



## PLANNING COMMISSION

Thursday, February 19, 2026 at 5:30 PM

### AGENDA

*Our Vision. To have an infrastructure and city workforce that supports a sustainable, diversified and growing economy. We will partner with others to achieve economic development and other common goals that assure a high quality of living, and excellence in education.*

### MEETING INFORMATION

### AGENDA

#### PLANNING COMMISSION MEETING

CITY HALL COUNCIL CHAMBERS / 5:30 p.m.  
141 Main Street, Dillingham, AK 99576 (907) 842-5212

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

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

Meeting ID: 920 483 0473; passcode: 99576

Or dial: 1(719)359-4580 or 1(253)205-0468

### CALL TO ORDER

### ROLL CALL

### APPROVAL OF MINUTES

1. December 10, 2025

### APPROVAL OF AGENDA

### COMMUNICATIONS

Communications to the planning commission

Planner's report

2. February 2026 Report

Citizen's comments

### PUBLIC HEARINGS

### UNFINISHED BUSINESS

### NEW BUSINESS

3. Capital Improvement Program 2026-2032

### COMMISSIONER COMMENTS

**ADJOURNMENT**



## PLANNING COMMISSION

Wednesday, December 10, 2025 at 5:30 PM

### MINUTES

*Our Vision. To have an infrastructure and city workforce that supports a sustainable, diversified and growing economy. We will partner with others to achieve economic development and other common goals that assure a high quality of living, and excellence in education.*

#### MEETING INFORMATION

#### AGENDA

#### PLANNING COMMISSION MEETING

CITY HALL COUNCIL CHAMBERS / 5:30 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/9204830473?pwd=I0zApvePobiM7BaZXMQdp6McXr2mqg.1&omn=82141231686&jst=1>

Meeting ID: 920 483 0473

Passcode: 99576

#### 1. Call to Order

Chair Cade Woods called the meeting to order at 5:37 p.m.

#### 2. Roll Call

##### Commission Members Present:

- Cade Woods, Seat B (Chair)
- Jennifer DeWinne, Seat D
- Susan Isaacs, Seat E
- Misa Webber, Seat G

##### Commission Members Absent:

- Kaleb Westfall, Seat A (excused)
- Gregg Marxmiller, Seat C (excused)
- Michael Bennett, Seat F (unexcused)

##### Staff Present:

- Chris Maines, Planning Director (acting clerk for the meeting)

A quorum was established.

### 3. Approval of Minutes

#### June 12, 2024 – Regular Meeting

Motion to approve the June 12, 2024 Planning Commission meeting minutes.

- Moved: Cade Woods
- Seconded: Jenniffer DeWinne
- Vote: Approved unanimously

#### November 12, 2025 – Regular Meeting

Motion to approve the November 12, 2025 Planning Commission meeting minutes.

- Moved: Cade Woods
- Seconded: Susan Isaacs
- Vote: Approved unanimously

### 4. Approval of Agenda

Motion to approve the December 10, 2025 meeting agenda as presented.

- Moved: Cade Woods
- Seconded: Misa Webber
- Vote: Approved unanimously

### 5. Communications

Planning Director Chris Maines provided an overview of the December 2025 Planner's Report, including:

- City Council workshop outcomes related to housing and land development
- Authorization to begin development planning for approximately 380 acres through the proposed Dillingham Community Land Trust
- Anticipated subdivision phasing, utility planning, and future Planning Commission review
- Updates on capital improvement planning (CIP), landfill upgrades, and grant funding status
- Status of bike path maintenance responsibilities transitioning back to the State of Alaska
- Ongoing coordination with Agnew::Beck on the Comprehensive Plan update

Commission discussion followed regarding:

- Capital Improvement Program funding sources
- Road ownership clarity and maintenance responsibility

**6. Citizen Comments**

No citizen comments were presented.

**7. Unfinished Business**

No unfinished business was acted upon.

**8. New Business**

Resolution: A Resolution of the Dillingham Planning Commission Recommending the City Council Direct Staff to Conduct a Comprehensive Street-by-Street Evaluation and Develop a Street Maintenance Ordinance to Bring City Practices into Compliance with Municipal Code Requirements

Planning Director Maines presented a draft resolution recommending that the City Council direct staff to:

- Conduct a comprehensive inventory and evaluation of all streets
- Clarify ownership and maintenance responsibility
- Develop a street maintenance ordinance to bring City practices into compliance with municipal code requirements

Commission discussion addressed:

- Historical lack of a formalized street inventory
- Long-term benefits for budgeting, public transparency, and grant eligibility
- Coordination with the City Code Committee

Motion to approve the resolution recommending City Council action.

- Moved: Susan Isaacs
- Seconded: Misa Webber
- Vote: Approved unanimously

**9. Commissioner Comments**

Commissioners expressed appreciation for progress on housing and road planning initiatives and extended holiday well-wishes.

**10. Adjournment**

Motion to adjourn the meeting.

- Moved: Cade Woods

The meeting was adjourned at 8:45 p.m.

Dillingham AK  
2025

**Planning Commission**

December 10,

ATTEST:

Abigail Flynn, City Clerk  
[SEAL]

Date of Approval

**Mayor**  
Alice Ruby

**Acting Manager**  
Jack Savo Jr.



Dillingham City C Section . Item #2.

Triston Chaney  
Jean Barrett  
Steven Carriere  
Curt Armstrong  
Kaleb Westfall  
Kevin McCamby

## MEMORANDUM TO COUNCIL

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**To:** Mayor and City Council Members  
**From:** Christopher Maines, Planning Director  
**Through:** Jack Savo Jr., Acting City Manager  
**Date:** January 23, 2026  
**Re:** February 2026 Report

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**PLANNING COMMISSION:** The Planning Commission is set to hold a workshop to discuss the 2036 comprehensive plan, and primarily discuss the future land use map. The draft plan, reflects genuine community priorities (housing first, followed by wellness, facilities, economy). Acknowledges real accomplishments and builds on them. Takes an honest, data-driven approach to challenges. Emphasizes partnerships and collaboration. Honors cultural values and Tribal leadership. Provides concrete strategies and implementation framework. Balances immediate needs with long-term resilience. Protects what makes Dillingham unique (fisheries, subsistence, community connection). This is a strong, community-driven plan. I look forward to the upcoming community meetings and invite the Council to attend them to hear from the community.

