



CITY COUNCIL REGULAR MEETING

Thursday, June 15, 2023 at 7:00 PM

AGENDA

In compliance with the Americans with Disabilities Act, individuals needing special accommodations / during this meeting should notify the City of Dillingham at 907-842-5212 at least three working days before the meeting.

MEETING INFORMATION

AMENDED AGENDA

WORKSHOP INFORMATION

Council Workshop / FY24 BUDGET / 6:00 p.m.

CITY COUNCIL REGULAR MEETING

CITY HALL COUNCIL CHAMBERS / 7:00 p.m.

141 Main Street, Dillingham, AK 99576 (907) 842-5212

This meeting will also be available at the following online location:

<https://us02web.zoom.us/j/88231586350?pwd=bzFNc3lreXJjaEVIRWZnbnRlPQ21ZQT09>

Meeting ID:882 3158 6350; passcode: 571109

Or dial (346) 248-7799, or (669) 900-6833

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES

APPROVAL OF CONSENT AGENDA

APPROVAL OF AGENDA

STAFF REPORTS

PUBLIC HEARINGS

1. Ordinance 2023-03(A); An Ordinance of The Dillingham City Council Amending the Budget by Adopting Budget Amendment No. 1 and Appropriating Funds for the FY2023 City of Dillingham Budget
2. Ordinance 2023-04; An Ordinance of The Dillingham City Council Adopting the Budget and Appropriating Funds for the FY2024 City of Dillingham Budget

CITIZEN'S COMMENTS (Prior Notice or Agenda Items)

3. Representative Bryce Edgmon

- 4. DCSD Budget

ORDINANCES AND RESOLUTIONS

- 5. Adopt Ordinance 2023-03(A); An Ordinance of The Dillingham City Council Amending the Budget by Adopting Budget Amendment No. 1 and Appropriating Funds for the FY2023 City of Dillingham Budget
- 6. Adopt Ordinance 2023-04; An Ordinance of The Dillingham City Council Adopting the Budget and Appropriating Funds for the FY2024 City of Dillingham Budget
- 7. Adopt Resolution 2023-21; A Resolution of the Dillingham City Council Establishing the Rate of Levy of Tax, The Date Taxes Are Due, and The Delinquent Dates For Calendar Year 2023, and Accepting the Certification of the Tax Roll
- 8. Adopt Resolution 2023-22; A Resolution of the Dillingham City Council Commending Ida Noonkesser for Her Years of Service to the City Of Dillingham

UNFINISHED BUSINESS

NEW BUSINESS

- 9. Report on Squaw Creek Road and Yako Road
- 10. Compactor Status
- 11. ADEC Update on Landfill Status
- 12. Partners Committee and/or Working Group

CITIZEN'S DISCUSSION (Open to the Public)

COUNCIL COMMENTS

MAYOR'S COMMENTS

EXECUTIVE SESSION

- 13. Personnel Matter - City Manager
Matters which by law are required to be confidential

ADJOURNMENT

Ordinances and Resolutions

NON-CODE ORDINANCE

Introduced: May 5, 2023

Public Hearing Scheduled for: June 15, 2023

Adopted: June 15, 2023

CITY OF DILLINGHAM, ALASKA

ORDINANCE NO. 2023-03 (A)

AN ORDINANCE OF THE DILLINGHAM CITY COUNCIL AMENDING THE BUDGET BY ADOPTING BUDGET AMENDMENT NO. 1 AND APPROPRIATING FUNDS FOR THE FY 2023 CITY OF DILLINGHAM BUDGET

WHEREAS, the City Council has approved the Operating Budget and Capital Improvement Budget for FY23 to the City Council in accordance with Title 4 of the Dillingham Municipal Code pursuant to A.S. 20.20.500(3); and

WHEREAS, duly advertised public workshops were held and the City Council reviewed the budget amendment recommendations presented; and

WHEREAS, the City Council has set the rate of levy of property tax for the City of Dillingham for FY 2023 budget at 13 mills; and

WHEREAS, the budget presented, reviewed and changed is in accordance with sound and efficient municipal management principles. The City Council should have the power to transfer appropriated monies from one General Government Fund or Special Revenue Fund to another and from one Capital Project to another by resolution and the City Manager should have the power to transfer funds from one line item object to another object code within a fund and within a Capital Improvement Project; and

WHEREAS, additional FY 2023 funds are available for appropriation by ordinance;

NOW, THEREFORE, BE IT RESOLVED by the Dillingham City Council that:

1. The FY 2023 Operating Budget and Capital Improvement Amendment No.1 as recommended by the City Manager is hereby adopted for the City of Dillingham.
2. The amounts set forth in the budget by the City Council for the respective departments and/or funds shall be, and hereby are, appropriated for the fiscal year ending June 30, 2023.
3. The City Council shall have the power to transfer approved and appropriated General Fund or Special Revenue Fund monies from one to another and from one Capital Project to another by resolution.
4. The City Manager shall have the power to transfer funds from one line item object code to another within a fund and within a Capital Improvement Project.

BE IT ENACTED BY THE COUNCIL OF THE CITY OF DILLINGHAM that:

Section 1. Classification. This ordinance is a non-code ordinance.

Section 2. Severability. If any portion of this ordinance or any application thereof to any person or circumstances is held invalid, the remainder of the ordinance and the application to other persons or circumstances shall not be affected thereby.

