

City of Aniak
CITY COUNCIL REGULAR MEETING
Aniak City Office or Teleconference on Request
Thursday, December 18, 2025 at 6:00 PM

AGENDA

I. Call to Order

II. Roll Call

DBonanno- , SCharles- , AFolz- , AMorgan- , CMorgan- , LSeavey-
Staff Present: LKameroff- , MG.Morgan-

III. Approval of Agenda

IV. Public Participation

V. Previous Meeting Minutes- November 19, 2025

A. November 19, 2025 Regular Meeting Minutes

VI. Reports

A. Mayor Report-D. Bonanno

B. Aniak Volunteer Fire Department - SCERP Meeting Update

C. Public Works - MG.Morgan

D. City Clerk-

E. Financial Report- L.Kameroff

F. City Manager - L. Kameroff

VII. Old Business

A. Resolution 25-12 Temporary Closure of Fire Station for Winter Operations

B. Resolution 25-13 Approval Quotes for Nisson

VIII. New Business

A. Resolution 25-14 St. Teresa Catholic Church New Lease Agreement Renewal- Discussion of length of term and approval

B. Appointment Seat B- a 1-Year Term until October 2026 Election

C. Alaska Bulk Fuel Infrastructure Update

IX. Council Comments

X. Time and Place of Next Meeting- Wednesday, January 21, 2026, at 6pm

XI. Adjourn

Attested:

Mayor David Bonanno

Signed: Date

City Manager Lenore Kameroff

Signed: Date

City of Aniak
CITY COUNCIL REGULAR MEETING
Aniak City Office
Wednesday, November 19, 2025 at 6:00 PM

MEETING MINUTES

- I. Call to Order-** Mayor D.Bonanno called the meeting to order at 7:04pm
- II. Roll Call-** DBonanno-P, SCharles-AE, AFolz-P, AMorgan- P (teleconf.line), CMorgan- P (teleconf.line) , LSeavey- P
 Staff Present: LKameroff- P, MMorgan- P No other members of the public were present.
- III. Approval of Agenda-** Motion made by A.Folz to approve agenda-Motion 2nd by L.Seavey. Agenda approved.
- IV. Public Participation**
 - A. CDBG Project Proposals-Program Overview-Proposed Projects- City Manager L.Kameroff had a sign in sheet for all attendees and welcomed everyone to the meeting. She explained the CDBG Program using the CDBG Application Workshop 2025 Program Overview slide that was used at the CDBG application workshop held in October. The slide explained the CDBG program, which included general information, national objectives, and priorities. It also discussed the three project categories: planning, community development, and special economic development with examples of projects for each category, as well as ineligible projects. The council discussed the grant possibilities and what we can apply for in the future. C.Morgan asked if we can use this grant to apply for new streetlights. L.Kameroff replied that she is talking with L.Simeon with the ATC tribe regarding the streetlights. Mayor D.Bonanno and present council thanked Lenore for her presentation for the CDBG program and would be beneficial for the city in many ways.
- V. Previous Meeting Minutes**
 - A. October 15, 2025 Regular Meeting Minutes- Motion made by A.Folz to approve the meeting minutes as presented, motion seconded by L.Seavey.
- VI. Reports**
 - A. Mayor Report-D. Bonanno- Mayor D.Bonanno started off with the monthly Sewer Raffle for customers that make payments. The first winner of a Flashlight and Smoke detector is Emily Peterson; second winner of a \$30 AC gift card is Barbara Morgan. He reported that he attended the ATC meeting and it went well. He also mentioned the Fire Department Community meeting that he hopes we can build on it. He also brought up a community concern regarding road safety and easement issues. Possibly looking into mirrors or some other equipment to help with visual issues on that road.
 - B. Aniak Vol. Fire Dept.-Report on Community Meeting RE:Fire Station winter operations- LKameroff went over the Community Meeting held on November 5th at 110pm. LKameroff and DBonanno went over expenses, maintenance issues and why the council is discussing shutting down the fire station this winter. The urgent need for volunteers. How meetings are held, how the Fire Chief and others are selected, grants available to help with operations and possibly maintenance on the building. We did have sign-up sheets for volunteers and posted them in various locations in Aniak, and we received a few signatures. LKameroff is also talking with LSimeon at the ATC Tribe regarding the storage of their Water truck in the fire station and how the tribe may be able to help. The SAFER Grant application website shows that they received our application, but there is no other update. They may be catching up from the government shutdown. There were also no fires reported this month. Council discussed what we should do next? If the public is being informed and what are their other concerns? We do have more discussion later in the meeting under Resolutions.
 - C. Public Works - M.Morgan- He has a written report included in the meeting packet. Other report information included by his verbal report, the Lift Station by the Community Hall is currently down, and we are working with Bruce Werba to get it resolved. L. Kameroff informed the council that B.Werba is

the YKHC Remote Maintenance Worker for our Sewer Utility. She also stated that he will town to discuss and determine what the best course of action may be to get it up and running again. B. Werba suggested we may be able to file a claim with the power company due to the Lift Station being down right after a power outage, but they will know more once he is able to inspect the equipment.

D. Financial Report & City Manager Report-L.Kameroff- Council reviewed the Financial Report as presented. LKameroff pointed out the Community Revenue Sharing funds received this month as well as the miscellaneous expenses under Admin (return of unused OWL Grant funds). A motion was made by A.Folz to approve the financial report and was seconded by LSeavey. October 2025 financial report was approved. I held a Staff Meeting on November 7th and went over our holiday schedules, the days I would be out of the office due to travel and training for the Bulk Fuel Capacity training, when timesheets were due, and when our next council meeting is scheduled. We also discussed the Fire Dept Community meeting that was held and what our next steps will be after the council meeting, as well as the safety and reflective gear they have for winter operations. I spoke with C. McConnell from Alaska Energy Authority today for an update. We are currently still in Phase I and gathering information from the meeting to assess what the capacity needs are for Aniak and who are the major stakeholders. That would allow them to determine our options. Once I get more information, I will let you know. A.Folz had questions regarding interest from the ATC Tribe about the Fuel Tank Farm. L.Kameroff replied that she is still discussing options and partnerships with their Administrator L.Simeon. But due to the grant requirements, it would be up to AEA to determine ownership. Discussion ensued regarding the best location for tank farm development. L.Kameroff response was, once they determine what our community needs are, then they would be able to determine who would be operating and where it would be located. There are many types and sizes of fuel tanks, and that would determine how large an area would be needed. L.Kameroff and M.Morgan will begin looking into what land the City of Aniak has available for next discussions. I have also been talking with L.Simeon about the Tribal Transportation program and if the Tribe would be able to get more streetlights under that grant. That is how we received the streetlights we currently have. The previous agreement we had was stating the Tribe would purchase and have them installed; the city agreed to keep them maintained and pay the electric bill for them. For any maintenance or replacement, costs would be split between the city and the tribe, including the cost of electricity. This has not been done due to no signed agreement by the tribe, and no billing has ever been done. But there must have been an agreement due to the Tribe using sections of our roads on their inventory. We have also been talking about the Fire Station and what it takes to operate and maintain. I would also like to talk with her about their EPA/IGAP Program. There is so much they can do to help with our landfill and the planning process, design and mapping of the area, informing the public about what is expected and what to do with burnable waste next year. The last thing on my list is my personal time off from work. The council discussed the leave request and approved it.

VII. New Business

A. Resignation Seat B-2 Year Term-N.Kelila- Motion made by A.Folz to accept N.Kelila's resignation letter. The motion was seconded by L.Seavey. All present councils have approved. Seat B for a 2-year term is now vacant, as well as the Vice Mayor position. C.Morgan suggested that we use the last election write-ins and appoint a council member from there. All present councils approved of that suggestion, and L.Kameroff will find out if any other write-ins are interested in filling the position.

