approval;

NOW THEREFORE BE IT RESOLVED that the Mayor's appointment of James Morris to the Parks, Culture, and Recreation Advisory Committee is confirmed:

**MEMBER**  
JAMES MORRIS

**EXPIRING**  
FEBRUARY 2018

PASSED AND APPROVED BY A DULY CONSTITUTED QUORUM OF THE UNALASKA CITY COUNCIL THIS 27<sup>TH</sup> DAY OF SEPTEMBER, 2016.

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MAYOR

ATTEST:

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CITY CLERK



**BOARD, COMMITTEE & COMMISSION APPLICATION**



APPLYING FOR (check one):

- Planning Commission, Platting Board and Historic Preservation Commission
- Parks, Culture & Recreation Committee
- Library Advisory Committee
- Museum of the Aleutians Board of Directors
- Iliuliuk Family & Health Services Clinic Board

Name: James Morris

Mailing Address: PO Box 921506 Dutch Harbor AK 99692

Telephone: 907 359 4689 Email: JMorrisDC@yahoo.com

Occupation: Doctor of Chiropractic Employer: Alaskan Chiropractic

Previous Board/Committee/Commission Experience (attach additional pages if necessary):  
N/A

Check the primary reason(s) for your interest:

- I am a returning board, committee or commission member whose term recently expired.
- I have expertise I want to contribute.
- I am interested in the activities the board, committee or commission handles.
- I want to participate in local government.
- I want to make sure my segment of the community is represented.
- Other \_\_\_\_\_

Please explain in greater detail the reasons you checked above: PCR Advisory Committee

It is suggested you attach an outline of your education, work and volunteer experience, and other interests.

How did you learn of this vacancy (please check one):

- Media
- Word of Mouth
- Solicitation
- Other PCR Director

Date: 9/20/16

Signature: [Handwritten Signature]

THANK YOU FOR YOUR INTEREST IN SERVING  
**Applications expire one year from date received by City Clerk**  
Please return completed Application to the City Clerk's Office in City Hall, 43 Raven Way, Unalaska  
Or mail to City Clerk, City of Unalaska, P. O. Box 610, Unalaska, AK 99685

**CITY OF UNALASKA  
UNALASKA, ALASKA**

**RESOLUTION NO. 2016-60**

**A RESOLUTION OF THE UNALASKA CITY COUNCIL APPROVING THE ACQUISITION OF TWO PERMANENT EASEMENTS TOTALING 4,250.8 SQUARE FEET FROM THE OUNALASHKA CORPORATION AND ALEUTIAN DEVELOPMENT CORPORATION TO ACCOMMODATE A CITY DRAINAGE PROJECT IN EXCHANGE FOR A ONE TIME PAYMENT IN THE AMOUNT OF \$14,046.32**

WHEREAS, the City of Unalaska has a Citywide Drainage Project (PW203) currently open with planned work in several locations around the community; and

WHEREAS, the design plans for the PW203 project involve drainage equipment at two particular locations around the community of Unalaska, which are on the property of the Ounalashka Corporation and Aleutian Development Corporation; and

WHEREAS, a permanent easement from the Ounalashka Corporation and Aleutian Development Corporation is required at both of the locations to accommodate the placement, maintenance, and repair of the drainage equipment; and

WHEREAS, the City of Unalaska has had a surveyor draft an exhibit and legal description of the easement areas to be acquired, which total 4,250.80 square feet; and

WHEREAS, the exhibits and legal descriptions were incorporated into two easement agreements, which were drafted by the Ounalashka Corporation; and

WHEREAS, Unalaska Code of Ordinances §7.04.020(B) explains that the acquisition of real property, including easements not associated with platting actions, shall be approved by the City Council by resolution and that the resolution shall set forth the terms, conditions and manner of acquisition.

WHEREAS, Unalaska Code of Ordinances §7.04.020(D) states that the City Manager is to furnish a determination of the value of the property to the City Council, which has been included in the tables included in the staff report provided to Council; and

WHEREAS, a onetime payment of \$14,046.32 from the City of Unalaska to Ounalashka Corporation and Aleutian Development Corporation is a fair value for the two easements to be acquired, according to the staff analysis of the assessed property values shown in the staff report provided to Council; and

NOW THEREFORE BE IT RESOLVED that the Unalaska City Council approves two permanent easement agreements, totaling 4,250.80 square feet, in exchange for a one-time payment of \$14,046.32, between the City of Unalaska and:

1. Aleutian Development Corporation for a 20-foot wide easement traversing the border between Tracts B and D of the Margaret Bay Subdivision, Plat No. 92-03, Aleutian Islands Recording District; and
2. Ounalashka Corporation for a 20-foot wide easement traversing the border between Lots 1 and 2 of the Makushin Subdivision, Plat no. 92-40, Aleutian Islands Recording District

PASSED AND ADOPTED BY A DULY CONSTITUTED QUORUM OF THE UNALASKA CITY COUNCIL THIS 27<sup>TH</sup> DAY OF SEPTEMBER, 2016.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK



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**MEMORANDUM TO COUNCIL**

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**TO: MAYOR AND CITY COUNCIL MEMBERS**  
**THRU: DAVID MARTINSON, CITY MANAGER**  
**FROM: ANTHONY GRANDE, DIRECTOR OF PLANNING**  
**DATE: SEPTEMBER 27, 2016**  
**RE: RESOLUTION 2016-60: APPROVAL OF TWO PERMANENT EASEMENT AGREEMENTS WITH OUNALASHKA CORPORATION AND ALEUTIAN DEVELOPMENT CORPORATION WITH A \$14,046.32 COST TO THE CITY**

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**SUMMARY:** The City is pursuing an active drainage project that requires two easements in order to complete. The easements are on Ounalashka Corporation (OC) and Aleutian Development Corporation (ADC) property. City and OC staff have agreed to the terms of the easements. City code requires that acquisitions of land in the form of an easement be approved by City Council if not associated with a platting action. City staff drafted Resolution 2016-60 to address this requirement. Staff recommends approval.

**PREVIOUS COUNCIL ACTION:** Although no formal action was taken regarding these easements, Council reviewed potential required easements, including the two considered tonight, during a work session on August 9<sup>th</sup>.

**BACKGROUND:** The City’s Citywide Multiple Location Drainage Project (PW203) requires two easements and has money in its project fund for acquiring the easements from previous CMMPs and budget approvals by Council. The easement requirements are summarized as follows:

1. **East Point Road Easement.** East Point Road needs additional drainage, in the area between Amelia’s Restaurant and the Safeway store. The drainage pipe will be connected to Margaret Bay through an extension of an existing easement behind Safeway on OC property.
2. **Makushin Drive Easement.** Makushin Drive needs additional drainage down to the small pond in Sitka Spruce Park. The new drainage pipe will pass through the OC property, containing the rental storage buildings.

City staff presented eight potential easements to Council in a work session on August 9<sup>th</sup>. Six of those easements were for FY17 project requirements. OC and the City have continued to discuss the terms of those easements and have agreed on the two presented here for approval. These are being pursued as a priority because the City plans to put this project out to bid on September 30<sup>th</sup>.

**DISCUSSION:** City staff hired a surveyor to draft exhibits and legal descriptions of the easement locations. With this information, staff determined the assessed value of each easement. Following city policy, staff determines assessed values by finding the assessed land value (excluding improvements) of the larger parcel on which the easement sits and applying the value proportionally to the area acquired by the easement. Staff determines the “use value” by evaluating the limitation of rights acquired by the City and retained by the landowner. Staff calculates the potential cost to the City by multiplying the assessed value of the easement by the use value.

<b>General Description</b>	<b>Size (SF)</b>	<b>Assessed Value</b>	<b>Use Value</b>	<b>City Proposed Cost</b>	<b>OC/ADC Proposed Cost</b>
East Point Road	1,787.30	\$12,368.12	50%	\$6,184.06	\$6,455.47
Makushin Drive	2,463.50	\$14,781	50%	\$7,390.50	\$7,590.85
<b>Total</b>	4,251	\$27,149.12	--	\$13,574.56	\$14,046.32

City staff initially offered \$13,574.56 to OC for the easements, using internal policy for easement valuation. OC/ADC proposed a total cost of \$14,046.32, which includes a \$200 administrative fee for each easement. Additionally, although a statement requiring reimbursement for any legal fees associated with preparation of the easements is include in the agreement, City staff has confirmed with OC staff that there have been no additional fees for these easements.

Unalaska Code of Ordinances §7.04.020(B) explains that the acquisition of real property shall be approved by the City Council by resolution and that this resolution shall set forth the terms, conditions and manner of acquisition. Resolution 2016-60 fulfills this requirement.

Following Council approval and the anticipated approval by OC's Board on September 28th, the City will execute the agreements with OC and ADC, and make the appropriate payments. The drainage project is scheduled to open for bidding on September 30<sup>th</sup>, and the City will proceed with the project accordingly.