Section 3. Appropriation summary. The total appropriation from the Treasury in Section 6 was a total of \$ 17,052,771

Section 4. Revenues

General Fund

Taxes

General Sales Taxes	3,300,000
Remote Sales Taxes	425,000
Alcohol Sales Taxes	280,000
Transient Lodging Sales Taxes	120,000
Gaming Sales Tax	55,000
Tobacco Tax	350,000
Marijuana Tax	90,000
Penalty & Interest – Sales Tax	15,000
Real Property Taxes	2,375,000
Personal Property Taxes	450,000
Penalty & Interest – Property Tax	85,000
Business License	17,000

Other Revenue

Telephone Gross State Tax	65,000
Raw Fish Tax	600,000
Shared Fisheries	37,500
Revenue Sharing (community support)	127,200
Payment in Lieu Taxes (PILT)	480,800
Jail Contract Revenue	645,000
Motor Vehicle Tax	25,000
Ambulance Fees	65,000
Lease and Rental Income	35,000
Administrative Overhead	178,000
PERS on Behalf	67,126
PERS Forfeiture Fund	5,000
All Other Revenues	170,550

Total General Fund Revenues

10,063,176

Special Revenue & Other Funds Revenues

Water	233,447
Waste Water	464,000
Landfill	265,659
Port – Dock	732,115

Port – Harbor	181,000	
Asset Forfeiture	700	
E-911	70,000	
Senior Center (Includes grants)	138,341	
Library Grants	98,302	
Debt Service	742,700	
Mary Carlson Estate	5,000	
Bond Revenue	0	
Total General Fund & Special Revenues	2,931,264	2,931,264

Project Revenue		
ANTHC	146,778	
ARPA	531,009	
LGLR	686,321	
Curyung - Ice Machine	2,000	
BBEDC Intern	56,682	
Total General Fund & Special Revenues	1,422,790	1,422,790
TOTAL REVENUES	14,417,230	14,417,230

Section 5. Transfers

Transfers from General Fund to Other Funds

Water	0	
Wastewater	0	
Landfill	323,676	
Harbor	0	
Senior Center	243,148	
Ambulance Replacement	58,500	
Equipment Replacement	600,000	
Capital Projects	0	
SRF Loans Payments	47,400	
Streets Bond Payment	226,750	
Firehall Bond Payment	45,000	
School Bond payment	327,800	
Total Transfers from Gen. Fund	1,872,274	1,872,274

Transfers from Dock Fund to Harbor Funds

Harbor Operations	0	
Ice Machine	0	
Bathhouse	0	
Total Transfers from Dock Fund	0	0

Transfers from Department to Department		
From E-911 to Dispatch	37,343	
From Mary Carlson Estate to Library	4,000	
From Wastewater to Water	17,934	
Total Transfers between Departments		59,277
TOTAL TRANSFERS		1,931,551
TOTAL REVENUES, TRANSFERS, AND FUNDS		16,348,781

Section 6. Appropriations.

General Fund Government Operations

City Council	101,000
City Clerk	148,775
Administration	471,173
Finance	961,831
Legal	80,000
Insurance	313,400
Non-Departmental	0
Planning	201,584
Foreclosures	8,000
IT	358,068
Meeting Hall	0
PS Administration	180,310
PS Dispatch	373,438
PS Patrol	799,629
PS Corrections	694,223
PS DMV	57,373
PS Animal Control Officer	121,492
PS Fire Department	343,073
PS Volunteer Fire Donation	15,000
PS EOC	0
PW Administration	222,938
PW Buildings & Grounds	347,968
PW Shop	518,287
PW Streets	427,579
Library	174,007
City School District	1,300,000
Transfer Subsidy for Special Revenue	1,872,274

Total General Fund Appropriations

10,091,422

Special Revenue & Other Funds Appropriations

Water	251,381
Waste Water	327,780
Landfill	589,335
Port-Dock	1,113,969
Port-Harbor	291,809
Port Harbor – Ice Machine	900
Port Harbor – Bathhouse	19,400

Asset Forfeiture	0
E-911	37,343
Senior Center	381,489
Library Grants	98,302
ANTHC	146,778
LGLR Grant	1,217,330
SRF Loans	0
BBEDC Intern Grants	72,682
Curyung Grant	2,000
Mary Carlson Estate	6,201
Ambulance Replacement Fund	15,000
Bond Projects	0
Debt Service	1,389,650
Equipment Replacement/Reserve	600,000
Capital Project (Planning) Fund	400,000

Total Special Rev & Other Appropriations 6,961,349

TOTAL APPROPRIATIONS

17,052,771

Total Revenues and Transfers

16,348,781

Total Appropriations

17,052,771

Net Increases (Decreases) to Balance

(703,990)

Section 7. Fund Balance Explanation

31,031	General Fund
118,286	Water & Sewer Fund
(381,854)	Dock Fund
(131,109)	Harbor Fund (will draw from Dock Fund)
32,657	E-911 Services Fund
700	Asset Forfeiture Fund
(16,000)	Local Support Fund
(400,000)	Planning Capital Projects (Building improvements)
43,500	Ambulance Reserve
(1,201)	Mary Carlson Estate Fund
<u>(703,990)</u>	

Section 8. Effective Date. This Ordinance is effective upon passage.

PASSED and ADOPTED by a duly constituted quorum of the Dillingham City Council on June 15, 2023.