B. Election of Officers-Vice Mayor-Certificates of Election-Employment & New Council Member Packets discussion- Mayor D.Bonanno opened the floor for discussion of Election of Officers for Vice Mayor. A motion was made by C.Morgan to nominate L.Seavey for Vice Mayor, seconded by A.Folz. L.Seavey accepted nomination and all council approved in one motion. Congratulations, Lisa! ~ L.Kameroff then gave the new/returning council members the Oath of Office and had them sign the Certificate of Election forms. L.Kameroff also had an additional packet for the council members, and in it included copies of: A Primer for City Council Members, and Organizational Chart, Ordinance chapters 2 and 6, as well as the Employee Handbook and all documents for new employees, and additionally, a section from Title 29 Municipal Powers and Duties and Robert's Rules of Order Quick Study sheet for reference when necessary. She also included the Council Member Update form with W-2 and I-9 to complete our files.

Motion made by L.Seavey to take a 5–10-minute break, motion seconded by D.Bonanno. We went on a break at 8:10pm. Motion made by L.Seavey to go back into session, motion seconded by A.Folz. Council approved motion and was back into session at 8:17pm

- C. Draft MOA with the Aniak Traditional Council-Storage of Water Truck-Discussion-L.Kar the council that she has been talking with L.Simeon at the ATC tribe and she (L.Simeon), would like to see more information on the expenses it incurs every year. Mainly the fuel costs, electricity, and maintenance.
- D. Resolution 25-11 Authority to Participate in 2nd Solicitation of the CDBG Grant Program- Mayor D.Bonanno opened the floor for discussion on the CDBG Program. L.Kameroff thanked everyone for participating in the Program Overview during Public Participation and read outload the Resolution 25-11 for discussion. She reiterated the funding limits, the project categories, and why we are proposing to apply for a new Water Truck under this grant. She also stated that we could use this time to review other project ideas to apply for next year. This equipment request would be beneficial for our Landfill due to us receiving a new #20 Burn Cage unit next spring by having a reliable water source to use in the event of a fire at the Landfill while the burn cage is in use. She also went over the required appendix packet. Council Member C.Morgan asked if this could be used for streetlights? L.Kameroff stated that she is working with the Tribe on that. Council had no other questions or discussions. A motion was made by L.Seavey to approve Resolution 25-11 to approve of Authority to Participate in 2nd Solicitation of the CDBG Grant Program. The motion was seconded by A.Folz. All council present approved.
- E. Resolution 25-12 A Resolution to Close Down the Fire Station for the Winter months- Mayor D.Bonanno opened the floor for discussion on the Closure of the Fire Station for the winter months. Discussion ensued about communications with the Aniak Traditional Council on partnership operations and maintenance, concerns from the council and public members in the event of a closure, and what and how we have been working the Fire Station at this time. A motion was made by A.Folz to defer Resolution 25-12 until towards the end of this fiscal year due to the fire station in the current budget, motion was seconded by C.Morgan. All present council approved.

VIII. Old Business

- A. Approval Bids for Liquidated Equipment-Discussion of remaining Equipment/Vehicles- M.Morgan went over the sale of the dozer and dump truck with their perspective bids on Govdeals.com Winning bids were won by William Wilson. M.Morgan also discussed the Nisson admin vehicle and that we may be able to purchase a new engine for it. It would cost about \$5-7,000, which may include shipping costs. LKameroff stated that we should be able to find the \$\$\$ in our budget from various places if approved and the price is right. Council approved of getting quotes for the Nisson and will determine if it is feasible once we have firm numbers.
- B. Office Space Rental-Old Library and Old Office Buildings & Repairs -Discussion- L.Kameroff informed the council about the St. Teresa Catholic Church lease agreement that expired in August 2025 and that the Church would not want a Sub-Lease on their property. We will need to update our lease agreement of move the building off the property. Council determined that we will renew the lease agreement and decide what we will be doing with the building. Discussion regarding the old office- Council discussed our current options and opted to leave the building as is for now, until we are able to decide what we can do with the library equipment.
- C. Executive Session-Personnel Issues- Motion made by L.Seavey to go into executive session at 9:08pm. Motion 2nd by A.Folz all approved. Motion made by L.Seavy to go back into regular session at 9:36pm, motion 2nd by C.Morgan. All approved.

IX. Council Comments- No council comments at this time

X. Time and Place of Next Meeting- December 17, 2025 Regular Council Meeting at 6pm

XI. Adjourn- Motion made by L.Seavey to adjourn the meeting at 9:42pm, 2nd by C.Morgan. All approved.

Attested by:

Mayor David Bonanno *Signed: Date*

City Manager Lenore Kameroff *Signed: Date*

Monthly Report: Community Operations Update

December 2025 – Presented to the City Council

Introduction

This monthly report is submitted to the City Council to outline current progress and initiatives regarding infrastructure improvements and community operations in Aniak. The report covers funding pursuits, equipment acquisition, team collaboration, facility maintenance, and staff development, all aimed at strengthening the town's services to its residents.

Resource Acquisition and Infrastructure Planning

We have been actively soliciting quotes for a new Nissan engine to support our municipal operations, as well as bids for a 1,000-gallon water truck that will significantly enhance our capabilities. The ongoing search for additional graders and loaders continues, with potential suppliers being evaluated to expand our public works fleet. Planning efforts for the placement of our burn cage have advanced in collaboration with Missy and the public works team, ensuring safety and accessibility are front and center. New signs are expected to arrive soon, and updated maps with detailed plans have been laid out to guide future work.

Operational Maintenance and Teamwork

I want to formally recognize Dakota and Joe for their outstanding commitment to maintaining our roads, landfill and lift stations—both have made meaningful contributions to the safety and wellbeing of our community. Our long-time employee has returned, bringing valuable experience and continuity to our operations. The team and I, together with Bruce Werba, have worked diligently to restore the lift station near the community hall where Dakota was practicing welding and now that we have the material it will be getting repaired as soon as possible. Supplies have been ordered to meet operational needs and ensure our water system at the office remains functional throughout winter. Snow removal is carried out as necessary to maintain safe access at municipal facilities.

Staff Development and Training

Joe and I have completed solid waste bootcamp, enhancing our waste management skills. Dakota has successfully finished specialized training, further boosting our preparedness. Francis is preparing for his operator training test, and our department is progressing through the Toyo stove maintenance class to ensure reliable heating for city buildings.

Administrative Progress and Community Engagement

Missy's exceptional performance in handling all paperwork and administrative duties deserves special acknowledgment. Fire department meetings are being scheduled, and I am reaching out to our volunteers to encourage greater participation. We are developing an official Facebook page for the Aniak Fire Department to strengthen communication and engagement within our community.

Upcoming Initiatives

Preparations are underway for the next council meeting, where recent accomplishments and future plans—including the design for the landfill—will be presented for review and feedback. The three-month performance evaluation is approaching, providing an opportunity to assess progress and establish new goals for ongoing improvement.

Conclusion

In closing, I extend my sincere gratitude to all members of our team for their dedication and professionalism. Through steadfast collaboration and innovation, we continue to restore and improve our town, working to make the City of Aniak and this council proud of our achievements and service. Thank you for your ongoing support.