**ALTERNATIVES:** City Council may approve Resolution 2016-60 or they may find that it is in the best interest of the City to reject or alter the terms of the agreement and disapprove the resolution as it is currently written.

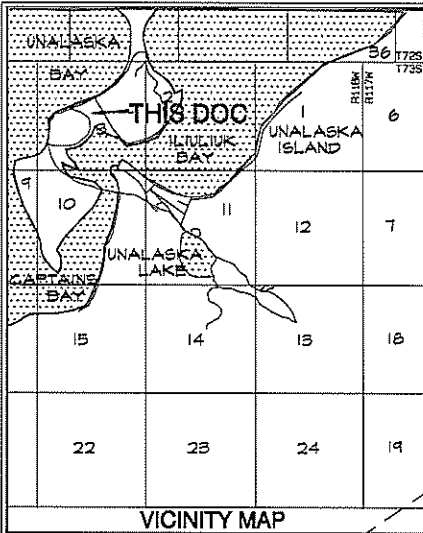
**FINANCIAL IMPLICATIONS:** The cost to the City for the two easements is \$14,046.32. The money comes from the Citywide Multiple Location Drainage Project (PW203), a General Fund project. City Council previously allocated money into this project fund, which is sufficient to cover this easement acquisition.

**LEGAL:** No legal opinion has been requested.

**STAFF RECOMMENDATION:** Staff recommends approval of Resolution 2016-60.

**PROPOSED MOTION:** "I move to approve Resolution 2016-60."

**CITY MANAGER COMMENTS:** Recommend moving forward with finalizing this agreement as outlined in Resolution 2016-60.



VICINITY MAP

UDAXTIN SUBDIVISION  
PLAT NO. 2009-4 AIRD

LOT 2

EXISTING 20' WIDE  
UTILITY EASEMENT  
P# 92-3 AIRD

ORAND ALEUTIAN  
ASPHALT PARKING

MARGARET BAY SUBDIVISION  
PLAT NO. 92-3 AIRD

TRACT B

TRACT D

MARGARET BAY SUBDIVISION  
PLAT NO. 92-3 AIRD

20' WIDE UTILITY  
EASEMENT-10 FEET EACH  
SIDE OF PROPERTY LINE  
EXTENDED P# 92-3 AIRD  
AREA 1787.3 SF

EXISTING 10' WIDE DRAINAGE  
EASEMENT PLAT# 2009-4

LINE TABLE

L-1	S36°46'53"E	20.00
L-2	N74°15'26"W	24.86

MARGARET BAY

EXHIBIT "A"

CITY OF UNALASKA  
Department of Public Utilities  
P O Box 610  
Unalaska, Ak 99685

Scale: 1" = 30'

20' WIDE UTILITY  
EASEMENT

Dwg. By: TPI

Located within the northeast  
portion of Tract B and the  
southwest portion of Tract D  
Margaret Bay Subdivision