SEAL

Alice Ruby, Mayor

ATTEST:

Lori Goodell, City Clerk

NON-CODE ORDINANCE

Introduced: June 1, 2023

Public Hearing Scheduled for: June 15, 2023

Enacted: June 15, 2023

CITY OF DILLINGHAM, ALASKA
ORDINANCE NO. 2023-04

AN ORDINANCE OF THE DILLINGHAM CITY COUNCIL ADOPTING THE BUDGET AND APPROPRIATING FUNDS FOR THE FY 2024 CITY OF DILLINGHAM BUDGET

WHEREAS, the City Council has approved the Operating Budget and Capital Improvement Budget for FY24 to the City Council in accordance with Title 4 of the Dillingham Municipal Code pursuant to A.S. 20.20.500(3); and

WHEREAS, duly advertised public workshops were held and the City Council reviewed the budget amendment recommendations presented; and

WHEREAS, the City Council has set the rate of levy of property tax for the City of Dillingham for FY 2023 budget at 13 mills; and

WHEREAS, the budget presented, reviewed and changed is in accordance with sound and efficient municipal management principles. The City Council should have the power to transfer appropriated monies from one General Government Fund or Special Revenue Fund to another and from one Capital Project to another by resolution and the City Manager should have the power to transfer funds from one line item object to another object code within a fund and within a Capital Improvement Project; and

WHEREAS, additional FY 2024 funds are available for appropriation by ordinance;

NOW, THEREFORE, BE IT RESOLVED by the Dillingham City Council that:

1. The FY 2024 Operating Budget and Capital Improvement Budget as recommended by the City Manager is hereby adopted for the City of Dillingham.
2. The amounts set forth in the budget by the City Council for the respective departments and/or funds shall be, and hereby are, appropriated for the fiscal year ending June 30, 2024.
3. The City Council shall have the power to transfer approved and appropriated General Fund or Special Revenue Fund monies from one to another and from one Capital Project to another by resolution.
4. The City Manager shall have the power to transfer funds from one line item object code to another within a fund and within a Capital Improvement Project.

BE IT ENACTED BY THE COUNCIL OF THE CITY OF DILLINGHAM that:

Section 1. Classification. This ordinance is a non-code ordinance.

Section 2. Severability. If any portion of this ordinance or any application thereof to any person or circumstances is held invalid, the remainder of the ordinance and the application to other persons or circumstances shall not be affected thereby.

Section 3. Appropriation summary. The total appropriation from the Treasury in Section 6 was a total of \$ 25,268,038

Section 4. Revenues

General Fund

Taxes

General Sales Taxes	3,300,000
Remote Sales Taxes	425,000
Alcohol Sales Taxes	280,000
Transient Lodging Sales Taxes	120,000
Gaming Sales Tax	65,000
Tobacco Tax	350,000
Marijuana Tax	90,000
Penalty & Interest – Sales Tax	15,000
Real Property Taxes	2,460,000
Personal Property Taxes	555,000
Penalty & Interest – Property Tax	70,000
Business License	17,000

Other Revenue

Telephone Gross State Tax	70,000
Raw Fish Tax	670,000
Shared Fisheries	30,000
Revenue Sharing (community support)	75,352
Payment in Lieu Taxes (PILT)	460,000
Jail Contract Revenue	720,000
Motor Vehicle Tax	25,000
Ambulance Fees	65,000
Lease and Rental Income	35,000
Administrative Overhead	163,705
PERS on Behalf	111,687
PERS Forfeiture Fund	5,000
All Other Revenues	147,750

Total General Fund Revenues

10,325,494

Special Revenue & Other Funds Revenues

Water	231,749	
Waste Water	461,700	
Landfill	298,387	
Port – Dock	808,660	
Port – Harbor	143,032	
Asset Forfeiture	2,000	
E-911	65,000	
Senior Center (Includes grants)	121,697	
Library Grants	54,170	
Debt Service	754,693	
Mary Carlson Estate	4,000	
Total General Fund & Special Revenues	2,945,088	2,945,088

Project Revenue

LGLR	1,900,000	
BBEDC Intern	112,821	
ADOH Grants	210,250	
EPA Federal Grants	1,000,000	
SOA SRF Loan - Lagoon Aeration	670,000	
SOA SRF Loan - Waterfront	88,125	
SOA SRF Loan - W/S Rate Study	60,000	
SOA SRF Loan - Wastewater Plan	70,000	
Total General Fund & Special Revenues	4,111,196	4,111,196
TOTAL REVENUES		17,381,778

Section 5. Transfers

Transfers from General Fund to Other Funds

Water	0	
Wastewater	0	
Landfill	1,019,987	
Harbor	0	
Senior Center	290,429	
Ambulance Replacement	56,000	
Equipment Replacement	600,000	
Capital Projects	557,334	
SRF Loans Payments	53,050	
Streets Bond Payment	221,750	
Firehall Bond Payment	44,000	
School Bond payment	319,307	
Total Transfers from Gen. Fund	3,161,857	3,161,857

Transfers from Dock Fund to Harbor Funds

Harbor Operations	191,391	
Ice Machine	18,200	
Bathhouse	18,300	
Total Transfers from Dock Fund	227,891	227,891

Transfers from Department to Department		
From E-911 to Dispatch	65,000	
From Mary Carlson Estate to Library	4,000	
From Wastewater to Water	<u>30,245</u>	
Total Transfers between Departments		99,245
TOTAL TRANSFERS		<u>3,488,993</u>
TOTAL REVENUES, TRANSFERS, AND FUNDS		<u>20,870,771</u>

Section 6. Appropriations.