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	
1	CITY OF ANIAK MONTHLY FINANCIAL STATEMENT	FY2026 Budget	Jul 25	Aug 25	Sep 25	Oct 25	Nov 25	Dec 25	Jan 26	Feb 26	Mar 26	Apr 26	May 26	Jun 26	YTD	Balance
2	Administration Income															
3	Community Revenue Sharing	80,000				77,060									77,060	2,940
4	GCI Land Lease	5,900	450	500	500	500	500								2,450	3,450
5	Miscellaneous Income		4,190		8	(1,825)									2,373	(2,373)
6	Office Space Rental														-	-
7	Payment in Lieu of Taxes	80,000		79,397											79,397	603
8	Sales Tax Revenue (2%)	120,478	22,896	2,331	2,271	16,440	7,746								51,683	68,795
9	Tobacco Excise Tax	25,500	4,591	7,957		5,788	4,478								22,814	2,686
10	Total Admin. Income	311,878	32,126	90,185	2,778	97,963	12,724	-	-	-	-	-	-	-	235,776	76,102
11	Admin. Expenses															
12	Bank Charges and Fees	900	42	84	79	82	57								343	557
13	Contract Services	1,500				900	74								974	526
14	Dues & Membership Fees	5,000	533	265	239	160	489								1,687	3,313
15	Electric	2,200	80	129	122	137	167								635	1,565
16	Equipment/Materials	3,000	(801)	561	328	342	315								745	2,255
17	Gasoline	2,000	178		228	89	77								572	1,429
18	Health Insurance Opt. Out	13,000													-	13,000
19	Heating Fuel	3,500													-	3,500
20	Liability Insurance	18,500	7,131	2,978	2,620		5,072								17,800	700
21	Worker's Comp. Ins.	3,000													-	3,000
22	Lease and Rent														-	-
23	Building Maint./Ops.	2,000				52									52	1,948
24	Employee Life/Retirement	22,000	2,509	1,877	1,827	1,907	1,846								9,965	12,035
25	Employee Payroll Taxes	15,000	977	731	712	717	671								3,808	11,192
26	Gross Wages	132,000	11,804	8,930	8,954	9,370	8,990								48,048	83,952
27	Postage/Freight	600	39	606		10									655	(55)
28	Supplies	2,175		608	(580)	25	375								429	1,746
29	Telephone/Fax/Internet	3,500	314	350	231	378	280								1,552	1,948
30	Travel/Training/Per Diem	2,250	250		290	399	1,864								2,803	(553)
31	Bulk Fuel Purchase														-	-
32	Council Stipends	10,000													-	10,000
33	Miscellaneous Expense														-	-
34	Total Admin. Expenses	242,125	23,055	17,118	15,049	14,568	20,278	-	-	-	-	-	-	-	90,068	152,057
35	Administration Net	69,753	9,071	73,067	(12,271)	83,395	(7,554)	-	-	-	-	-	-	-	145,708	(75,955)
36																

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P
37 CITY OF ANIAK MONTHLY FINANCIAL STATEMENT	FY2026 Budget	Jul 25	Aug 25	Sep 25	Oct 25	Nov 25	Dec 25	Jan 26	Feb 26	Mar 26	Apr 26	May 26	Jun 26	YTD	Balance
38 Fire & Police Income															
39 Animal Control		15			5									20	(20)
40 Donations														-	-
41 Volunteer Fire Assist. Grant														-	-
42 Total F&P Income	0	15	-	-	5	-	-	-	-	-	-	-	-	20	(20)
43 Fire & Police Expenses															
44 Animal Control Expense														-	-
45 Contract Services														-	-
46 Electric	2,500	20	60	123	44	227								474	2,026
47 Equipment Diesel Fuel														-	-
48 Equipment/Materials														-	-
49 Gasoline														-	-
50 Heating Fuel	32,000			13,950										13,950	18,050
51 Maintenance/Operations (Incl. parts)					155									155	(155)
52 Employee Life/Retirement				13		36								49	(49)
53 Employer Payroll Taxes				5		15								20	(20)
54 Gross Wages				58		174								232	(232)
55 Postage/Freight														-	-
56 Telephone/Fax/Internet	650	54	54		108									217	433
57 Travel/Training/Per Diem														-	-
58 Total Fire & Police Expense	35,150	74	114	14,149	308	453	-	15,097	20,053						
59 Fire & Police Net	(35,150)	(59)	(114)	(14,149)	(303)	(453)	-	-	-	-	-	-	-	(15,077)	(20,073)
60															

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	
61 CITY OF ANIAK MONTHLY FINANCIAL STATEMENT	62 FY2026 Budget	63 Jul 25	64 Aug 25	65 Sep 25	66 Oct 25	67 Nov 25	68 Dec 25	69 Jan 26	70 Feb 26	71 Mar 26	72 Apr 26	73 May 26	74 Jun 26	75 YTD	76 Balance	
62 Landfill Income																
63 Landfill Income	22,000	2,667	4,133	2,317	5,100	1,600									15,817	6,183
64 Total Landfill Income	22,000	2,667	4,133	2,317	5,100	1,600	-	-	-	-	-	-	-	15,817	6,183	
65 Landfill Expenses																
66 Equipment Diesel Fuel	2,750	139	620	446	112	61									1,379	1,371
67 Dues and Membership Fees	0	285													285	(285)
68 Equipment/Materials		77													77	(77)
69 Maintenence/Operations (Incl.)	4,000					117									117	3,883
70 Employee Life/Retirement	2,000	571	813	345	470	313									2,512	(512)
71 Employer Payroll Taxes	1,850	261	431	183	253	164									1,291	559
72 Gross Wages	15,000	3,037	5,015	2,126	2,941	1,914									15,033	(33)
73 Landfill Supplies	300					85									85	215
74 Total Landfill Expenses	25,900	4,370	6,879	3,100	3,861	2,570	-	-	-	-	-	-	-	20,779	5,121	
75 Landfill Net	(3,900)	(1,704)	(2,746)	(783)	1,239	(970)	-	-	-	-	-	-	-		(4,963)	1,063
76																
77 Levee Maint. Income																
78 Previous Year Carry Over		-													-	-
79 Total Levee Income	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
80 Levee Maint. Expenses																-
81 Equipment Diesel Fuel	1,000	-	146	262											409	591
82 Equipment/Materials	2,000	-													-	2,000
83 Maintenence/Operations (Incl.)	1,000	-													-	1,000
84 Employee Life/Retirement	2,500	40	15	50											104	2,396
85 Employer Payroll Taxes	3,150	30	6	28											64	3,086
86 Gross Wages	24,500	350	66	326											742	23,758
87 Total Levee Maint.	34,150	420	233	666	-	-	-	-	-	-	-	-	-	-	1,319	32,831
88 Levee Maint. Net	(34,150)	(420)	(233)	(666)	-	-	-	-	-	-	-	-	-		(1,319)	(32,831)
89																