Date: 3-20-2012

TModel File#11-14E

## 20-FOOT WIDE UTILITY EASEMENT

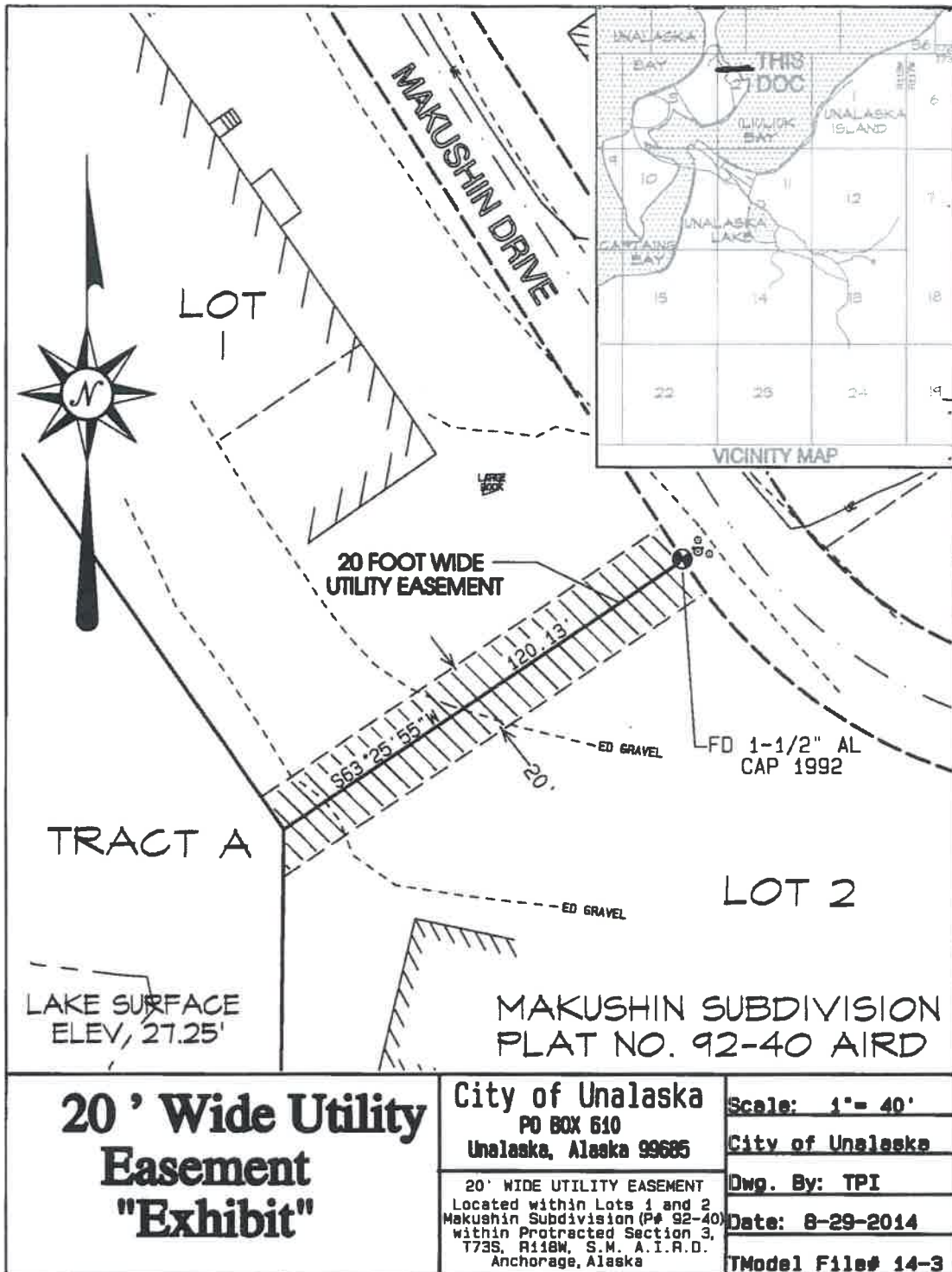
A 20-FOOT WIDE UTILITY EASEMENT LOCATED WITHIN A PORTION OF PROTRACTED SECTION 3, TOWNSHIP 73 SOUTH, RANGE 118 WEST, SEWARD MERIDAN, ALASKA, ALEUTIAN ISLAND RECORDING DISTRICT DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 2, UDAXTIN SUBDIVISION, RECORDED AS PLAT NO 2009-4, ALEUTIAN ISLAND RECORDING DISTRICT, ALASKA; THENCE SOUTH  $36^{\circ}47'50''$  EAST, ON AND ALONG THE SOUTHERLY BOUNDARY OF SAID LOT 2, A DISTANCE OF 384.99 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2; THENCE SOUTH  $52^{\circ}11'25''$  WEST, ON AND ALONG THE PROPERTY LINE COMMON TO TRACT B AND TRACT D, A DISTANCE OF 10 FEET TO THE SOUTHERLY EDGE OF AN EXISTING 20 FOOT WIDE UTILITY EASEMENT AND THE POINT OF BEGINNING;

FOR A 20 FOOT WIDE UTILITY EASEMENT, LOCATED 10 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

THENCE SOUTH  $52^{\circ}11'25''$  WEST ON AND ALONG THE PROPERTY LINE COMMON TO TRACT B AND TRACT D OF SAID MARGARET BAY SUBDIVISION, A DISTANCE OF 89.35 FEET MORE OR LESS, TO THE NORTHERLY MEANDER LINE OF MARGARET BAY CONTAINING 1787.3 SQUARE FEET, MORE OR LESS.

AND ALL ACCORDING TO THE ATTACHED EXHIBIT A.