General Fund Government Operations

City Council	100,600	
City Clerk	153,383	
Administration	871,386	
Finance	1,110,041	
Legal	65,000	
Insurance	328,100	
Planning	335,509	
Foreclosures	9,000	
IT	301,300	
PS Administration	302,411	
PS Dispatch	658,296	
PS Patrol	1,613,669	
PS Corrections	836,055	
PS DMV	73,503	
PS Animal Control Officer	131,130	
PS Fire Department	524,073	
PS Volunteer Fire Donation	15,000	
PW Administration	444,792	
PW Buildings & Grounds	382,791	
PW Shop	637,594	
PW Streets	555,085	
Library	193,691	
City School District	1,400,000	
Transfer Subsidy for Special Revenue	<u>3,161,857</u>	
Total General Fund Appropriations		14,204,266

Special Revenue & Other Funds Appropriations

Water	261,994
Waste Water	335,539
Landfill	1,318,374
Port-Dock	1,156,061
Port-Harbor	329,923
Port Harbor – Ice Machine	22,200
Port Harbor – Bathhouse	18,800
Asset Forfeiture	2,000
E-911	65,000

Senior Center	412,126		
Library Grants	54,170		
ADOH Grant	210,250		
LGLR Grant	1,900,000		
SRF Loans	888,125		
EPA Federal Grants	1,000,000		
BBEDC Intern Grants	112,821		
Mary Carlson Estate	6,255		
Ambulance Replacement Fund	20,000		
Debt Service	1,392,800		
Equipment Replacement/Reserve	600,000		
Capital Project (Planning) Fund	957,334		
Total Special Rev & Other Appropriations		<u>11,063,772</u>	
TOTAL APPROPRIATIONS			<u>25,268,038</u>

Total Revenues and Transfers	<u>20,870,771</u>
Total Appropriations	<u>25,268,038</u>
Net Increases (Decreases) to Balance	<u>(4,397,267)</u>

Section 7. Fund Balance Explanation

(3,779,527) General Fund Reserves	
(400,000) Planning Capital Project	
95,916 Water/Sewer Fund Reserves	
(347,400) Port-Dock	
36,000 Ambulance Reserve Captial Project	
(2,255) Mary Carlson Estate Fund Reserves	
<u>(4,397,267)</u>	

Section 8. Effective Date. This Ordinance is effective upon passage

PASSED and ADOPTED by a duly constituted quorum of the Dillingham City Council on June 15, 2023.

SEAL

Alice Ruby, Mayor

ATTEST:

Lori Goodell, City Clerk

CITY OF DILLINGHAM, ALASKA

RESOLUTION NO. 2023-21**A RESOLUTION OF THE DILLINGHAM CITY COUNCIL ESTABLISHING THE RATE OF LEVY OF TAX, THE DATE TAXES ARE DUE, AND THE DELINQUENT DATES FOR CALENDAR YEAR 2023, AND ACCEPTING THE CERTIFICATION OF THE TAX ROLL**

WHEREAS, AS 29.45.240 provides for the rate of levy of tax, the date of equalization of the tax, and the date when taxes shall become delinquent, to be fixed by resolution; and

WHEREAS, the rate of levy of tax, the date of equalization of the tax, and the date when the taxes shall become delinquent shall be fixed before June 15 of each year per DMC 4.15.020, Property Subject to Taxation, Rate, Council Resolution; and

WHEREAS, the assessed valuation of real and personal property in the City of Dillingham is \$306,151,800 for calendar year 2023, according to the certified tax assessment roll (copy attached); and

WHEREAS, the City Council will appropriate the funds required for the City of Dillingham to provide services and perform the business necessary to municipal government;

NOW, THEREFORE, BE IT RESOLVED by the Dillingham City Council that:

1. Rate of Levy. The rate of levy on each dollar of taxable property as of January 1, 2023 in the City of Dillingham is hereby fixed at 13 mills.
2. Date Taxes Due and Delinquent. The first payment of property taxes is due to be paid in person or postmarked on or before the first business day in November. Should the first one-half of the total amount due not be paid on or before the payment due date, the entire amount of taxes owed shall immediately become due and payable. A penalty of ten percent (10%) of the total taxes due shall be assessed. The second payment and final payment of property taxes is due to be paid in person or postmarked on or before the first business day in December. A penalty of ten percent (10%) of the total taxes due shall be assessed if the second installment is not paid on time and a penalty has not been previously added. Interest of six percent (6%) per annum shall accrue on all delinquent property taxes beginning the first business day in December 2023 and continue until paid in full.
3. Certification of the Tax Roll. The tax roll for 2023 has been signed and certified by the City Manager that it is complete and reflects the changes approved by the Board of Equalization at their May 25-2023 meeting.

PASSED and ADOPTED by the Dillingham City Council on June 15, 2023.

ATTEST:

Alice Ruby, Mayor
[SEAL]

Lori Goodell, City Clerk



Alice Ruby, Mayor

Council Members

- Kim Johnson (Seat A) • Michael Bennett (Seat B) • Aksel Buholm (Seat C)
- Curt Armstrong (Seat D) • Kaleb Westfall (Seat E) • Perry Abrams (Seat F)

CERTIFICATION OF 2023 TAX ROLL

I, Lori Goodell, Acting City Manager for the City of Dillingham, hereby certify that the 2023 tax roll is complete and reflects the changes approved by the Board of Equalization at their May 25, 2023 hearing. Corrections made after the Board of Equalization are reflected in the amended values in bold type.

	<u>2023</u>
Real Property Assessment Values*	\$306,151,800
Less Exemptions:	
Non-Taxable	(\$ 96,783,600)
Possessory	(\$ 682,300)
Senior Citizen/Disabled Veteran Exemption	(\$ 14,178,300)
HUD 85% Exemption	<u>(\$ 3,556,600)</u>
Total Exemptions	<u>(\$115,200,800)</u>
Subtotal Real Property Values	\$190,951,000
 Personal Property Assessment	
Subtotal Business/Personal Property	<u>\$44,689,087</u>
 Total	 \$235,640,087

*Real Property Assessment Values for city, federal, and state government agencies, tribal organizations, non-profits, churches and native allotments, have historically not been included in the certified tax rolls. The City does maintain a property file for some of these exempt properties. However, it is not complete.