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P
90 CITY OF ANIAK MONTHLY	FY2026	Jul 25	Aug 25	Sep 25	Oct 25	Nov 25	Dec 25	Jan 26	Feb 26	Mar 26	Apr 26	May 26	Jun 26	YTD	Balance
91 Public Works Income															
92 Equipment Rental Income	18,250	200	920	5,600	1,020	450								8,190	10,060
93 Inspection Fees														-	-
94 Public Service Fee	43,000	4,630	4,009	4,442	4,484	3,589								21,153	21,847
95 Total Pub.Wks. Income	61,250	4,830	4,929	10,042	5,504	4,039	-	-	-	-	-	-	-	29,343	31,907
96 Public Works Expenses															
97 Building Maint./Ops.														-	-
98 Contract Services														-	-
99 Dues and Membership Fees	0	285												285	(285)
100 Electric	1,500		22	22	106	84								234	1,266
101 Equipment Diesel Fuel	1,000	139												139	861
102 Equipment/Materials	6,000	77			460	841								1,378	4,622
103 Gasoline	4,000	177	280	519	979	610								2,566	1,434
104 Heating Fuel	6,000			4,096										4,096	1,904
105 Lease and Rent	6,368		6,368											6,368	0
106 Maintenence/Operations (Incl.)	8,000	241	251	480	1,729	515								3,215	4,785
107 Employee Life/Retirement	11,500	1,628	732	1,186	1,526	1,458								6,530	4,970
108 Employer Payroll Taxes	5,000	1,017	399	652	1,022	892								3,982	1,018
109 Gross Wages	50,000	11,420	3,849	(2,611)	11,182	9,972								33,812	16,188
110 Postage/Freight	1,500	140			177	367								684	816
111 Public Works Supplies														-	-
112 Total Pub.Wks Exp.	100,868	15,125	11,902	4,344	17,181	14,739	-	-	-	-	-	-	-	63,290	37,578
113 Public Works Net	(39,618)	(10,295)	(6,973)	5,698	(11,677)	(10,700)	-	-	-	-	-	-	-	(33,947)	(5,671)
114															
115 Roads Income															
116 Previous Year Carry Over														-	-
117 Total Roads Income	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-
118															
119 Roads Expenses															
120 Contract Services														-	-
121 Electric-For 6 Streetlights	2,000	274	194	191	199	181								1,039	961
122 Equipment Diesel Fuel	8,500	541	1,164	686	491	279								3,162	5,338
123 Equipment/Materials Purchase						79								79	(79)
124 Gasoline	1,000	252	229	225										706	294
125 Maintenence/Operations (Incl.)	8,000	376			462									838	7,162
126 Employee Life/Retirement	1,500	610	286	591	219	306								2,012	(512)
127 Employer Payroll Taxes	2,000	426	176	310	118	146								1,175	825
128 Gross Wages	13,000	4,951	2,042	3,607	1,375	1,699								13,674	(674)
129 Postage/Freight	700													-	700
130 Total Roads Expenses	36,700	7,431	4,091	5,610	2,942	2,610	-	-	-	-	-	-	-	22,684	14,016
131 Roads Net	(36,700)	(7,431)	(4,091)	(5,610)	(2,942)	(2,610)	-	-	-	-	-	-	-	(22,684)	(14,016)

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P
CITY OF ANIAK MONTHLY FINANCIAL STATEMENT	FY2026 Budget	Jul 25	Aug 25	Sep 25	Oct 25	Nov 25	Dec 25	Jan 26	Feb 26	Mar 26	Apr 26	May 26	Jun 26	YTD	Balance
Sewer Utility Income															
City Sewer Income	200,000	19,399	17,060	17,942	17,805	14,329								86,536	113,464
Miscellaneous Income				19										19	(19)
Total Sewer Income	200,000	19,399	17,060	17,961	17,805	14,329	-	-	-	-	-	-	-	86,555	113,445
Sewer Utility Expenses															
Bank Charges and Fees	2,000	164	219	204	175	149								910	1,090
Donations														-	-
Dues and Membership Fees	0	285	250											535	(535)
Electric	3,500	199	243	264	319	310								1,334	2,166
Equipment Diesel Fuel	500	84												84	416
Equipment/Materials	2,000	126	49											175	1,825
Gasoline	2,000		453	197	321	388								1,360	640
Heating Fuel	1,000													-	1,000
Liability Insurance	11,500													-	11,500
Worker's Comp. Ins.	3,250													-	3,250
Lease & Rent	1,735				1,733									1,733	3
Maintenence/Operations (Incl.)	7,750	65	105	141	49	440								799	6,951
Employee Life/Retirement	11,500	478	460	271	225	270								1,705	9,795
Employer Payroll Taxes	6,500	201	250	145	122	132								851	5,649
Gross Wages	60,000	2,338	2,913	1,693	1,423	1,541								9,908	50,092
Postage/Freight	1,250	222		125	322	62								731	519
Small Claims Fees														-	-
Supplies	500					101								101	399
Telephone/Internet/Fax	3,250	232	60	205	145	260								902	2,348
Travel/Training/Per Diem	2,000				1,025	(1,025)								-	2,000
Total Sewer Utility	120,235	4,394	5,003	3,246	5,858	2,627	-	-	-	-	-	-	-	21,128	99,107
Sewer Utility Net	79,765	15,006	12,057	14,715	11,947	11,701	-	-	-	-	-	-	-	65,427	14,338
TOTAL INCOME	595,128	59,037	116,307	33,098	126,377	32,692	-	-	-	-	-	-	-	367,511	227,617
TOTAL EXPENSES	595,128	54,869	45,339	46,163	44,717	43,277	-	-	-	-	-	-	-	234,365	360,763
Net Income	0	4,168	70,968	(13,065)	81,660	(10,585)	-	-	-	-	-	-	-	133,146	(133,146)
Current Month	0	95%	88%	99%	98%	95%								475%	-475%
Including Past Due	0	11%	10%	12%	12%	8%								53%	-53%
							Customer Outstanding Balances	\$ 197,417							
							Employee Outstanding Balances	\$ 1,476.5							
								198,893							

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P
	CITY OF ANIAK MONTHLY FINANCIAL STATEMENT	FY2026 Budget	Jul 25	Aug 25	Sep 25	Oct 25	Nov 25	Dec 25	Jan 26	Feb 26	Mar 26	Apr 26	May 26	Jun 26	YTD	Balance
172	Total FY25 Carry Over	262,737													-	262,737
173	Balance (combined cash)															
174	Sewer Savings Set Aside	25,000		25,000											25,000	-
175	City Savings Set Aside	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-
176	Subtotal of FY25 Carryover after Sewer Setaside	237,737													-	237,737
177	FY25 Carry Over Contribution to FY26 Budget	0													-	-
178	Carry Over Balance Left	237,737													-	237,737
179																
180	FY2026 Purchase Cost	48,804	904	1,930	19,469	603	340								\$ 23,246	\$ 25,558
181	Diesel in Gallons from FY26 Purchases	8,641	130	277	3,489	108	61								4,065	4,576
182																
183																
184	CASH AND BANK BALANCES	Jun 24	Jul 24	Aug 24	Sep 24	Oct 24	Nov 24	Dec 24	Jan 25	Feb 25	Mar 25	Apr 25	May 25	Jun 25		
185	Cash on Hand - 3151	513	648	1,009	202	267	462									
186	General Fund - 0699	50,337	38,646	102,502	53,911	102,924	90,766									
187	General Fund Savings- 8460	24,964	24,964	24,964	24,971	24,971	24,971									
188	Sewer Payments - 0699	139,935	147,682	139,327	147,441	181,361	176,699									
189	Sewer Savings - 1389	46,989	46,989	71,989	72,008	72,008	72,008									
190	TOTAL CASH AND BANK BALANCES	262,737	258,929	339,791	298,533	381,532	364,906	-	-	-	-	-	-	-		
191	Amounts for FY25 Carry-Over	-														
192																
193																
194	Financial Report Approved by:				Date:				Attested by:					Date:		
195																
196																
197																