### **Snag Point Erosion Appropriation:**

I have been working with Acting City Manager Jack Savo Jr. on this project. FEMA is in the process of reviewing our extension request. We have maintained bi-weekly conferences with our State of Alaska Representative. We will keep the Council posted on any updates.

### **Dillingham Airport Waterline Extension:**

RESPEC representatives visited Dillingham from December 2<sup>nd</sup> through the 4<sup>th</sup>. Based on the work and findings we have received the alternatives analysis. The project is to extend the City of Dillingham's water system to serve properties with PFAS-contaminated groundwater near the airport, affecting residential and airport facilities. The existing water system serves ~230 connections with three wells providing approximately 250,000 gpd capacity. Peak summer demand reaches 375,000 gpd, exceeding reliable capacity. The system requires upgrades to support expansion, including additional wells, treatment capacity, storage, and improved monitoring systems.

### **Recommended Solution:**

- **Infrastructure:** Option 1 - Install a 500,000-gallon storage tank and booster pump station near the existing distribution network with a circulation loop to/from the airport
- **Route:** Option 3 - 12-inch water main along Kanakanak Road around the west end of the runway to Airport Road, with a lateral spur to Airport Spur Road (avoids runway crossing and best positions system for future expansion)

**Project Cost:** Estimated ROM construction cost of **\$17.5M** for the recommended alternative (includes storage tank, booster station, and piping).

**Next Steps:** Complete 35% schematic design, conduct geotechnical sampling (34 borings planned for March 2026), coordinate environmental permitting with ADEC, FAA, and other agencies, and pursue additional funding through DWSRF Emerging Contaminants Loan program.

#### **City of Dillingham Land Disposal and Future Housing:**

I have included an ordinance with this report. I will be asking the Council to assign this to the Code Committee for review. I recommend that we begin working with our codes in tandem with the creation of the upcoming subdivisions owned by the City of Dillingham. This proposed ordinance amending Chapter 5.30 of the Dillingham Municipal Code deserves immediate consideration as a critical tool for addressing our community's housing shortage. With land acquisition representing the primary barrier to residential development in Dillingham, where few new subdivisions exist and extensive native allotments and ANCSA lands limit available parcels, the city must maximize the housing potential of municipal property. This ordinance provides essential flexibility to dispose of city-owned land at below-market rates specifically for housing projects, while incorporating accountability measures to ensure development actually occurs. Given our constrained land availability and growing housing needs, adopting these provisions could unlock significant residential development opportunities that would otherwise remain economically unfeasible.

AN ORDINANCE OF THE CITY OF DILLINGHAM, ALASKA, AMENDING CHAPTER 5  
OF THE DILLINGHAM MUNICIPAL CODE RELATING TO DISPOSAL OF MUNICIPAL  
PROPERTY TO PROMOTE HOUSING DEVELOPMENT

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Section . Item #2.

**WHEREAS**, the City of Dillingham faces a critical housing shortage that impacts economic development, workforce recruitment, and the overall quality of life for residents; and

**WHEREAS**, land acquisition costs represent the single largest barrier to residential development in Dillingham, Alaska; and

**WHEREAS**, the availability of developable land in Dillingham is severely constrained due to extensive native allotments and Alaska Native Claims Settlement Act (ANCSA) lands covering substantial portions of the area, with few new subdivisions available; and

**WHEREAS**, the City of Dillingham possesses certain municipal properties suitable for residential development that could help address the housing shortage; and

**WHEREAS**, the City Council finds that strategic disposal of municipal property for housing development serves a compelling public purpose and will benefit the community; and

**WHEREAS**, the City Council desires to establish clear procedures and requirements for the disposal of municipal property specifically for housing development purposes while ensuring accountability and successful project completion.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF DILLINGHAM DOES HEREBY  
ORDAIN AS FOLLOWS:**

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**Section 1. Amendment of Section 5.30.020 - Terms and Conditions of Sale**

Section 5.30.020(A) of the Dillingham Municipal Code is hereby amended to add the following subsection:

**8. Development Requirements for Housing Projects.**

For disposals of municipal property intended for housing development, the city council shall establish specific requirements in the disposal documents, including but not limited to:

**a. Number of Housing Units.** The minimum number of residential housing units to be constructed on the property, which may vary based on property size, zoning, and development capacity;

**b. Development Timeline.** A binding timeline establishing clear milestones including:

- Submission of final development plans and building permits
- Commencement of construction
- Substantial completion of infrastructure
- Completion of housing units

- Certificate of occupancy for completed units

**c. Design Standards and Requirements.** Standards addressing:

- Architectural compatibility with surrounding neighborhoods
- Energy efficiency requirements
- Building materials suitable for local climate conditions
- Minimum square footage requirements
- Accessibility standards
- Snow load and foundation requirements appropriate for Dillingham conditions

**d. Infrastructure Requirements.** Developer obligations for:

- Road construction and paving to city standards
- Water and sewer line extensions
- Storm drainage facilities
- Street lighting
- Sidewalks or pedestrian pathways where appropriate
- Coordination with existing municipal infrastructure systems

**Section 2. Amendment of Section 5.30.020 - Below-Market Pricing for Housing Development**

Section 5.30.020 of the Dillingham Municipal Code is hereby amended to add the following subsection:

**C. Adjusted Pricing for Housing Development Disposals.**

For disposals of municipal property whose primary purpose is promoting housing development, the city council may, after considering the public benefit, authorize the sale of property at a price below the appraised fair market value. The city council shall consider the following factors in determining any price adjustment:

**1. Number and Type of Housing Units.** The quantity and variety of housing units to be developed, with consideration given to:

- Total number of residential units
- Mix of unit types (single-family, duplex, multi-family)
- Unit sizes and bedroom counts
- Projects providing diverse housing options for different family sizes and demographics

**2. Infrastructure Investment.** The infrastructure costs to be borne by the developer, including:

- Extension of utilities beyond the immediate property boundaries
- Road construction or improvements benefiting the broader community
- Drainage improvements
- Any off-site improvements required to support the development
- Connection fees and utility capacity costs

**3. Affordable Housing Component.** Projects that include affordable housing units meeting the following criteria:

- Units designated for households at or below 80% of Area Median Income (AMI)
- Duration of affordability restrictions (minimum 15 years recommended)
- Number and percentage of total units designated as affordable
- Deed restrictions or covenants ensuring long-term affordability
- Priority consideration for projects with 20% or more affordable units

**4. Economic Benefit to the Community.** The expected economic impact, including:

- Job creation during construction and operation
- Property tax revenue generation
- Commercial development potential
- Workforce housing for local businesses and industries
- Population stabilization and growth
- Enhanced community services viability

**5. Development Risk and Market Conditions.** Recognition of financial risks including:

- Remote location construction cost premiums
- Limited contractor availability
- Material transportation costs
- Short construction season
- Market absorption rates
- Financing challenges in rural Alaska communities

The city council may reduce the purchase price by up to seventy-five percent (75%) of the appraised value for projects demonstrating exceptional public benefit through the factors listed

above. Any reduction exceeding fifty percent (50%) shall require specific findings by the council documenting the public benefit justification.