**20' Wide Utility Easement "Exhibit"**

City of Unalaska  
 PO BOX 610  
 Unalaska, Alaska 99685

Scale: 1" = 40'

City of Unalaska

20' WIDE UTILITY EASEMENT  
 Located within Lots 1 and 2  
 Makushin Subdivision (P# 92-40)  
 within Protracted Section 3,  
 T73S, R118W, S.M. A.I.R.D.,  
 Anchorage, Alaska

Dwg. By: TPI

Date: 8-29-2014

TModel File# 14-3

Exhibit A

## **DRAINAGE EASEMENT AGREEMENT**

Aleutian Development Corporation (“Grantor”), an Alaska corporation, the address of which is P.O. Box 149, Unalaska, Alaska 99685 and the City of Unalaska (“Grantee”), an Alaska municipal corporation, the address of which is P.O. Box, 610, Unalaska, Alaska 99685, have agreed, and hereby agree, as follows:

1. Easement Grant. Subject to the reverter in Section 9 below, Grantor hereby grants and conveys to Grantee, and Grantee hereby accepts without recourse to Grantor, the non-exclusive easement (“Easement”) that burdens the surface estate, but not the subsurface estate, of the real property located in the City of Unalaska, Aleutian Islands Recording District, Third Judicial District, State of Alaska and shown on the attached Exhibit A, and more specifically described in Exhibit B, which are incorporated by reference.

2. Use Limitation. The Easement shall be used by Grantee only to install, repair, maintain and remove a drainage culvert (“Permitted Uses”) and not for any other use whatsoever.

3. Fee. In consideration for such Easement, Grantee shall pay Grantor a fixed fee (“Fee”) in the amount of Six Thousand Two Hundred and Fifty-Five Dollars and Forty-Seven cents (\$6,255.47) for its use of the Easement, which is fair, valuable and sufficient under the circumstances. Such Fee shall be paid within ten (10) days of Grantee’s execution of this Agreement at Grantor’s address set forth above.

4. Reimbursement for Easement Preparation. Grantee shall reimburse Grantor for (a) a non-refundable administration fee of Two Hundred Dollars (\$200.00), and (b) if any, the actual professional fees and legal costs incurred by ADC for the preparation of this Agreement. Such reimbursement obligation shall constitute an additional fee owed to Grantor under this Agreement.

5. Grantor’s Option to Development. If at any time Grantor, in its sole and absolute discretion, decides that it wants to develop the real property upon which the Easement is located and/or any adjacent real property, Grantor shall provide written notice of such intent (“Notice”) to Grantee. Within thirty (30) days after receipt of such Notice, Grantee shall remove the culvert, restore the property to the condition it was in prior to the date of this Easement Agreement, normal wear and tear excluded, vacate the Easement and move the culvert to a new location which has been mutually agreed upon by the parties.

6. Interference. Grantor shall not unreasonably interfere with Grantee’s Permitted Uses of the Easement; and Grantee shall not unreasonably interfere with Grantor’s

surface use of the Easement, except when and to the limited extent necessary to engage in Grantee's Permitted Uses of the Easement.

7. No Representations or Warranties by Grantor; Release of Claims by Grantee. Grantor has made, and hereby makes, no warranties or representations, express or implied, regarding the title to, suitability or physical condition of the Easement. Grantee shall take and hereby takes the Easement “as is” and “with all faults” as to its title to and suitability and physical condition, including assuming all risks of environmental pollution (if any) associated therewith. Grantee shall release and hereby releases, with prejudice, Grantor, its affiliates, parents, subsidiaries, successors and assigns, and their respective shareholders, partners, officers, directors, managers, agents, representatives, employees and attorneys from and against any and all demands, claims, losses, damages, injuries, deaths, costs, fees, liabilities, obligations, awards and penalties, including actual reasonable costs and attorneys' fees, which are in any way based upon, arise out of, are connected with or result from the title to or suitability or physical condition of the Easement, including any environmental pollution associated therewith, regardless of the nature, type, scope, extent or amount thereof that has been or may be caused thereby or result therefrom.

8. Grantee's Indemnity. Grantee shall agree and hereby agrees, and its successors and assigns in and to the Easement (each an “Indemnitor”) shall, by accepting, claiming and/or using the Easement, be deemed to have agreed to defend, indemnify and save harmless Grantor, its parents, subsidiaries, affiliates, successors and assigns, and their respective shareholders, partners, directors, officers, managers, agents, representatives, employees and attorneys (each an “Indemnitee”) from and against any and all demands, claims, losses, damages, injuries, deaths, costs, fees, liabilities, obligations, awards and penalties, including actual reasonable costs and attorneys' fees, that in any way arise out of, are based upon, are connected with, or result from, in whole or in part, any actual or alleged acts or omissions in, on, about or with respect to the Easement by any such Indemnitor or any person using the Easement with the express or implied permission of any such Indemnitor. All such defense, indemnity and hold harmless obligations that are based upon occurrences prior to the termination of the Easement shall survive the termination of the Easement for any reason.