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P
217 CITY OF ANIAK MONTHLY FINANCIAL STATEMENT	218 FY2026 Budget	219 Jul 25	220 Aug 25	221 Sep 25	222 Oct 25	223 Nov 25	224 Dec 25	225 Jan 26	226 Feb 26	227 Mar 26	228 Apr 26	229 May 26	230 Jun 26	231 YTD	232 Balance
Expense Totals															
219 Animal Control Expense	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
220 Bank Service Charges	2,900	206	303	282	256	206	-	-	-	-	-	-	-	1,253	1,647
221 Building Maint./Ops.	2,000	-	-	-	52	-	-	-	-	-	-	-	-	52	1,948
222 Contract Services	1,500	-	-	-	900	74	-	-	-	-	-	-	-	974	526
223 Donations	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
224 Dues/Membership Fees	5,000	1,389	515	239	160	489	-	-	-	-	-	-	-	2,793	2,207
225 Electric	11,700	573	648	721	805	969	-	-	-	-	-	-	-	3,716	7,984
226 Equipment Diesel Fuel	13,750	904	1,930	1,395	603	340	-	-	-	-	-	-	-	5,172	8,578
227 Equipment/Materials Purchase	13,000	(521)	610	328	880	1,156	-	-	-	-	-	-	-	2,454	10,546
228 Gasoline	9,000	607	962	1,169	1,389	1,076	-	-	-	-	-	-	-	5,203	3,797
229 Health Insurance Opt. Out	13,000	-	-	-	-	-	-	-	-	-	-	-	-	-	13,000
230 Heating Fuel	42,500	-	-	18,046	-	-	-	-	-	-	-	-	-	18,046	24,454
231 Liability Insurance.	30,000	7,131	2,978	2,620	-	5,072	-	-	-	-	-	-	-	17,800	12,200
232 Workers Comp. Insurance	6,250	-	-	-	-	-	-	-	-	-	-	-	-	-	6,250
233 Lease and Rent	8,103	-	6,368	-	1,733	-	-	-	-	-	-	-	-	8,100	3
234 Maintence/Operations (Incl.)	28,750	682	356	621	2,394	1,072	-	-	-	-	-	-	-	5,125	23,625
235 Miscellaneous	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
236 Employee Life/Retirement	51,000	5,836	4,183	4,282	4,347	4,229	-	-	-	-	-	-	-	22,878	28,122
237 Employer Payroll Taxes	33,500	2,911	1,993	2,035	2,233	2,020	-	-	-	-	-	-	-	11,191	22,309
238 Gross Wages	294,500	33,900	22,815	14,153	26,291	24,290	-	-	-	-	-	-	-	121,449	173,051
239 Postage/Freight	4,050	401	606	125	509	429	-	-	-	-	-	-	-	2,070	1,980
240 Small Claims Fees	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
241 Supplies	2,975	-	608	(580)	110	476	-	-	-	-	-	-	-	615	2,360
242 Telephone/Internet/Fax	7,400	601	464	436	631	539	-	-	-	-	-	-	-	2,671	4,729
243 Bulk Fuel Purchase	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
244 Council Stipends	10,000	-	-	-	-	-	-	-	-	-	-	-	-	-	10,000
245 Travel/Training/Per Diem	4,250	250	-	290	1,424	839	-	-	-	-	-	-	-	2,803	1,447
246 Total Overall Expenses	595,128	54,869	45,339	46,163	44,717	43,277	-	234,365	360,763						
247 Net Income	-	4,168	70,968	(13,065)	81,660	(10,585)	-	-	-	-	-	-	-	133,146	(133,146)
248															

Fire Dept.-No fires reported this month. SCERP Emergency Response Plans-Tentative meeting scheduled for January 6th at 6 pm (but will be changed due to Slavic services and notices posted). A list of current volunteers and staff on-call has been updated. We would need to TABLE Resolution 25-12 in a regular meeting if this is not where we are going.

SAFER Grant- Does not appear to be approved at this time.

Storage/Lease Agreement for ATC Water Truck- see draft Lease Agreement. Electricity \$2716 and Heating Fuel \$28,477 are the average fuel and electricity expenses in the last 4 years. More discussion with Laura at the Aniak Traditional Council on this. The lease agreement would also include a Resolution for approval once a final agreement is reached.

Public Works Dept.- F. Vaska working with R. Stallworth (Kuspuk S.D.) to retake the Utility Operator test by the end of next month. D.Phillips is working on obtaining his certificate for Sewer Utility Operator. D.Phillips and J.Pete have also participated in the Solid Waste Bootcamp training and this week they are taking the Toyo Stove Repair training as well. All public works department staff are now Fuel Spill certified.

Matthew and I have been working on the Landfill Layout Plan for next spring/summer-old vehicles/appliances and removal of fluids & batteries, placement of the Burn Cage Unit, etc.

Levee Inspection Report- Matthew and I have started our review process and hope to have more at the next meeting.

Shooting Range damage caused by Halong Typhoon wind storm- Matthew and I worked on getting an application started to obtain funds to repair and/or replace the Shooting Range.

Backhaul Recycle Program for FY27, and what can we do for gravel?

City Clerk- Posted City Clerk/Treasurer job opening in town, and will be working on getting posted in other pages, websites, etc. No new applications so far.

Library Building- Nothing new until next spring/summer when we determine what to do with all library materials and clear the building.

Financial Statement- Not complete as of the writing of this report.

City Manager- CDBG Program grant application was not submitted. We did not have all our documentation ready for complete submission on December 8, 2025. Mainly, the SAM.GOV website, which is used for all federal grant opportunities. This does not stop us from planning to apply for next year, with more public input or something entirely different. Now that we know the process, we should have all pertinent information next time.

Bulk Fuel Tank Farm- Alaska Energy Authority will be accepting the City of Aniak as their Grantee for the Bulk Fuel Tank Farm in Aniak. I don't have any further updates for this at this time, but will let you know once I have work.

As always, if you have any questions or concerns, please let me know.

Thank you for your time and all you do for our community. Happy Holidays!~

Respectfully,

Lenore Kameroff

City of Aniak, City Manager

City of Aniak

P.O. Box 189
Aniak, Alaska 99557
Ph: (907)675-4481
email: cityofaniak@gmail.com

Resolution of the City of Aniak, Alaska RESOLUTION #25-12

A RESOLUTION for the Temporary Closure of the Fire Station for Winter Operations

WHEREAS, the City Council of the City of Aniak proposes a temporary closure of the Fire Station for Winter Operations; and

WHEREAS, the cost of heating fuel continues to remain high; and

WHEREAS, the utilization of the Fire Station has not been met for several years; and

WHEREAS, the Aniak Volunteer Fire Department has not been registered with the State Fire Marshall's Office since 2021.

NOW, THEREFORE, BE IT RESOLVED by the Aniak City Council, that the Aniak Volunteer Fire Department will be temporarily closed for winter operations from December to April 2026 due to the high cost of heating fuel, unmet utilization, and not being registered with the State Fire Marshall's Office.

**PASSED AND APPROVED by a duly constituted quorum of the City Council of
Aniak, Alaska, this 17th day of December 2025.**

<u>VOTE</u>	<u>YES</u>	<u>NO</u>
Annie Sakar-Morgan	—	—
Lisa Seavey	—	—
Samantha Charles	—	—
Clara Morgan	—	—
Dave Bonanno	—	—
Andrew Folz	—	—

Signed: _____
Mayor David Bonanno

ATTEST: _____
City Manager Lenore Kameroff

City of Aniak

P.O. Box 189

Aniak, Alaska 99557

Ph: (907)675-4481

email: cityofaniak@gmail.com

City of Aniak
Resolution 25-13

A Resolution endorsing the purchase of a new/used engine for the city admin. vehicle, the Nissan, using funds from our current FY26 expense budget.