Section . Item #2.

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### **Section 3. Amendment of Section 5.30.040 - Methods of Disposal**

Section 5.30.040 of the Dillingham Municipal Code is hereby amended to add the following subsection:

#### **E. Request for Proposals (RFP) Process for Housing Development.**

When the city council determines that the primary purpose of a disposal is housing development, the city may solicit proposals from qualified developers through a competitive Request for Proposals (RFP) process as an alternative to public auction or sealed bid procedures. The RFP process shall include the following elements:

**1. RFP Publication and Distribution.** The city shall publish the RFP and make it available to interested parties for a minimum of forty-five (45) days. Publication shall include:

- Local newspaper advertisement
- Posting on the city's official website
- Notice to the Alaska Housing Finance Corporation
- Notice to regional development organizations
- Distribution to known housing developers and contractors operating in rural Alaska

**2. Minimum Requirements.** The RFP shall specify mandatory minimum requirements including:

- Minimum number of housing units to be constructed
- Unit type requirements or preferences
- Percentage of affordable housing units, if any
- Construction quality standards
- Energy efficiency standards

**3. Development Timeline Requirements.** Clear timeline expectations including:

- Maximum time for plan submission and permitting
- Required construction commencement date
- Phase completion schedules for multi-phase projects
- Final completion deadline
- Penalty provisions for delays not attributable to force majeure

**4. Design Standards.** Specifications addressing:

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- Architectural design expectations
- Building materials and methods appropriate for Dillingham's climate
- Lot layouts and density requirements
- Open space or common area provisions
- Parking requirements
- Landscaping expectations

**5. Infrastructure Requirements.** Detailed requirements for:

- Utility installation and connections
- Road construction specifications
- Drainage and stormwater management
- Street lighting and signage
- Snow storage areas
- Compliance with all applicable city codes and standards

**6. Proposal Content Requirements.** Mandatory elements of responsive proposals including:

- Developer qualifications and experience
- Project concept and unit mix
- Site plans and preliminary architectural renderings
- Development timeline with specific milestones
- Project budget and pro forma
- Evidence of financial capacity or commitment letters
- Proposed purchase price
- Identification of all team members (contractors, architects, engineers)
- References from previous projects

**7. Evaluation Criteria.** The RFP shall establish weighted evaluation criteria, which may include:

- Developer qualifications and experience (15-20%)
- Project design quality and appropriateness (15-20%)
- Number and type of housing units proposed (20-25%)
- Inclusion of affordable housing (10-15%)

- Development timeline and feasibility (15-20%)
- Financial capacity and project financing (15-20%)
- Proposed purchase price (5-15%)
- Community benefit and economic impact (10-15%)

## 8. Selection Process.

- An evaluation committee appointed by the city manager shall review and score all responsive proposals
- The committee may conduct interviews with top-ranked proposers
- The committee shall make a recommendation to the city council
- The city council shall make the final selection decision through resolution
- The city council may reject all proposals if none adequately serve the public interest

**9. Negotiation Authority.** Following selection, the city manager is authorized to negotiate final terms and conditions with the selected developer, provided that any material changes from the accepted proposal must be approved by the city council.

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## Section 4. Amendment of Section 5.30.070 - Post-Award Requirements

Section 5.30.070 of the Dillingham Municipal Code is hereby amended to add the following subsection:

### B. Additional Requirements for Housing Development Disposals.

For all disposals of municipal property for housing development purposes, whether through auction, sealed bid, or RFP process, the successful bidder or selected developer must submit the following within sixty (60) days of the city council's approval of the disposal:

#### 1. Detailed Development Plans, including:

- Final site plan prepared by a licensed engineer or surveyor
- Preliminary architectural plans for all housing units
- Civil engineering plans for infrastructure improvements
- Utility connection plans coordinated with city departments
- Grading and drainage plans
- Erosion and sediment control plans
- Environmental assessment or mitigation plans if required

#### 2. Comprehensive Project Timeline, containing:

- Gantt chart or similar scheduling document showing all major activities
- Specific dates for key milestones including:
  - Completion of final engineering
  - Building permit applications
  - Infrastructure construction start and completion
  - Building construction start for each phase
  - Substantial completion of each phase
  - Final completion and certificate of occupancy
- Identification of critical path items
- Contingency plans for weather delays or other foreseeable obstacles

**3. Evidence of Financing Capability**, such as:

- Commitment letters from financial institutions
- Proof of equity investment or down payment
- Personal financial statements (for individual developers)
- Corporate financial statements (for entity developers)
- Evidence of insurance coverage or ability to obtain coverage
- For projects over \$2 million, a third-party financial feasibility analysis

**4. Performance Security**, in one of the following forms:

- Performance bond issued by a surety company licensed to do business in Alaska
- Irrevocable letter of credit from a financial institution
- Cash escrow deposit
- Other security acceptable to the city attorney

The amount of performance security shall equal at minimum twenty-five percent (25%) of the total estimated development cost, including land acquisition, infrastructure, and construction costs. The city council may require higher security amounts for larger or higher-risk projects.