9. Automatic Reverter. In the event that Grantee (a) ceases to use the Easement for a period of ninety (90) days or more or (b) uses the Easement for other than the Permitted Uses for a period of thirty (30) days or more after Grantee receives notice from Grantor of its objection thereto, then all of Grantee's right, title and interest in and to the Easement shall automatically revert to Grantor, Grantee shall have no further right, title or interest in or to the Easement, and Grantee shall remove all of its structures, improvements and other properties from the Easement and restore it to its original condition.

10. Preservation of Archaeological/Cultural Resources.

10.1 Discovery of Archaeological or Cultural Resources. In the event that Grantee discovers any previously unknown Archaeological or Cultural Resources during the course of its use of the Easement, it shall: (a) notify Grantor, the Museum of the Aleutians, or its successor or assign, and any local, state or federal agency required to be notified under applicable law of the particulars of such discovery; (b) follow the Archeological Assessment

procedures required by Applicable Law; and (c) cease all further uses of the easement that might damage or adversely impact such Archaeological or Cultural Resources until they are assessed and preserved by the appropriate authority or person listed above.

10.2 Definitions. The term “Archaeological and Cultural Resources” means any of the following, in whole or in part: burial sites, human remains, funerary objects, sacred or religious objects, objects of cultural patrimony, pottery, basketry, vessels, utensils, weapons, weapon projectiles, tools, structures or portions of structures, pit houses, clothing, blankets, furnishings, paintings, carvings, fossilized or non-fossilized paleontological specimens or any other archaeological, historical, cultural or sacred resource or object at least one hundred (100) years old or as defined under Applicable Law pertaining to historic preservation, archaeological preservation, or the preservation of Native American culture, religion or grave sites. Applicable Law shall include, without limitation, the following, as amended from time to time: (a) National Historic Preservation Act [16 U.S.C. Sections 407-407w-6]; (b) Archaeological Resources Protection Act [16 U.S.C. Section 470bb-407II]; (c) Native American Graves Protection and Repatriation Act [25 U.S.C. Sections 3001-3113]; and (d) Alaska Historic Preservation Act [AS 41.35.010-380].

IN WITNESS WHEREOF, the parties have entered into and executed this Agreement, effective the \_\_\_\_ day of \_\_\_\_\_, 2016 (“Effective Date”).

GRANTOR:

ALEUTIAN DEVELOPMENT CORPORATION,  
an Alaska corporation

Dated: \_\_\_\_\_, 2016

By \_\_\_\_\_  
Christopher P. Salts, Sr.  
Its Chief Executive Officer

GRANTEE:

CITY OF UNALASKA, an Alaska  
municipal corporation

Dated: \_\_\_\_\_, 2016

By \_\_\_\_\_  
David Martinson  
Its City Manager





After recording in the Aleutian  
Islands Recording District, return to:

Aleutian Development Corporation  
Attn: Christopher P. Salts, Sr.  
Chief Executive Officer  
P.O. Box 149  
Unalaska, Alaska 99685

**EXHIBIT A**

**Drawing of Easement**

## **EXHIBIT B**

### **Legal Description**

A 20-FOOT WIDE UTILITY EASEMENT LOCATED WITHIN A PORTION OF PROTRACTED SECTION 3, TOWNSHIP 73 SOUTH, RANGE 118 WEST, SEWARD MERIDAN, ALASKA, ALEUTIAN ISLAND RECORDING DISTRICT DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 2, UDAXTIN SUBDIVISION, RECORDED AS PLAT NO 2009-4, ALEUTIAN ISLAND RECORDING DISTRICT, ALASKA; THENCE SOUTH  $36^{\circ}47'50''$  EAST, ON AND ALONG THE SOUTHERLY BOUNDARY OF SAID LOT 2, A DISTANCE OF 384.99 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2; THENCE SOUTH  $52^{\circ}11'25''$  WEST, ON AND ALONG THE PROPERTY LINE COMMON TO TRACT B AND TRACT D, A DISTANCE OF 10 FEET TO THE SOUTHERLY EDGE OF AN EXISTING 20 FOOT WIDE UTILITY EASEMENT AND THE POINT OF BEGINNING;

FOR A 20 FOOT WIDE UTILITY EASEMENT, LOCATED 10 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

THENCE SOUTH  $52^{\circ}11'25''$  WEST ON AND ALONG THE PROPERTY LINE COMMON TO TRACT B AND TRACT D OF SAID MARGARET BAY SUBDIVISION, A DISTANCE OF 89.35 FEET MORE OR LESS, TO THE NORTHERLY MEANDER LINE OF MARGARET BAY

CONTAINING 1787.3 SQUARE FEET, MORE OR LESS. AND

ALL ACCORDING TO THE ATTACHED EXHIBIT A.