Lori Goodell
Lori Goodell, Acting City Manager

Subscribed and sworn before me on this 10th day of June, 2023.

Notary Public in and for the State of Alaska

Basil Tilden

My commission expires: Nov 17, 2026



2023 ASSESSED PROPERTY VALUES - REVISED 06/10/2023

Locally Taxed Property	Locally Taxable Value	Mill Rate	Tax Assessed	Fees		Total Tax	Compare w/ Prior Year	Difference
				Force File	Late			
Real Property w/o Exemptions								
Real Property	\$ 306,151,800	0.013	\$ 3,979,973	N/A	N/A	\$ 3,979,973	\$ 3,791,837	\$ 188,136
Escaped Real Property (Prior Years)	\$ -	0.013	\$ -			\$ -	\$ -	\$ -
Subtotal Real Property	<u>\$ 306,151,800</u>	0.013	<u>\$ 3,979,973</u>			<u>\$ 3,979,973</u>	<u>\$ 3,791,837</u>	<u>\$ 188,136</u>
Real Property Exemptions								
Non-Taxable	\$ (96,783,600)	0.013	\$ (1,258,187)			\$ (1,258,187)	\$ (1,100,347)	\$ (157,840)
Possessory	\$ (682,300)	0.013	\$ (8,870)			\$ (8,870)	\$ (9,939)	\$ 1,069
Senior Exemptions	\$ (14,178,300)	0.013	\$ (184,318)			\$ (184,318)	\$ (187,610)	\$ 3,292
Disabled Veterans Exemptions	\$ -	0.013	\$ -			\$ -	\$ -	\$ -
HUD 85% Exemptions	\$ (3,556,600)	0.013	\$ (46,236)			\$ (46,236)	\$ (77,191)	\$ 30,956
Total Real Property Exemptions	<u>\$ (115,200,800)</u>	0.013	<u>\$ (1,497,610)</u>			<u>\$ (1,497,610)</u>	<u>\$ (1,375,087)</u>	<u>\$ (122,524)</u>
Net Taxable Real Property	<u>\$ 190,951,000</u>	0.013	<u>\$ 2,482,363</u>			<u>\$ 2,482,363</u>	<u>\$ 2,416,751</u>	<u>\$ 65,612</u>
Personal Property	\$ 44,689,087	0.013	\$ 580,958	\$ 24,300	\$ 700	\$ 605,958	\$ 456,602	\$ 149,357
Escaped Personal Property (Prior Years)	\$ -	0.013	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Taxable Personal Property	<u>\$ 44,689,087</u>	0.013	<u>\$ 580,958</u>	<u>\$ 24,300</u>	<u>\$ 700</u>	<u>\$ 605,958</u>	<u>\$ 456,602</u>	<u>\$ 149,357</u>
Total Combined Property Value	\$ 235,640,087	0.013	\$ 3,063,321	\$ 24,300	\$ 700	\$ 3,088,321	\$ 2,873,352	\$ 214,969
Amounts Assessed on Real Property Exemptions								
Senior Exemption (Amount over \$150,000)	10,681,100	0.013	138,854					
Disabled Veteran Exemption (Amt over \$150k)	-	0.013	-					
HUD 85% Exemption (Amount Taxable)	-	0.013	-					
BBHA two Apt Complexes/ PILT 15% est funded	627,700	0.013	8,160					
Total Tax Assessed on Real Prop Exemptions	11,308,800	0.013	147,014					

Notes:

1) Information Available from 2023 Assessment Valuations and includes May 25, 2023 Adjustments from BOE Hearing/Organizational Meeting

CITY OF DILLINGHAM, ALASKA

RESOLUTION NO. 2023-22

A RESOLUTION OF THE DILLINGHAM CITY COUNCIL COMMENDING IDA NOONKESSER FOR HER YEARS OF SERVICE TO THE CITY OF DILLINGHAM

WHEREAS, on August 25, 2001, Ida Noonkesser was employed by the City of Dillingham as the Senior Center Cook, and

WHEREAS, in April of 2003 Ida became the Assistant Director and on March 21, 2011, she became the Senior Center Director; and

WHEREAS, Ida excelled at her position as Senior Center Director which can be very rewarding but occasionally also emotionally demanding; and

WHEREAS, Ida often operated the Center with minimum staff which required she worked long hours while juggling a variety of duties; and

WHEREAS, Ida seldom, if ever, complained and maintained a conscientious, dedicated, and kind attitude; and

WHEREAS, users of the Dillingham Senior Center have come to rely on her for services and even more importantly, for companionship and emotional support; and

WHEREAS, resident seniors have extended best wishes to her for a long and well-earned retirement.

NOW, THEREFORE, BE IT RESOLVED it is with sincere thanks the Mayor, and City Council, offer this commendation for Ida Noonkesser’s selfless dedication of time, effort, compassion, and leadership while serving as the Director of the Dillingham Senior Center.

PASSED and ADOPTED by a duly constituted quorum of the Dillingham City Council on June 15, 2023.

Alice Ruby, Mayor

ATTEST: [SEAL]

Lori Goodell, City Clerk

New Business

Mayor
Alice Ruby

Manager
Robert J Mawson



Dillingham City Co

Section . Item 9.