**5. Insurance Requirements**, including:

- Commercial general liability insurance with minimum limits of \$2,000,000 per occurrence
- Builder's risk insurance during construction
- Workers' compensation insurance as required by Alaska law

- Professional liability insurance for architects and engineers
- Proof that the City of Dillingham is named as additional insured

## 6. Contractor and Professional Team Information, including:

- Executed contracts or letters of intent with general contractors
- Licensing verification for all contractors (Alaska Business License, appropriate contractor licenses)
- Qualifications of architects, engineers, and other professionals
- Safety records and past performance documentation

**Failure to Submit Required Documentation.** If the successful bidder or selected developer fails to submit all required documentation within the sixty (60) day period, or within such extension as may be granted by the city manager for good cause, the city council may:

- Declare the bidder/developer in default
- Retain any earnest money or deposits
- Offer the property to the next qualified bidder/proposer
- Re-advertise the property for disposal

## Section 5. Amendment of Section 5.30.080 - Specific Disposal Provisions

Section 5.30.080 of the Dillingham Municipal Code is hereby amended to add the following subsection:

### E. Disposal for Housing Development - Special Provisions.

The city council may dispose of municipal real property specifically to promote housing development under the following conditions and requirements:

#### 1. Housing Development Finding. The city council must make a specific finding that:

- The disposal will result in the development of residential housing units within a reasonable and specified timeframe
- The housing development serves a compelling public purpose
- The benefits to the community outweigh the value of retaining the property in municipal ownership
- The proposed development is consistent with the city's comprehensive plan and zoning regulations
- The developer has demonstrated capability to complete the project

#### 2. Minimum Unit Requirements. The disposal agreement shall specify:

- The minimum number of housing units to be constructed
- Any requirements for unit types or mix (single-family, multi-family, etc.)
- Minimum habitable square footage standards for units
- Any requirements for affordable housing units with specific income restrictions
- Occupancy restrictions, if any (e.g., primary residences only, no short-term rentals)

**3. Binding Development Timeline with Milestones.** The agreement shall include a detailed timeline with specific, enforceable milestones such as:

**Phase 1 - Planning and Permitting (Months 0-6)**

- Submission of final development plans
- Completion of all required surveys and studies
- Application for and receipt of all necessary permits
- Execution of utility service agreements

**Phase 2 - Infrastructure Development (Months 6-12)**

- Commencement of site work
- Installation of utilities
- Construction of roads and drainage
- Completion of all infrastructure to city standards

**Phase 3 - Vertical Construction (Months 12-24)**

- Commencement of building construction
- Substantial completion of structures
- Inspection and approval of all work

**Phase 4 - Final Completion (Months 24-30)**

- Final grading and landscaping
- Utility connections and service activation
- Certificate of occupancy for all units
- Transfer of infrastructure to city ownership (if applicable)

The city council may establish different timelines based on project size, complexity, and market conditions, but the total time from disposal to final completion shall not exceed five (5) years without specific council authorization.

**4. Reversionary Clause - Mandatory Inclusion.** Every disposal for housing development

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shall include a reversionary clause providing that:

- Title to the property shall revert to the City of Dillingham if the developer fails to meet specified development milestones
- The city may enforce the reversion through a recorded deed restriction or covenant
- Upon reversion, the developer shall be entitled to reimbursement only for documented infrastructure improvements that benefit the city, at a value determined by independent appraisal, less any damages or costs incurred by the city
- Any structures or improvements not meeting building code standards shall be removed by the developer at developer's expense prior to reversion
- The reversionary right shall remain in effect until all development milestones are completed and accepted by the city

**5. Extension Provisions.** The development agreement shall specify that:

- Extensions of milestone deadlines may be granted by the city council for good cause shown
- "Good cause" includes force majeure events such as:
  - Natural disasters or extreme weather beyond normal seasonal expectations
  - Unforeseeable changes in federal, state, or local regulations
  - Documented nationwide or regional shortage of critical building materials
  - Documented unavailability of contractors or skilled labor despite good faith efforts
  - Delays in utility connections caused by utility providers
- Requests for extensions must be submitted in writing at least thirty (30) days before a milestone deadline
- Extensions shall be granted for reasonable periods related to the cause of delay
- Extensions due to developer's financial difficulties or poor planning shall not constitute good cause

**6. Priority for Affordable Housing.** When evaluating competing proposals or applications for housing development disposals, the city council shall give priority consideration to projects that:

- Include at least twenty percent (20%) of units as affordable housing for households at or below 80% AMI
- Provide longer-term affordability commitments (20+ years preferred)
- Include workforce housing for essential community occupations (teachers, healthcare workers, public safety personnel)

- Demonstrate partnerships with Alaska Housing Finance Corporation or other housing assistance programs

**7. Development Agreement Required.** All housing development disposals shall be memorialized in a comprehensive development agreement approved by the city council that includes:

- All terms and conditions of the disposal
- Development requirements and timelines
- Performance security provisions
- Reversionary clauses
- Inspection and enforcement provisions
- Default and remedy provisions
- Insurance and indemnification requirements
- Dispute resolution procedures

**8. Progress Reporting.** The developer shall provide quarterly written progress reports to the city manager documenting:

- Work completed during the period
- Milestones achieved
- Any challenges or delays encountered
- Projected schedule for upcoming work
- Current photographs of the development

**9. City Inspection Rights.** The city reserves the right to inspect the property and all work in progress at reasonable times to verify compliance with the development agreement. The developer shall provide access and cooperate with city inspectors.

**10. Assignment Restrictions.** The developer may not assign or transfer its rights under the development agreement without prior written consent of the city council, which consent may be granted if the proposed assignee demonstrates equivalent or superior financial capacity and development experience.

## **Section 6. Amendment of Section 5.30.090 - Reversionary Clauses**

Section 5.30.090 of the Dillingham Municipal Code is hereby amended to add the following subsection:

### **B. Reversionary Clauses for Housing Development Disposals.**

For all disposals of municipal property for housing development purposes, the deed and development agreement shall include a reversionary clause containing the following

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provisions:

**1. Specific Milestone Triggers.** The reversionary clause shall specify each development milestone and the corresponding deadline. Failure to achieve any milestone by its deadline, absent an approved extension, shall constitute grounds for reversion.