## **DRAINAGE EASEMENT AGREEMENT**

Ounalashka Corporation (“Grantor”), an Alaska corporation, the address of which is P.O. Box 149, Unalaska, Alaska 99685 and the City of Unalaska (“Grantee”), an Alaska municipal corporation, the address of which is P.O. Box, 610, Unalaska, Alaska 99685, have agreed, and hereby agree, as follows:

1. Easement Grant. Subject to the reverter in Section 9 below, Grantor hereby grants and conveys to Grantee, and Grantee hereby accepts without recourse to Grantor, the non-exclusive easement (“Easement”) that burdens the surface estate, but not the subsurface estate, of the real property located in the City of Unalaska, Aleutian Islands Recording District, Third Judicial District, State of Alaska and shown on the attached Exhibit A, and more specifically described in Exhibit B, which are incorporated by reference.

2. Use Limitation. The Easement shall be used by Grantee only to install, repair, maintain and remove a drainage culvert (“Permitted Uses”) and not for any other use whatsoever.

3. Fee. In consideration for such Easement, Grantee shall pay Grantor a fixed fee (“Fee”) in the amount of Seven Thousand Three Hundred and Ninety Dollars and Eighty-Five cents (\$7,390.85) for its use of the Easement, which is fair, valuable and sufficient under the circumstances. Such Fee shall be paid within ten (10) days of Grantee’s execution of this Agreement at Grantor’s address set forth above.

4. Reimbursement for Easement Preparation. Grantee shall reimburse Grantor for (a) a non-refundable administration fee of Two Hundred Dollars (\$200.00), and (b) if any, the actual professional fees and legal costs incurred by OC for the preparation of this Agreement. Such reimbursement obligation shall constitute an additional fee owed to Grantor under this Agreement.

5. Grantor’s Option to Development. If at any time Grantor, in its sole and absolute discretion, decides that it wants to develop the real property upon which the Easement is located and/or any adjacent real property, Grantor shall provide written notice of such intent (“Notice”) to Grantee. Within thirty (30) days after receipt of such Notice, Grantee shall remove the culvert, restore the property to the condition it was in prior to the date of this Easement Agreement, normal wear and tear excluded, vacate the Easement and move the culvert to a new location which has been mutually agreed upon by the parties.

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surface use of the Easement, except when and to the limited extent necessary to engage in Grantee's Permitted Uses of the Easement.

7. No Representations or Warranties by Grantor; Release of Claims by Grantee. Grantor has made, and hereby makes, no warranties or representations, express or implied, regarding the title to, suitability or physical condition of the Easement. Grantee shall take and hereby takes the Easement **“as is”** and **“with all faults”** as to its title to and suitability and physical condition, including assuming all risks of environmental pollution (if any) associated therewith. Grantee shall release and hereby releases, with prejudice, Grantor, its affiliates, parents, subsidiaries, successors and assigns, and their respective shareholders, partners, officers, directors, managers, agents, representatives, employees and attorneys from and against any and all demands, claims, losses, damages, injuries, deaths, costs, fees, liabilities, obligations, awards and penalties, including actual reasonable costs and attorneys' fees, which are in any way based upon, arise out of, are connected with or result from the title to or suitability or physical condition of the Easement, including any environmental pollution associated therewith, regardless of the nature, type, scope, extent or amount thereof that has been or may be caused thereby or result therefrom.

8. Grantee's Indemnity. Grantee shall agree and hereby agrees, and its successors and assigns in and to the Easement (each an “Indemnitor”) shall, by accepting, claiming and/or using the Easement, be deemed to have agreed to defend, indemnify and save harmless Grantor, its parents, subsidiaries, affiliates, successors and assigns, and their respective shareholders, partners, directors, officers, managers, agents, representatives, employees and attorneys (each an “Indemnitee”) from and against any and all demands, claims, losses, damages, injuries, deaths, costs, fees, liabilities, obligations, awards and penalties, including actual reasonable costs and attorneys' fees, that in any way arise out of, are based upon, are connected with, or result from, in whole or in part, any actual or alleged acts or omissions in, on, about or with respect to the Easement by any such Indemnitor or any person using the Easement with the express or implied permission of any such Indemnitor. All such defense, indemnity and hold harmless obligations that are based upon occurrences prior to the termination of the Easement shall survive the termination of the Easement for any reason.