Kimberly Johnson
Michael Bennett
Aksel Buholm
Curt Armstrong
Kaleb Westfall
Perry Abrams

MEMORANDUM

Date: June 9, 2023
To: Lori Goodell, Acting City Manager
From: Patty Buholm, Planning Director
Subject: Yako Road and Dragnet Drive Information

In response to your request for the Yako Road and Dragnet Drive Information from June 5, 2023, I've prepared this report for you.

Ownership of Yako Road and Dragnet Drive:

Yako Road was a gift deed to the State of Alaska DOT and Public Facilities by Alma Roehl, conservator for the late Maria Roehl Yako. This deed was completed via Recorded plat 82-12 (Lot 10B of U.S. Survey # 4972), recorded with the State of Alaska Recorders Office on June 2, 1982.

On June 17, 1994, Cherrier, King, and Cherrier Fisheries created plat 94-7, Dragnet Industrial Subdivision which created Dragnet Drive. Also included in this plat is the acceptance by the City of Dillingham for with the transferred of the property maintenance to the City of Dillingham. It is unclear to me if this property is still owned by the State of Alaska as deeded in 82-12 or if this property was also transferred during this plat. I am set to meet with State of Alaska, Right-Of-Way Manager Burrell Nickerson during his site visit to Dillingham, the third week of June, 12th-16th, 2023 in hopes of clearing this up.

In 2007, Woodriver Fisheries (Jay Cheerier) sold parcels A and B (these include: parking lot, the bulkhead, and the boat launch) of Dragnet Industrial Subdivision to the City of Dillingham for a total of \$10.00.

Road Issues and Corrections:

The planning Department has been assisting as appropriate with the Dragnet Drive Road closure and correction of the failed road during Spring 2023. My involvement with these issues are due to my past experience with Construction and willingness to assist other staff as needed.

Attachments:

- Bristol Bay Recording District, Plats: 82-12, 94-7
- Bristol Bay Recording District, Document 2007-000337-0
- Yako Road Reports, 5/12/23 and Update 6/06/23

Mayor
Alice Ruby

Manager
Robert J Mawson



Dillingham City Co

Section . Item 9.

Kimberly Johnson
Michael Bennett
Aksel Buholm
Curt Armstrong
Kaleb Westfall
Perry Abrams

MEMORANDUM

Date: 6/07/2023
To: Lori Goodell, Acting City Manager
Billy Noonkesser, Public Works Foreman
From: Patty Buholm, Planning Director
Subject: Dragnet Drive UPDATE 6/06/2023

After the direction of needing to complete a follow up on Dragnet Drive on Tuesday June 5, 2023 this is the report that I am following up with.

Dragnet Drive does have a concerning area that is soft and currently coned off to prevent additional driving on this section of the road. The area that was previously fixed is holding well and there is no sign of road deterioration. The Public Works guys did an amazing job with this correction. Ditching and draining is still a future concern, however currently do not pose a threat to the road.

Here are a few pictures of the area that was fixed and the area that is still being monitored:



Edge of Dragnet Dr soft spot



Soft spot with different view



Ditching that needs improvement



Previously corrected section Dragnet Dr

Dragnet Drive Closure and Rehab Report

Road Closure Start Date: 5/05/2023 at 9:30pm

On Friday May 5, 2023 I received a phone call in the evening asking if a Permit can be issued to work on the City of Dillingham Roads. After a short phone call with Justin, Plant Operations Manager for OBI, I went to look at the road myself, which then determined the road was completely unsafe and needed to be corrected, and a few pictures were taken. I notified Acting City Manger Lori Goodell of the situation and now the state of the road is not passable by any first responder equipment and recommended a road closure to prevent further damage to the road. A phone call between the Acting City Manager, Lori Goodell, Public Works Foreman, Billy Noonkesser and myself. An action plan was created and set to start on the following day, Saturday May 6, 2023.



Figure 2 Initial Road closure



1Road with some shot rock

Billy and I met with DOT Station Manager John Taylor on site, and several workers from OBI as they initialed the call for the Permit to work on the road. OBI does have an interest in the road to be corrected as their fish processing plant is located at the end of the road beyond the section of the road that became impassable, and they currently have approximately 30 workers on-site with a barge set to arrive in Dillingham on May 15, 2023 with additional supplies for their operations at the Woodriver Fish Plant. They also need to road to be open to bring local contractors to the Fish Plant to ready their operations (welding repairs, Pumper truck to pump their full septic [which has not been utilized since it was discovered the tanks were full], and use of the road for their housekeeping/janitorial staff).



3Road with additional fill

A plan was formulated to run alongside the road and gather up the saturated material and push back into the center of the road to help build the crown (which will help with future drainage) continue to run the larger shot rock down the middle of the road on the lane, then top with the smaller reject material which will help with the settling and final placement of the shot rock. It was agreed that pulling the material back into the center would assist with the crown, and eliminating excess waste of material while rehabbing the road.

Billy worked with his crew the remainder of Saturday to deliver both types of materials to Dragnet Drive as there was not enough on site by Friday afternoon/evening. Smaller sized loads had to be delivered due to the current weight restrictions applied by State of Alaska DOT standards on all public roads. Patty worked on applying for the permit for oversized/overweight permit through the State of Alaska DOT.