**2. Notice and Cure Period.** Before exercising its right of reversion, the city shall:

- Provide written notice to the developer specifying the milestone(s) not achieved
- Allow a cure period of ninety (90) days for the developer to remedy the default
- If the default cannot reasonably be cured within ninety (90) days, allow a reasonable cure period if the developer commences cure within the initial ninety (90) days and diligently pursues completion

**3. City Council Determination.** After expiration of the cure period, the city manager shall report to the city council regarding the status of the development. The city council may:

- Determine that reversion is appropriate and direct the city attorney to initiate reversion proceedings
- Grant an additional extension for good cause shown
- Modify the development agreement to address changed circumstances
- Negotiate a settlement with the developer

**4. Good Cause Extensions.** The city council may grant extensions of milestone deadlines upon finding of good cause, which includes but is not limited to:

- **Force Majeure Events:** Acts of God, natural disasters, pandemics, civil unrest, or other events beyond the developer's reasonable control
- **Regulatory Delays:** Delays in obtaining permits or approvals from federal, state, or local agencies despite developer's diligent efforts
- **Documented Material Shortages:** Nationwide or regional shortages of essential building materials that prevent construction progress
- **Market Disruption:** Extraordinary economic conditions that make project financing temporarily unavailable despite developer's good faith efforts
- **Utility Provider Delays:** Delays in utility connections or capacity caused by utility providers beyond developer's control

Good cause shall not include:

- Developer's financial difficulties due to poor planning or inadequate capitalization
- Developer's failure to secure contractors or labor due to inadequate effort
- Developer's decision to pursue other projects
- General market conditions that were foreseeable at the time of property acquisition

## 5. Extension Request Procedures.

- Extension requests must be submitted in writing at least thirty (30) days prior to a milestone deadline
- Requests must include detailed documentation of the circumstances justifying the extension
- Requests must include a revised timeline showing when the milestone will be achieved
- The city manager may grant extensions of up to ninety (90) days; longer extensions require city council approval
- The city council shall act on extension requests within sixty (60) days of submission

## 6. Compensation Upon Reversion. In the event of reversion:

- The developer shall receive compensation only for infrastructure improvements that:
  - Were completed to city standards and accepted by the city
  - Provide benefit to the city for future use or development
  - Are documented with receipts and invoices
- Compensation shall be based on independent appraisal of the value of the improvements to the city
- No compensation shall be provided for planning costs, permit fees, incomplete work, or non-conforming improvements
- The city may offset compensation with:
  - Costs incurred by the city in re-marketing the property
  - Property taxes, assessments, or fees owed to the city
  - Costs of removing non-conforming structures or correcting code violations
  - Damages to the property or surrounding area caused by developer

## 7. Removal of Non-Conforming Improvements. If the developer has constructed improvements that do not meet building codes or development agreement standards:

- The developer shall remove such improvements and restore the property to a safe condition
- Removal shall be completed within ninety (90) days of notice
- If the developer fails to remove improvements, the city may remove them and charge the developer for costs incurred
- The city may draw upon performance security to cover removal costs

## 8. No Penalty for Early Completion. If the developer completes all development milestones ahead of schedule, the city shall promptly release all performance security and remove the

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reversionary clause from the property title upon final inspection and acceptance.

**9. Partial Reversion for Phased Development.** For multi-phase developments:

- The property may be subdivided by phase with separate reversionary provisions for each phase
- Successful completion of one phase does not cure default on another phase
- The city may exercise reversion rights on defaulted phases while allowing completed phases to stand
- Performance security may be released proportionally as phases are completed

**10. Recording and Notice.** The reversionary clause shall be:

- Recorded with the deed in the appropriate recording district
- Referenced in the development agreement
- Included in any financing documents to ensure lenders have notice
- Binding upon successors and assigns

**Section 7. New Section - Performance Security**

The Dillingham Municipal Code Chapter 5.30 is hereby amended to add a new section:

**5.30.095 Performance Security for Housing Development**

**A. Required Security.** For all disposals of municipal property for housing development, the developer shall provide performance security to guarantee completion of the development in accordance with the development agreement.

**B. Amount.** The performance security shall equal no less than:

- Twenty-five percent (25%) of total estimated project costs for projects under \$1,000,000
- Thirty percent (30%) of total estimated project costs for projects between \$1,000,000 and \$3,000,000
- Thirty-five percent (40%) of total estimated project costs for projects over \$3,000,000

The city council may require higher security amounts based on project risk factors.

**C. Acceptable Forms.** Performance security may be provided as:

- Performance bond from a surety company rated A- or better by A.M. Best and licensed in Alaska
- Irrevocable letter of credit from a financial institution insured by FDIC or NCUA
- Cash deposit or cash escrow with a financial institution approved by the city

- A combination of the above forms totaling the required amount

**D. Maintenance.** The developer shall maintain the performance security in full force and effect until:

- All development milestones are completed
- Final inspection is passed
- Certificates of occupancy are issued for all units
- All infrastructure is completed and accepted by the city
- All applicable warranty periods have expired

**E. Draw Provisions.** The city may draw upon the performance security to:

- Complete development work if the developer defaults
- Remedy code violations or safety hazards
- Remove non-conforming structures
- Cover unpaid city fees, taxes, or assessments
- Compensate for documented damages to city property or infrastructure

**F. Release.** Security shall be released:

- Proportionally as phases are completed for multi-phase developments
- In full upon final completion and acceptance of all work
- Within thirty (30) days of the city's determination that all obligations are satisfied

## Section 8. New Section - Monitoring and Compliance

The Dillingham Municipal Code Chapter 5.30 is hereby amended to add a new section:

### **5.30.096 Monitoring and Compliance for Housing Developments**

**A. City Manager Authority.** The city manager or designee shall monitor all housing development projects to ensure compliance with development agreements and timelines.

**B. Inspection Schedule.** The city shall conduct inspections:

- Within thirty (30) days of each milestone deadline
- At any time upon reasonable notice to verify progress
- Upon complaint or concern about non-compliance
- Prior to release of performance security

- As otherwise deemed necessary

**C. Developer Cooperation.** The developer shall:

- Provide access to the property for inspections
- Respond to city information requests within fifteen (15) business days
- Attend progress meetings as requested by the city
- Provide quarterly progress reports including photographs and documentation

**D. Non-Compliance Procedures.** If the city determines the developer is not in compliance:

- Written notice shall be provided specifying deficiencies
- A cure period shall be established (typically 30-90 days depending on the deficiency)
- A follow-up inspection shall be conducted after the cure period
- Continued non-compliance may result in:
  - Additional cure periods with penalties
  - Draw on performance security
  - Initiation of reversion proceedings
  - Legal action to enforce the development agreement

**E. Penalty Provisions.** Development agreements may include:

- Liquidated damages for missed milestones
- Additional performance security requirements for repeated delays
- Increased city oversight and inspection frequency at developer expense
- Other remedies deemed appropriate by the city council

**F. Annual Reporting.** The city manager shall provide an annual report to the city council on the status of all active housing development projects, including:

- Projects in compliance with timelines
- Projects experiencing delays and reasons
- Extension requests granted
- Enforcement actions taken
- Completed projects and outcomes

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**Section 9. New Section - Affordable Housing Definitions and Standards**

## **5.30.097 Affordable Housing Standards**

**A. Definitions.** For purposes of housing development disposals under this chapter:

**"Affordable Housing"** means housing for which the occupant household is paying no more than thirty percent (30%) of its gross income for housing costs, including utilities.