Whereas, the City of Aniak's public administration vehicle is in urgent need of repair and upgrading to meet the demands of the city; and

Whereas, the City of Aniak has funds available to purchase a new/used engine for the City of Aniak in our current FY26 expense budget; and

Whereas, the City of Aniak staff has carefully chosen three different options to purchase a new/used engine for council approval; and

Whereas, any purchase over \$ 1,000 and under \$ 5,000 may be negotiated for by the city manager, but will not be valid and may not be entered into without council approval.

NOW, THEREFORE BE IT RESOLVED by the Aniak City Council that, after careful consideration the Aniak City Council members, endorses the upgrade of the city administration vehicle, from available funds in our current FY26 expense budget, in the amount of \$ _____ and from the entity of _____.

Passed and Approved this _____ day of December, 2025.

VOTE	YES	NO
Annie Sakar-Morgan	____	____
Lisa Seavey	____	____
Samantha Charles	____	____
Andrew Folz	____	____
David Bonanno	____	____
Clara Morgan	____	____

Signed: _____
Mayor David Bonanno

Attest: _____
City Manager Lenore Kameroff



500002112
Greatland Auto Parts
P.O. Box 1016
Bethel, AK 99559
(907) 543-2673

QUOTE

Section VII, Item B.

Date : 10/27/2025

Time : 15:10

Page : 1 / 1

Order # 323351

Quote For

2310
City of Aniak
PO Box 189
Aniak, AK 99557

Quote By

Quote By : 36 , Jerry
Sales Rep : 1 , House
Quote Date : 10/27/2025
Quote : 2496

Part Number	Line	Description	Quantity	Price	Net	Total	Taxable
349	ATK	REMANUFACTURED ENGINE ()	1.00	7,315.32	4,283.99	4,283.99	
349	ATK	Core Deposit ()	1.00	569.00	569.00	569.00	D
	FRT	Freight ()	1.00	0.00	800.00	800.00	D

QUOTE

**** Prices and Taxes Subject to Change Without Notice ****

Attention : matthew morgan

PO# :

Subtotal 5,652.99

Tax Estimated Using

TABLE 1 6.0000%

0.00

Quote Total 5,652.99

Fwd: SWE 2006 Nissan Frontier Engine

1 message

Matthew-George Morgan <pwdirector2025@gmail.com>
To: Lenore Kameroff <cityofaniak@gmail.com>, "citypublicworks@gmail.com" <citypublicworks@gmail.com>

Mon, Dec 1, 2025 at 2:48 PM

USED

----- Forwarded message -----
From: **SWEngines** <parts@swengines.com>
Date: Mon, Oct 27, 2025 at 11:21 AM
Subject: SWE 2006 Nissan Frontier Engine
To: <pwdirector2025@gmail.com>



lisa ext 2738

Quote # **21609711**

Vehicle	2006 Nissan Frontier
Part	Used Engine - 4.0L (VIN A, 4th digit, VQ40DE)
Price	\$3455.00-00 \$2764.00 - Used Engine (20% Discount) or Low Monthly Payments @ Paytomorrow MORE INFO 5 Year or 50K Mile Parts & Labor Warranty 
Shipping	Free Shipping in the Continental U.S.
Mileage	~84K miles
Notes	We Ship Low Mileage Used Engines Nationwide Daily!

Add to cart[Receive Another Quote](#)

SW Engines is the #1 engine supplier anywhere in the United States - period. Of course I know we are saying this about ourselves but it's just the truth. We supply a better product with a better warranty with the best service and we know it. We have literally spent years and many thousands of dollars to get it right - which is what we strive for, getting it right.

- This engine comes COMPLETE except for alternator, starter, power steering pump, AC compressor and turbo if applicable.
- All engines are **inspected** and **pressure tested**.
- We have one of the **strongest PARTS and LABOR warranties** in the nation and a dedicated warranty department.
- **NO HIDDEN FEES**.
- We will **consider** reasonable offers.

Questions, Concerns, Feedback?
[CLICK HERE TO TALK WITH US ON FACEBOOK](#)

Thank You,
Parts Department - ext.3

Tel. **866-319-1058**

City of Aniak

P.O. Box 189

Aniak, Alaska 99557
Ph: (907)675-4481
email: cityofaniak@gmail.com

City of Aniak Resolution 25-14

A Resolution of the City of Aniak Renewing the Lease Agreement between
the City of Aniak and St. Teresa Catholic Church.

Whereas, the Aniak City Council is the governing body of the City of Aniak, Alaska, and

Whereas, the City of Aniak's previous lease agreement with St. Teresa Catholic Church expired
at the end of August 2025; and

Whereas, the City of Aniak has not removed all buildings from the leased property; and

Whereas, the City of Aniak agrees to continue to pay \$100.00 per month to the St. Teresa
Catholic Church; and

Whereas, the City of Aniak would like to renew our lease agreement with no other changes until
August of 2026, or until we can remove the building from the leased property.

NOW, THEREFORE, BE IT RESOLVED by the Aniak City Council that we renew our lease
agreement with no other changes until August of 2026, or until we can remove the building from
the leased property and pay \$100.00 each month under this agreement.

Passed and Approved this ____ day of December, 2025.

<u>VOTE</u>	<u>YES</u>	<u>NO</u>
Annie Sakar-Morgan	____	____
Lisa Seavey	____	____
Samantha Charles	____	____
Andrew Folz	____	____
David Bonanno	____	____
Clara Morgan	____	____

Signed: _____
Mayor David Bonanno

Attest: _____
City Manager Lenore Kameroff

LEASE

This Lease Agreement is made and entered into as of the 8 day of July, 2020 by and between the ST. THERESA CHURCH, a Roman Catholic Church in the Diocese of Fairbanks, and whose principal address is PO Box 308, Aniak, Alaska 99557, hereinafter referred to as "Lessor", and the ANIAK PUBLIC LIBRARY operated by the CITY OF ANIAK, hereinafter referred to as "Lessee", whose principal office address is PO Box 189, Aniak, Alaska 99557, for the purpose of leasing land.

WHEREAS the Catholic Bishop of Northern Alaska (CBNA) is the legal title owner of the property located in Aniak, Alaska and holds the property in trust together with a beneficial interest for the St. Theresa Church, and which property is commonly known as southeast corner of Lot Three (3) of Block Six (6) of the Townsite of Aniak according to US Survey 3093 A & B, hereinafter referred to as the "Property"; and

WHEREAS Lessor and Lessee agree that the improvements on the Property do not belong to the Lessor; and

WHEREAS Lessor desires to lease to Lessee and Lessee desires to lease from Lessor the Property under the terms and conditions hereafter set forth;

NOW THEREFORE, in consideration of the foregoing and the mutual covenants and promises hereafter contained, the parties agree as follows:

Property. Lessor agrees to lease to Lessee, and Lessee agree to lease from Lessor the following described real property, together with building and fixtures thereon,

6,300 square feet at the south east portion of Lot Three (3) of Block Six (6) of the Townsite of Aniak according to US Survey 3093 A & B as shown in Attachment A.

Term. The term of this Lease shall be for a period of five (5) years, commencing on the 1st day of AUGUST, 2020 and expiring on the 30th day of AUGUST, 2025. An extension period of five (5) years may be requested from the Lessor by the Lessees by providing written notice to Lessor not less than ninety (90) days prior to the expiration of the current term. Lessor will notify Lessees within thirty (30) days of this notice from Lessees to extend the Lease. The extension period will not be unreasonably withheld by the Lessor.

Use. The Lessee shall use the Property for the purpose of providing a City Public Library in Aniak. The Lessor affirms that they do not own any of the improvements on the Property. However, the Lessor requires that the Lessee maintain the Property in a clean manner, including that maintaining the outside appearance of the City Public Library.