On Monday late morning, Patty called and worked directly with the State of Alaska DOT for the permit since nothing was received in the email, however truck-trailer length, truck tire size, axle size and weight standards are needed to be able to apply for the permit. The actual length could not be determined due to a last minute truck change due to needed tire changes by L&M Enterprises who were the only contractors that had access to their trucks and trailers due to snow and ice issues and digging out trucks. After communicating with the State of Alaska DOT specialist, she stated since it was an emergency due to no access for emergency vehicles to preform the transport and complete the permit afterward and to work directly with her. Patty worked with L&M Enterprises to get the truck, trailer, and dozer on site without issue as no active permit was in place at the time of transport.



Billy and his crew worked on the rock placement on Tuesday and Wednesday with placement of the finer material being completed on Thursday. Some noted items with the road repair completed today:

- The road is wider than initially planned
- The vegetation in the ditch is preventing drainage on either side of the road
- The shoulder of the road now has a large berm that prevents drainage
- The road beyond the current repair does not have proper drainage due to the growth and fill that has spilled over into the ditching area. There is notable road wash occurring at the bottom of the hill of Dragnet Drive with the water runoff. The ditching on the bay side needs to be reestablished with run off occurring over the edge of the hill well before the guard rail posts to prevent future loss of the rail due to possible erosion

Thursday night I spoke to Justin, OBI's Plant Operations Lead, who has been the point of contact as this road has been repaired as this is his only way to access the plant below Dragnet Drive.

Suggestions and recommendations:

Initially I reached out to others on how to proceed with the failed road so reached out to others for their construction or experience with failed roads. As a potential road opening I did the same process to get additional feed back and have all the information moving forward.

Public Works: Billy suggested a 24 hour wait to open the road to regular vehicle traffic. The state of Alaska weight restrictions would continue to be in place, currently at the 50% axle load per Gravel Road requirements.

State of Alaska DOT: Wait till Friday morning, reevaluate then determine if additional fill is necessary. John did not make a sight assessment, only reviewed pictures of the road.

L&M Enterprises: Since this company will be hauling trucks and trailers over the road, I thought it pertinent to gather information from them with their knowledge of trucking, weights, and road capabilities.

JJC Enterprises: Have not heard back on this from Chris Meng.

Planning Department: I recommend building the center of the road to a higher crown while filling in the low spots. Eliminate the excess wasted material that has caused a dam that will prevent drainage. Increase the drainage by clearing and improving the ditching on either side of the road. Create a ditch that drains over the hill but before the guard rail to improve drainage and prevent road wash. Once these items are completed, we should open the road (weight restrictions will still apply by SOA).



6 Minimal top and widened road



5 Minimal material as top



10 Eliminate berm add fines



7 Road wash occurring at bottom of hill



9 Reestablish ditching



8 Road wash/erosion

Mayor
Alice Ruby

City Manager
Robert J. Mawson



Dillingham City Co

Section . Item 9.

Kim Johnson
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Curt Armstrong
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Perry Abrams

MEMORANDUM

Date: June 8, 2023
To: Lori Goodell, Acting City Manager
From: Patty Buholm, Planning Director
Subject: Squaw Creek Road, Potential Acquisition, REV.1

In response to your request for the Squaw Creek Road clarification that you requested from me on June 5, 2023, I'm relaying the information that I have gathered or actions I have completed for the acquisition of Squaw Creek Road. As the Planning Department is busy with other items, please note that this report may not be inclusive of **all** information but of what I understand to be pertinent information as requested on 6/05/23.

Below is information that has been recorded at either the Borough of Land Management or the State of Alaska Recorders Office for easements that have been given to the City of Dillingham. Alan Backford has been an instrumental part of piecing this information together through the Bristol Bay Native Association's Land Management Office. This report will also include basic facts of the road in regard to landowners, business, and general concerns surrounding the acquisition of Squaw Creek Road.

Easements:

Along Squaw Creek Road, easements have been given to the City of Dillingham with the intention to create public access to the landowners as well as provide access and a right of way. Stipulation of this easement:

1. A 50-year Grant of Easement for right of way, the maximum extent possible of 50 years through the BIA/BLM Office as outlined by document 2017-000310-0 recorded at the State of Alaska Recorders office, which has a lot of items non-related to construction but also gives clear guidance for the BML/BIA landowners that granted the easement/ROW. This document was created so a road could be built and other alternative actions by the city were timely, example is City of Dillingham resolution 2014-29, recorded on June 5, 2014, after the State of Alaska no longer wished to maintain the road as it was never their responsibility to do so and was only done to assist with road clearing.
 - a. Within 2017-310 BIA did note that the intention was to construct and maintain within the right of way, section 4. (i)

- b. Operate, repair, and maintain improvements consistent with the ROW grant, section 4 (viii).
2. To continue obtaining the last easement wanted from the landowner where the current “cul-de-sac” is located, the Planning Department has worked with Edge Surveying to complete a cul-de-sac through a private land; however, this process also includes participation from the BLM and BIA as this land parcel is through current tribal restricted land and their participation is required by the Federal Government.
 - a. It should be noted that this landowner has given the City of Dillingham, Right of Entry to complete the survey, through BBNA (which is the local authority for BLM/BIA as assist’s Alaskan Natives and American Indians through the process of land disposal through sale, easements, or transfer of land rights).
 - b. The completed Plat was hand delivered to the landowner at his home on 4/23/2023 by me and a copy forwarded to BBNA for their process.
 - c. I was notified on 5/31/2023, that BBNA Land Manager, Alan Backford met with the landowner on 5/30/2023 regarding the proposed plat and are currently in the process of waiting for the landowner’s approval of the easement to be granted to the City of Dillingham.