**"Area Median Income (AMI)"** means the median family income for the Bristol Bay Borough or Dillingham Census Area as determined annually by the U.S. Department of Housing and Urban Development (HUD), adjusted for family size.

**"Affordable Housing Unit"** means a dwelling unit that is:

- Sold or rented at a price affordable to households at or below eighty percent (80%) of AMI
- Subject to deed restrictions or covenants ensuring affordability for a minimum period
- Comparable in quality, design, and amenities to market-rate units in the same development

**B. Income Qualification.** Households shall qualify for affordable housing units if their gross annual income does not exceed:

- Eighty percent (80%) of AMI for rental units
- One hundred percent (100%) of AMI for owner-occupied units

Income shall be verified through:

- Federal tax returns for the previous year
- Employment verification and pay stubs
- Social Security or pension statements
- Other documentation acceptable to the city or its designee

**C. Deed Restrictions for Affordable Units.** Affordable housing units sold to qualified purchasers shall be subject to deed restrictions providing:

- Resale price limitations based on income qualification formulas
- Owner-occupancy requirements
- Right of first refusal for the city or qualified buyers if owner desires to sell
- Minimum affordability period of fifteen (15) years (twenty (20) years preferred)
- Recapture provisions if units are sold before the end of the affordability period
- Prohibition on short-term rental or vacation use

**D. Rental Affordable Housing Requirements.** Affordable rental units shall be subject to:

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*Our Vision. To have an infrastructure and city workforce that supports a sustainable, diversified and growing economy. We will partner with others to achieve economic development and other common goals that assure a high quality of living, and excellence in education.*

- Rent restrictions based on household income and bedroom count
- Tenant income verification at initial lease and annually
- Lease terms and tenant protections meeting applicable landlord-tenant laws
- Professional property management standards
- Compliance monitoring by the city or designated housing authority

**E. Affordability Period.** The minimum period of affordability for units included in housing development disposals shall be:

- Fifteen (15) years for rental units
- Fifteen (15) years for owner-occupied units
- Twenty (20) years or more for projects receiving substantial public subsidy (greater than 30% reduction in land price)

**F. Incentives for Affordable Housing.** Projects including affordable housing units may receive:

- Land price reductions of up to seventy-five percent (75%) based on the percentage and number of affordable units
- Priority in proposal evaluation and selection
- Expedited permit review
- Fee waivers or reductions for city permit and impact fees
- Favorable payment terms for land purchase
- Technical assistance from city staff

**G. City Monitoring.** The city shall monitor compliance with affordable housing requirements through:

- Annual reporting from developers/owners
- Periodic inspection of units and review of rent rolls or sales records
- Verification of tenant/owner income qualification
- Enforcement of deed restrictions and covenants

## Section 10. Severability

If any provision of this ordinance or any application thereof to any person or circumstance is held invalid by a court of competent jurisdiction, the remainder of this ordinance and the application of such provision to other persons or circumstances shall not be affected thereby and shall remain in full force and effect. To this end, the provisions of this ordinance are declared to be severable.

## **Section 11. Codification**

The City Clerk is directed to codify the amendments set forth in this ordinance by incorporating them into the Dillingham Municipal Code. The codified version shall include appropriate section numbering and formatting consistent with the existing code structure.

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## **Section 12. Effective Date**

This ordinance shall become effective immediately upon passage by the City Council and publication as required by law. The City Clerk shall publish this ordinance in a newspaper of general circulation within the City of Dillingham within ten (10) days of passage.

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## **Section 13. Implementation**

The City Manager is hereby authorized and directed to:

- Develop necessary forms, applications, and procedures to implement this ordinance
- Create RFP templates and evaluation criteria matrices for housing development disposals
- Establish inspection protocols and compliance monitoring procedures
- Prepare standard development agreement templates incorporating the requirements of this ordinance
- Coordinate with the City Attorney to ensure all legal documents are properly drafted
- Report to the City Council within ninety (90) days on implementation progress and any recommended refinements