Rental. Lessee shall pay Lessor a monthly rent of \$100 per month, which does not include the cost of any utilities or services, which rent will be due and payable on the tenth day of each and every month. Lessee agrees to pay a late fee of \$25 if the monthly rent is not paid and received by the 15th of any month. The Lessor will waive the monthly public works charge for ability to tie-into sewer line cleanout on St Theresa's portion of Lot Three (3), of Block Six (6).

Maintenance: Lessee shall maintain all maintenance of the Property, including the outside grounds. In the event Lessee shall fail to so maintain the grounds of the Property. Lessor may

LEASE

choose to maintain the grounds and Lessee shall pay and reimburse all of Lessor's costs related to such maintenance.

Taxes and Assessments. Lessee shall pay and discharge all lawfully imposed federal, state, and local taxes, fees and assessments, if any, arising out of or in connection with the occupation and use of the Property, including but not by way of limitation real estate taxes and personal property taxes. It is understood that there are presently no such taxes, assessments or charges being levied by the town of Aniak.

Insurance and Liability. During the term of this Lease, Lessee shall carry sufficient Lessee's liability insurance, in an amount not less than one million dollars (\$1,000,000.00). See below regarding specific language, terms and conditions. Lessee hereby waive all claims against Lessor and CBNA and agrees to hold Lessor and CBNA harmless from all liability and expense, and all claims of liability and expense (including but not limited to actual attorneys' fees), that shall or may arise during the term of this Lease, because of Lessee's presence on or use of the Property, or access thereto by any person, or because of Lessee's failure to keep the Property in good condition and repair, or because of Lessee's failure or permitting others to fail to observe the terms and conditions of the Lease, and Lessee shall further indemnify and save Lessor and CBNA harmless against and from any and all claims arising from any breach or default on the part of Lessee to be performed pursuant to the terms of this Lease, or arising from or alleged to have arisen from any act or negligence of Lessee, or any of its members, agents, contractors, servants, employees or licensees. The waiver and indemnity just referred to shall include but not be limited to damage to real and personal property in or about the Property, and injury or death of any person in or about the Property. Lessee shall pay all cost incurred by Lessor and/or CBNA, including attorneys' fees on account of any such claim. Lessor, CBNA, their successors and assigns, i.e. the St. Theresa Church, Aniak, Alaska and the Catholic Bishop of Northern Alaska, Fairbanks, Alaska shall be deemed additional named insureds under any policy or policies of insurance, which Lessee procures. Lessee shall provide a copy of the policy to Lessor and CBNA prior to the signing of this Lease. Should Lessee fail to provide the above described insurance, Lessor and/or CBNA shall, at their sole option, purchase such insurance and submit to Lessee for reimbursement within fifteen (15) days of invoice. Any failure by Lessee to reimburse Lessor and/or CBNA shall, at the sole option of Lessor, promptly terminate this Lease and forfeit all rights of Lessee under this Lease.

Public Liability Insurance: Lessee shall maintain public liability insurance in the amount of not less than one million dollars (\$1,000,000.00) per occurrence for the duration in which Lessee rents or uses the Property and name St. Theresa Church, PO Box 308, Aniak, Alaska 99557, and the Catholic Bishop of Northern Alaska (CBNA), located at 1316 Peger Rd., Fairbanks, AK 99709, and hereinafter called "Lessor" as an additional insured on such policy of insurance. It is further agreed that Lessee agrees to protect, indemnify, defend and hold harmless the Lessor against and from any claim or cause of action arising out of or from any negligence or other actionable fault caused by Lessee or its employees, agents, members or officers.

LEASE

Additional Insured: Lessee will name the Lessor and the Catholic Bishop of Northern Alaska as additional insureds on its public liability insurance policy for the duration of Lessee's renting or using Lessor's property for claims arising out of Lessee's operations or made by Lessee's employees, agents, students, guests, customers, or invitees. Lessee must verify that their insurance policy is primary in the event of a covered claim or cause of action against Lessor and/or CBNA. Lessee will provide proof to Lessor and CBNA that the insurance requirements have been met as outlined in this contract prior to the signing of the Lease. If and only if Lessee fails to fulfill the insurance requirements contained in this Lease, then Lessee agrees to defend, hold harmless and indemnify the Lessor and/or CBNA against and from any claim or cause of action arising out of Lessee's operations or any claim or cause of action which is brought against Lessor and/or CBNA by Lessee, their employees, agents, guests, or invitees which is alleged against the Lessor and/or CBNA, even if such claim or cause of action arose from the negligence of Lessor, CBNA, their employees or volunteers, or the negligence of any other individual or organization.

Inspection by the Lessor: Lessor may at any and all reasonable times check on the outside ground of the premises leased to Lessee for inspection purposes.

No Waiver of Subrogation: Neither Lessor nor CBNA waive any rights of recovery against the Lessee for damages that are covered by the Lessor's or CBNA's property insurance coverage.

Alterations and Additions. Lessee shall have the right to make any alterations or additions to the improvement or fixtures constructed upon the improvements to the Property or any part thereof, at any time or from time to time, provided all such alterations and additions are at the sole expense of Lessee, provided further that all such alterations and additions to the outside ground of the Property have been approved in writing by Lessor prior to the commencement of any work, and subject to prevailing laws and codes of all governmental bodies and agencies having jurisdiction. Upon termination of the Lease, whether resulting from expiration of the lease term or any other cause, ownership and possession of all such alterations shall pass to and remain with the Lessor.

Mechanic's Lien. Lessee shall hold harmless and indemnify Lessor and CBNA from or against any and all costs, expenses and liabilities from any and all mechanic's, laborer's or materialmen's liens which may be filed against the Property during the term of this Lease, resulting from any alterations additions or improvements made or authorized by Lessee. Lessee shall have the right to contest any such liens in the name of Lessor and/or CBNA as Lessee may deem necessary, providing, however, that the expense incurred by reason thereof shall be paid by Lessee.

Default. Any failure by Lessee to pay rent promptly when due or to comply with any other term or condition of this Lease shall, at the sole option of Lessor, promptly terminate this Lease and forfeit all right of Lessee under this Lease.

Lessor's Access to Leased Property. Lessor or its agent(s) or nominee(s) shall have free access to outside grounds of the Property at all reasonable times in order to examine and inspect the condition thereof, and to determine if Lessees are performing the covenants and agreements of this Lease, and to post such reasonable notices as Lessor may desire to protect the rights of Lessor.

LEASE

The right of Lessee's clients to confidentiality shall be respected in determining reasonable times for such access.

Assignment and Sub-Lease. This Lease and any interest therein shall not be subject to assignment or Sub-Lease.

Possession. Lessor agrees to deliver possession of the Property to the Lessee and upon signing of this Lease and to cancel the existing Lease on the Property.

Termination. Either of the parties may terminate this Lease upon giving written notice to the other at least sixty (60) days in advance of such termination. Any such notice of termination shall be delivered to Lessor at its principal office at St. Theresa Church, PO Box 308, Aniak, Alaska 99557, and to Lessee at City of Aniak hereinafter referred to as Lessee, whose principal office address is PO Box 189, Aniak, Alaska 99557.

Quiet Enjoyment. Conditioned upon Lessee performing and fulfilling all of the covenants, agreements, conditions and provisions agreed to herein, Lessee shall and may at all time during the term of the Lease, peaceably, quietly and exclusively have, hold and enjoy the leased Property.

Redelivery. Upon expiration or earlier termination of this Lease agreement, Lessee shall surrender the Property to Lessor in as good condition as when received, ordinary wear and tear excepted.

Headings. The paragraph headings of this Lease are for convenience and in no way limit or enlarge the scope or meaning of the language thereof, nor shall they be deemed to affect the interpretation or construction of any provision.