If the last landowner does not approve the proposed plat or grant the easement, that will not prevent a road adoption. Other options would be available to explore but would be an added time constraint and additional funds and resources would have to be spent exploring such thoughts for the needed cul-de-sac. Options would include approaching the adjacent landowners (Jackie and Verner Wilson) for the minimal land to create the required cul-de-sac that is required for the emergency vehicles to be able to turn around as well as a road reconfiguration which would include possible addition of a stop sign to accommodate this needed key piece.

Parcels/land lot Information:

There are a total of 24 land parcels that are accessed by Squaw Creek Road. The City of Dillingham has been given easements from Kananak Road through Nancy Wilson’s property (now Jackie and Verner Wilson property) which is approximately 0.45 miles from Kananak Road.

As of today, there is one major Apartment Building located on this road and several rental units/homes accessed by this road. A previous apartment building that was lost in a fire has not been rebuilt, however is in an area that could be revitalized and rebuilt to provide additional housing within Dillingham.

There are 3 active business located off Squaw Creek Road, one shipping/barging business, one apartment building, and one that is attempting to further develop his current business on his land. One business (Rae’s Flowers) closed primarily due to the poor condition of the road, and improvements to the remaining business are due to unfavorable condition of the road.

There have been several subdivisions of privately own restricted land, which have created smaller lots, which some are now in a taxable state to the City of Dillingham.

Brush and Tree Clearing:

On September 16, 2022, City Manager and Planning Director held a Planning Meeting for the Landowners located on Squaw Creek Road. During this meeting, a lot of information was shared with both me and Robert Mawson. The main concern was how to clear the right of way along Squaw Creek Road so that snow clearing could occur during the winter months without damage to the City Equipment. This overgrowth was the primary reason that the State of Alaska stopped clearing the road in 2013/2014 as the low-lying branches and trees in the right-of-way was causing significant damage to their equipment (breaking lights, hazard/warning lights/strobes).

The City of Dillingham staff created the Hazardous Tree Reduction Project Homeowner Agreement and Waiver for those landowners to sign that originally was going to include cooperation from the City of Dillingham to assist drag brush, move obstructions, and eventually chip the brush/branches that was cut down. Landowners did give permission for the City of Dillingham to park the woodchipper on their property so City staff could chip the excess branches and brush. Due to multiple issues that prevented City staff from completing this task, the branches and brush still lay along side the road. Just today I have reached out to several departments within the city to see if they could assist with this brush and tree chipping portion. The Planning Department staff volunteered their time after normal business time and their children's time to assist with dragging brush to the roadside and moving logs alongside the road. The Planning Department will continue to assist where physically able to do so and will adjust work times to volunteer as needed when appropriate.

How to make Squaw Creek Road a City Road:

Currently in code, DMC 17.07.090, Exceptions to Road Standards: but this applies to only an act of a subdivision is occurring and can be completed by the Planning Commission through the correct Public Process.

The City of Dillingham can obtain this road as a primitive road.

Primitive Road definition: is a minor road system, used for travel or transportation that is generally not maintained or paved.

Until this road system is accepted by the City of Dillingham as a complete road, no funding can be sought for it as it is considered a private drive with easements granted to the City of Dillingham. Currently the City of Dillingham has had a great partnership with Curyung Tribal Council and road improvements through their Tribal Transportation Program and improvements of gravel roads.

Attachments:

- Recorded document 2017-000310-0, BLM/BIA easements
- Edge Surveying Proposed plat through USS # 4980 (22-244_SCT-EsmtPlat-Option.pdf)
- USS 4980 plat
- Resolution 2014-29
- Bush and tree removal September 2022
- Squaw Creek Communication with Landowners Only
- Current condition of Squaw Creek Road through pictures obtained by the Planning Department.

1. Entrance to Squaw Creek Road



2. First set of driveways just beyond
The entrance into the road



3. First Straight stretch through
Mary Tilden's Property



- 4. Rounding the Corner to Sampson Hill



- 5. Bottom of Sampson Hill, flooding And known culvert failure



- 6. Ponding that is an annual issue at the Base of Sampson Hill. Residents living On Squaw Creek Road have filled this Several times with gravel due to Failed culvert and drainage issues Into this low-lying area.



- 7. Potholes and deep trenches created throughout the road due to no drainage. Potholes and tire trenches created by tire tracks along the edge of the road measure anywhere from as minimal of ½ inch to as deep as 10 inches grade change.



- 8. The section of the road that Was dug out and filled with shot Rock then covered over with Pit run by Public Works. The correction is holding well. This is just before Jackie and Verner Wilson’s home.



9. The last section of the road That the City of Dillingham has No easement through to Create a cul-de-sac to meet Code of a minimum of 60feet, By DMC 17.19.060, F which only Addresses cul-de-sacs that could Be accessed with water/sewer. Currently this is not available Along Squaw Creek, however It should be planned for as that Would be a long-term goal for Potential future development.



10. According to the International Fire Code (International Code Council, ICC) other alternatives are possible, here is a separate option for emergency vehicles:

D103.4 Dead ends.

Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) shall be provided with width and turnaround provisions in accordance with Table D103.4.

TABLE D103.4 REQUIREMENTS FOR DEAD-END FIRE APPARATUS ACCESS ROADS

LENGTH (feet)	WIDTH (feet)	TURNAROUNDS REQUIRED
0-150	20	None required
151-500	20	120-foot Hammerhead, 60-foot "Y" or 96-foot diameter cul-de-sac in accordance with Figure D103.1
501-750	26	120-foot Hammerhead, 60-foot "Y" or 96-foot diameter cul-de-sac in accordance with Figure D103.1
Over 750		Special approval required

For SI: 1 foot = 304.8 mm.