Selected Criteria:	Impact Upon Economic Development			Project Need			Impact Upon Quality of Life			Health/Safety Impact			Reduces Costs			Comprehensive Plan			
	5=high, 0=low	5=high, 0=low	5=high, 0=low	5=high, 0=low	5=high, 0=low	5=high, 0=low	5=high, 0=low	5=high, 0=low	5=high, 0=low	5=high, 0=low	5=high, 0=low	5=high, 0=low	5=high, 0=low	5=high, 0=low	5=high, 0=low	5=high, 0=low			
Criteria Definitions:	Level of direct correlation of project to infrastructure required to strengthen or develop the economy.			The degree to which this project is necessary at this time.			Adds to educational, cultural, recreational opportunities available to citizens.			Positive impact upon health status and/or prevention of accident/death or quality of environment.			Reduces operating costs without negatively impacting services			To what degree is the project included in the City's Comprehensive Plan. (For example: Specific projects may not be in the Comp. Plan by name but do meet objectives and goals noted.			
	5 - Very High	5 - Urgent	5 - Not Available at all now & high demand	5 - Very High	5 - Significant reduction costs/man hours and enhances service	5 - Very High	5 - Very High	5 - High	5 - Medium	5 - Medium	5 - High	5 - Medium	5 - Very High	5 - High	5 - Medium	5 - Very Low	5 - None		
	4 - High	4 - Essential	4 - Available but low demand	4 - High	4 - Some reduction costs/man hours and enhances service	4 - High	4 - Very Low	4 - Medium	4 - Low	4 - Low	4 - Medium	4 - Low	4 - Very Low	4 - None	4 - Medium	4 - Low	4 - None		
	3 - Medium	3 - Necessary	3 - Available now but very inadequate	3 - Medium	3 - Reduces costs/man hours	3 - Medium	3 - Available now	3 - Low	3 - Low	3 - Low	3 - Low	3 - Low	3 - Available now	3 - Low	3 - Low	3 - Low	3 - Low		
	2 - Low	2 - Desirable	2 - Available now but inadequate	2 - Low	2 - No cost/man hour savings but needed to maintain existing service	2 - Low	2 - No Impact	2 - Low	2 - Low	2 - Low	2 - Low	2 - Low	2 - No Impact	2 - Low	2 - Low	2 - Low	2 - Low		
	1 - Very Low	1 - Deferrable	1 - Available now	1 - Very Low	1 - No savings	1 - Very Low	0 - No Impact	0 - No Impact	0 - No Impact	0 - No Impact	0 - No Impact	0 - No Impact	0 - No Impact	0 - No Impact	0 - No Impact	0 - No Impact	0 - No Impact		
	0 - No Impact	0 - No need at all	0 - No Impact	0 - No Impact	0 - Increases Cost	0 - Increases Cost	0 - Increases Cost	0 - Increases Cost	0 - Increases Cost	0 - Increases Cost	0 - Increases Cost	0 - Increases Cost	0 - Increases Cost	0 - Increases Cost	0 - Increases Cost	0 - Increases Cost	0 - Increases Cost		
CIP FY24	Project Name	Score	Weight	Total	Score	Weight	Total	Score	Weight	Total	Score	Weight	Total	Score	Weight	Total	Score	Weight	Grand Total
Yes	Downtown Fire Hall Replacement	13	-	15	15	-	18	20	-	12	-	22	-	22	-	22	-	-	
Yes	Wastewater Systems Upgrades, Improvements	13	-	15	15	-	18	20	-	12	-	22	-	22	-	22	-	-	
Yes	Harbor Upgrades, Improvements	13	-	15	15	-	18	20	-	12	-	22	-	22	-	22	-	-	
Yes	Harbor Revetments	13	-	15	15	-	18	20	-	12	-	22	-	22	-	22	-	-	
Yes	Snagpoint Erosion	13	-	15	15	-	18	20	-	12	-	22	-	22	-	22	-	-	
No	Waterline Extension, Airport	13	-	15	15	-	18	20	-	12	-	22	-	22	-	22	-	-	
No	Stormwater Collection Improvements	13	-	15	15	-	18	20	-	12	-	22	-	22	-	22	-	-	
No	Dillingham Port Improvements	13	-	15	15	-	18	20	-	12	-	22	-	22	-	22	-	-	
No	Carlson Park	13	-	15	15	-	18	20	-	12	-	22	-	22	-	22	-	-	
No	Dock Lighting Repair	13	-	15	15	-	18	20	-	12	-	22	-	22	-	22	-	-	
No	Water Systems Upgrades, Improvements	13	-	15	15	-	18	20	-	12	-	22	-	22	-	22	-	-	
No	Groundwater Monitoring Wells Repairs	13	-	15	15	-	18	20	-	12	-	22	-	22	-	22	-	-	
No	Hydrant System Upgrade	13	-	15	15	-	18	20	-	12	-	22	-	22	-	22	-	-	
No	Landfill Cell Expansion	13	-	15	15	-	18	20	-	12	-	22	-	22	-	22	-	-	
No	Landfill Service Expansion	13	-	15	15	-	18	20	-	12	-	22	-	22	-	22	-	-	
No	North Harbor Food Court and Park	13	-	15	15	-	18	20	-	12	-	22	-	22	-	22	-	-	
No	Bulkhead Regrade and Resurface	13	-	15	15	-	18	20	-	12	-	22	-	22	-	22	-	-	
No	Senior Center Phase II	13	-	15	15	-	18	20	-	12	-	22	-	22	-	22	-	-	
No	Downtown Dillingham Connector Routes	13	-	15	15	-	18	20	-	12	-	22	-	22	-	22	-	-	
No	T-Dock Repair	13	-	15	15	-	18	20	-	12	-	22	-	22	-	22	-	-	
No	Transfer Station Renovation and Repair	13	-	15	15	-	18	20	-	12	-	22	-	22	-	22	-	-	
No	Waskey&Emperor Subdivision	13	-	15	15	-	18	20	-	12	-	22	-	22	-	22	-	-	
No	Public Works Shop Improvements	13	-	15	15	-	18	20	-	12	-	22	-	22	-	22	-	-	
No	New Public Safety Building	13	-	15	15	-	18	20	-	12	-	22	-	22	-	22	-	-	
No	Community Fish Grinder	13	-	15	15	-	18	20	-	12	-	22	-	22	-	22	-	-	
No	2nd Ave. Street Rehabilitation	13	-	15	15	-	18	20	-	12	-	22	-	22	-	22	-	-	
No	Alaska Street Rehabilitation	13	-	15	15	-	18	20	-	12	-	22	-	22	-	22	-	-	
No	Potable Water Station	13	-	15	15	-	18	20	-	12	-	22	-	22	-	22	-	-	
No	Airstrip Park Improvements	13	-	15	15	-	18	20	-	12	-	22	-	22	-	22	-	-	
No	Wastewater System Expansion	13	-	15	15	-	18	20	-	12	-	22	-	22	-	22	-	-	
No	Ice Rink Roof	13	-	15	15	-	18	20	-	12	-	22	-	22	-	22	-	-	

*The following project descriptions provide general information for each proposed capital improvement project in the City of Dillingham's Six-Year Capital Improvement Plan. These descriptions are intended to be supplemented with additional details including cost estimates, funding sources, timelines, and specific community benefits as projects are further developed.*

## 1. Downtown Fire Hall Replacement

Replace the aging downtown fire station with a modern facility capable of housing current emergency response equipment and meeting contemporary building codes. The existing facility, constructed decades ago, has inadequate bay clearances for modern fire apparatus, lacks proper fire detection and suppression systems, and is located within the 100-year flood zone. The new facility will provide adequate space for equipment storage, maintenance operations, training activities, and will meet ADA accessibility requirements. This project is critical for maintaining effective emergency response capabilities for the community and surrounding region.

**Current Status:** City of Dillingham has received 600,000 dollars for design and geotechnical work. A site has been selected. No construction funds have been awarded.

## 2. Wastewater Systems Upgrades, Improvements

Continue facility improvements to achieve and maintain compliance with Alaska Department of Environmental Conservation (ADEC) regulatory discharge requirements. Upgrades include improvements to the aeration system, lift station rehabilitations, septic receiving facilities, and effluent monitoring systems. The wastewater treatment facility serves approximately one-third of the community with demands that triple during the peak fishing season. This project addresses chronic overages in permitted levels and ensures proper treatment of wastewater to protect public health and the environment, particularly Nushagak Bay where subsistence fishing occurs.