9. Automatic Reverter. In the event that Grantee (a) ceases to use the Easement for a period of ninety (90) days or more or (b) uses the Easement for other than the Permitted Uses for a period of thirty (30) days or more after Grantee receives notice from Grantor of its objection thereto, then all of Grantee's right, title and interest in and to the Easement shall automatically revert to Grantor, Grantee shall have no further right, title or interest in or to the Easement, and Grantee shall remove all of its structures, improvements and other properties from the Easement and restore it to its original condition.

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procedures required by Applicable Law; and (c) cease all further uses of the easement that might damage or adversely impact such Archaeological or Cultural Resources until they are assessed and preserved by the appropriate authority or person listed above.

10.2 Definitions. The term “Archaeological and Cultural Resources” means any of the following, in whole or in part: burial sites, human remains, funerary objects, sacred or religious objects, objects of cultural patrimony, pottery, basketry, vessels, utensils, weapons, weapon projectiles, tools, structures or portions of structures, pit houses, clothing, blankets, furnishings, paintings, carvings, fossilized or non-fossilized paleontological specimens or any other archaeological, historical, cultural or sacred resource or object at least one hundred (100) years old or as defined under Applicable Law pertaining to historic preservation, archaeological preservation, or the preservation of Native American culture, religion or grave sites. Applicable Law shall include, without limitation, the following, as amended from time to time: (a) National Historic Preservation Act [16 U.S.C. Sections 407-407w-6]; (b) Archaeological Resources Protection Act [16 U.S.C. Section 470bb-407II]; (c) Native American Graves Protection and Repatriation Act [25 U.S.C. Sections 3001-3113]; and (d) Alaska Historic Preservation Act [AS 41.35.010-380].

IN WITNESS WHEREOF, the parties have entered into and executed this Agreement, effective the \_\_\_\_ day of \_\_\_\_\_, 2016 (“Effective Date”).

GRANTOR:

OUNALASHKA CORPORATION,  
an Alaska corporation

Dated: \_\_\_\_\_, 2016

By \_\_\_\_\_  
Christopher P. Salts, Sr.  
Its Chief Executive Officer

GRANTEE:

CITY OF UNALASKA, an Alaska  
municipal corporation

Dated: \_\_\_\_\_, 2016

By \_\_\_\_\_  
David Martinson  
Its City Manager

STATE OF ALASKA                    )  
  : ss.  
THIRD JUDICIAL DISTRICT        )

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2016, by Christopher P. Salts, Sr., the Chief Executive Officer of Ounalashka Corporation, an Alaska corporation, on behalf of the corporation.

\_\_\_\_\_  
NOTARY PUBLIC in and for Alaska  
My Commission Expires:\_\_\_\_\_

STATE OF ALASKA                    )  
  : ss.  
THIRD JUDICIAL DISTRICT        )

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2016, by David Martinson, the City Manager of the City of Unalaska, an Alaska municipal corporation, on behalf of the corporation.

\_\_\_\_\_  
NOTARY PUBLIC in and for Alaska  
My Commission Expires:\_\_\_\_\_



After recording in the Aleutian  
Islands Recording District, return to:

Ounalashka Corporation  
Attn: Christopher P. Salts, Sr.  
Chief Executive Officer  
P.O. Box 149  
Unalaska, Alaska 99685

**EXHIBIT A**

**Drawing of Easement**

## **EXHIBIT B**

### **Legal Description**

A parcel of land located within Protracted Section 3, Township 73 South, Range 118 West, Seward Meridian, within Lot 1 and lot 2, Makushin Subdivision, Plat No. 92-40, Aleutian Islands Recording District, State of Alaska, and more particularly described as follows:

A twenty foot wide Utility Easement, being ten (10) feet on each side of the following described centerline, said easement to begin and end on the actual property lines at each end of the described centerline extended or shortened as needed.

Commencing at the southeast corner of Lot 1, said Makushin Subdivision, which is also on the westerly right-of-way of Makushin Drive, said corner being a recovered 1- ½" aluminum cap dated 1992 and The True Point of Beginning for this easement description;

from said aluminum cap, thence on and along the property line common to Lot 1 to the north and Lot 2 to the south, South 63° 25'55" West, a distance of 120.13 feet more less to the angle point on the property line common to Tract A, Lot 1 to the north and Lot 2 to the South, and as shown on the attached twenty (20) foot wide Utility Easement Exhibit.