Notice. Any notice may be directed to:

Lessor:	Lessee
St. Theresa Church	City of Aniak
PO Box 308	PO Box 189
Aniak, AK 99557	Aniak, AK 99557

Successors. This Lease and all provisions hereof shall extend to, be obligatory upon and inure to the benefit of the respective heirs, devisees, legal representatives, successors, assigns and beneficiaries of the parties hereto.

No Third Party Beneficiary. This Lease is not intended to give or confer any benefits, rights privileges, claims, actions, or remedies to any person or entity as a third party beneficiary under any statutes, laws, codes, ordinances, rules, regulations, orders, decrees, or otherwise.

Entirety. This Lease embodies the entire agreement between the parties and supersedes and terminates without further rights or obligations thereunder all prior agreements and understandings relating to the Property and may be amended or supplemented only by an instrument in writing executed by the party against whom enforcement is sought.

IN WITNESS WHEREOF, the parties have set their hands on the day and year shown below.

Lessee

LEASE


Signature07/08/2020
DateEric L. Kameroff for City of Aniak
Printed Name ANIAK CITY MAYOR

Lessor

Edith E. Morgan
SignatureJuly 13, 2020
DateEdith E. Morgan for St. Theresa Church in Aniak, Alaska
Printed NameSusan Clifton
Signature07/24/2020
DateSUSAN CLIFTON for Catholic Bishop of Northern Alaska
Printed Name



CITYOFA-01

Section VIII, Item A.

DATE (MM/DD/YYYY)
7/22/2020

CERTIFICATE OF LIABILITY INSURANCE

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFRS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME: PHONE (A/C, No, Ext): (907) 262-4425		FAX (A/C, No): (907) 262-6373
	E-MAIL ADDRESS: now.alaska.plinfo@hubinternational.com		
	INSURER(S) AFFORDING COVERAGE		NAIC #
	INSURER A : Alaska Public Entity Insurance		
INSURED	INSURER B :		
	INSURER C :		
	INSURER D :		
	INSURER E :		
	INSURER F :		

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSD WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS		
A	COMMERCIAL GENERAL LIABILITY CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR		GALPC5521252	7/1/2020	7/1/2021	EACH OCCURRENCE	\$	
						DAMAGE TO RENTED PREMISES (Ea occurrence)	\$	
						MED EXP (Any one person)	\$	
						PERSONAL & ADV INJURY	\$	
						GENERAL AGGREGATE	\$	15,500,000
						PRODUCTS - COMP/OP AGG	\$	
						OTHER:	\$	
A	AUTOMOBILE LIABILITY ANY AUTO OWNED AUTOS ONLY <input checked="" type="checkbox"/> SCHEDULED AUTOS HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY		GALPC5521252	7/1/2020	7/1/2021	COMBINED SINGLE LIMIT (Ea accident)	\$	15,500,000
						BODILY INJURY (Per person)	\$	
						BODILY INJURY (Per accident)	\$	
						PROPERTY DAMAGE (Per accident)	\$	
							\$	
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE					EACH OCCURRENCE	\$	
	DED <input type="checkbox"/> RETENTION \$					AGGREGATE	\$	
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y / N <input checked="" type="checkbox"/> N N / A	WCPC6521252	7/1/2020	7/1/2021	<input checked="" type="checkbox"/> PER STATUTE	OTH- ER	
						E.L. EACH ACCIDENT	\$	3,000,000
						E.L. DISEASE - EA EMPLOYEE	\$	3,000,000
						E.L. DISEASE - POLICY LIMIT	\$	3,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

CANCELLATION

Catholic Bishop of Northern Alaska
1316 Peger Road
Fairbanks, AK 99709

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE
THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN
ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE



Aniak - Alaska Bulk Fuel Infrastructure Partnership

1 message

Christopher J. McConnell <cjmcconnell@akenergyauthority.org>
To: Lenore Kameroff <cityofaniak@gmail.com>

Thu, Dec 11, 2025 at 2:15 PM

Hi Lenore -

As discussed, you should be receiving some outreach from AEA to initiate the grant process for Aniak. This message is to give you an idea of the scope of the project for this phase - the conceptual design review, which consists of engineers laying out possible pathways for bulk fuel storage solutions in the community. Upon the City of Aniak agreeing to being the grantee for this project we will send the formal grant documents for your comments and finally signature.

We look forward to hearing from you and answering any questions you might have.

ANIAK ABFIP Scope:

SCOPE OF WORK

CRW proposes to perform the following Scope of Work

Task 1- Project Start-up Meeting. CRW will meet with AEA staff to discuss the project and gather any additional project information that might be available. Additional information may include relevant project correspondence, funding constraints, site control and permitting documents and previous reports not yet provided.

Task 2- Site Visit. CRW will travel to Aniak with AEA personnel to conduct an inspection of existing facilities. The inspection will include a review of existing bulk fuel tank farms, pipelines, and fuel transportation methods. While in the community, we will also meet with facility owners/operators and community leaders to discuss existing fuel practices and potential Aniak BFU ñ Mini-CDR upgrades. For the purpose of this proposal, it is assumed that the duration of the site visit will be one day (including travel).

Task 3- Data Collection and Base Map. CRW will gather available information pertinent to each project location. Work to be performed will include:

- Collecting existing mapping (DCRA community mapping, etc).
- Collecting available design and as-built data for the existing fuel and power systems as well as other local utilities (wells, water mains, etc).
- Contacting the various agencies (ADOT, ANTHC, VSW, Housing Authority, etc.) to identify planned improvements for the community.
- Gathering pertinent background information for the project (ACOE flood data, geotechnical conditions, historic sites, critical habitat, etc.)
- Identifying fuel usage, and methods and frequency of delivery.
- Identifying local resources (gravel, heavy equipment, spill response equipment, local labor skills etc.)

From the information collected, CRW will prepare a project base map of the community. The map will identify the location of key facilities in the community, including bulk fuel storage

tanks and fuel dispensing / distribution infrastructure. The data will also be used as the basis for the Mini-CDR covered in greater detail below.

Section VIII, Item C.

Task 4 - Desktop Geotechnical Study

With the exception of the site visit, no field investigations are proposed for this initial phase of the project. A review of existing geotechnical information (if available) will be performed by WSP. Deliverables for this task will include a letter presenting the findings of the desk top study, and preliminary foundation recommendations. For the purposes of this proposal, it is assumed that the cost of WSP's services will not exceed \$6,000.

Task 5- Site Control. Once a preferred site (or sites) has been identified the CRW survey department will review available on-line recorded information and site restrictions. The status of ANCSA land entitlements and Native Allotment claims will also be reviewed. The findings of the site control research will be summarized in the mini-CDR and pertinent documentation will be attached. Should it be necessary to complete a record survey or subdivision plat, those additional services can be provided for an additional fee.

Task 6- Conceptual Site Plans. With the scope and sites for improvements established, CRW will prepare a set of conceptual site plans. The drawings will include a community map that identifies the location of proposed improvements, and individual site plans for each bulk fuel facility location. Preliminary tank configurations, sizing, and setback requirements will also be shown. The types of foundations shown will be based on the availability of gravel, flood elevations, existing soils information and local experience.

Task 7- Mini -Conceptual Design Report. CRW will prepare a Mini- Conceptual Design Report (Mini-CDR) based on the findings of the above tasks. The format of the report will generally follow the table of contents identified in the Rural Energy Group Project Reference Manual.

Thanks
Chris

Chris McConnell
AEA Rural Programs Manager
907-771-3042
Cell 907-947-2736