**Current Status:** New aeration units and baffles have been installed. A septic receiving station has been constructed. All 7 lift stations need electrical work and building upgrades.

## 3. Harbor Upgrades, Improvements

Implement essential improvements to the Dillingham Small Boat Harbor to enhance safety, functionality, and capacity. The harbor serves as the base of operations for Bristol Bay's commercial fishing fleet, hosting 500-600 boats during the summer season. Improvements may include dock repairs, electrical system upgrades, float replacements, enhanced lighting, and improved access facilities. These upgrades are critical to supporting the world's largest remaining wild salmon fishery and maintaining Dillingham's role as the primary harbor facility in Bristol Bay.

**Current Status:** City of Dillingham received funding through the PDIP in the form of a MARAD grant. PND Engineering are completing a design on the new floats and facility upgrades. Funding is currently 11.25 million dollars. Additional funds may be needed.

## 4. Harbor Revetments

Install rock revetments along critical harbor shoreline areas to prevent erosion and protect harbor infrastructure from wave action and storm surge. The east bank of the harbor experiences significant erosion during southwest storm events, threatening water and electrical utilities that serve the commercial fishing fleet. The revetments will stabilize shorelines, protect existing infrastructure, and prevent further loss of harbor property. This project is essential for long-term harbor viability and protection of utilities serving the regional fishing industry.

**Current Status:** City of Dillingham received funding through the SHFG in the form of a MARAD grant. PND Engineering are designing the revetments and area. Total funding was 5 million dollars

## 5. Snagpoint Erosion

Continue beach nourishment and erosion protection measures along the 1,600-foot Snagpoint bulkhead to prevent structural failure and protect municipal wastewater infrastructure. The bulkhead has experienced accelerated erosion with exposure levels below safe thresholds as determined by U.S. Army Corps of Engineers inspection. Annual placement of riprap armor protects the bulkhead foundation, the wastewater outfall line, and prevents catastrophic failure of this critical infrastructure. This ongoing maintenance project protects public health infrastructure and prevents costly emergency repairs. This project will extend the riprap armor rock further down the coast to protect the wastewater lagoon and possibly further down past the snagpoint subdivision.

**Current Status:** The City of Dillingham received a CDS appropriation for 5 million dollars. An extension request has been submitted to FEMA/DHS. Once granted the design and engineering will be completed.

## 6. Waterline Extension, Airport

Extend municipal water service to the airport area to provide fire protection capabilities and potable water access for airport facilities. The Dillingham Airport serves as a critical regional hub for nine surrounding communities and provides essential air medical services for the Bristol Bay region. Water line extension will enable installation of fire hydrants at the airport, reducing response times and improving fire protection for aviation facilities. This project enhances emergency response capacity and supports continued airport operations serving the broader region.

**Current Status:** The City of Dillingham received 14.7 million dollars through the State of Alaska revolving loan fund. This loan is 100% forgivable. RESPEC is designing and engineering the water line to the airport. We do not have the funds to cover the residential connections. We will need to acquire additional funds to include this into the project.

## **7. Stormwater Collection Improvements**

Upgrade and expand the stormwater collection and drainage system to address flooding issues, improve water quality, and protect infrastructure. Current inadequate drainage causes localized flooding during heavy precipitation events, damages roadways, and contributes to erosion problems. Improvements include installation of culverts, drainage structures, catch basins, and properly sized conveyance systems. Enhanced stormwater management protects public and private property, reduces maintenance costs, and prevents contamination of water bodies. This project addresses chronic flooding concerns in vulnerable areas of the community.

## **8. Dillingham Port Improvements**

Implement critical improvements to port facilities including the All-Tide Dock, which serves as the primary entry point for freight arriving from Seattle, Anchorage, and points in between for communities throughout the Nushagak River and Togiak areas. Improvements may include protective dolphins to prevent barge impact damage, dock surface repairs, upgraded lighting systems, enhanced cargo handling areas, and improved security features. The port is essential for regional supply chain operations and supports economic development throughout Bristol Bay. These improvements ensure continued safe and efficient maritime commerce.

## **9. Carlson Park**

Develop recreational facilities and park amenities to provide outdoor recreation opportunities for residents and visitors. This project may include playground equipment, picnic areas, walking paths, sports courts, landscaping, and other park features appropriate for community needs. Parks and recreation facilities enhance quality of life, provide safe spaces for youth activities, and support community health and wellness. Development of Carlson Park addresses the need for additional public recreational space and creates a gathering place for community events and activities.

## **10. Dock Lighting Repair**

Repair and upgrade lighting systems at dock and harbor facilities to ensure safe nighttime operations, improve security, and meet maritime safety standards. Adequate lighting is essential for safe vessel navigation, cargo handling operations, and emergency response activities that occur during limited daylight hours, particularly during winter months. This project addresses deteriorated lighting infrastructure, replaces outdated fixtures with energy-efficient LED systems, and ensures proper illumination levels for maritime operations. Improved lighting enhances safety for commercial fishermen and port workers.

## **11. Water Systems Upgrades, Improvements**

Implement comprehensive upgrades to the municipal water system to improve reliability, expand service coverage, and meet current regulatory standards. Projects may include well rehabilitation, water treatment plant improvements, water line replacements, pump station upgrades, and installation of additional fire hydrants. The current water system has limited capacity that restricts fire flows and quick recovery.

times following major fire events. System improvements will enhance public safety through improved fire protection, expand service to underserved areas, and ensure compliance with Safe Drinking Water Act requirements.

## **12. Groundwater Monitoring Wells Repairs**

Repair and maintain groundwater monitoring wells required for regulatory compliance at the municipal landfill and other facilities. Properly functioning monitoring wells are essential for detecting potential groundwater contamination and ensuring compliance with Alaska Department of Environmental Conservation requirements. This project includes well rehabilitation, replacement of damaged well casings, installation of new monitoring equipment, and establishment of proper sampling protocols. Maintaining functional monitoring wells protects public health and demonstrates responsible environmental stewardship to regulatory agencies.

## **13. Hydrant System Upgrade**

Expand and upgrade the fire hydrant system throughout the community to improve fire protection capabilities and reduce insurance costs. Many areas of Dillingham lack adequate hydrant coverage, requiring fire department to transport water via tanker trucks, which significantly increases response times and reduces firefighting effectiveness. Installation of additional hydrants in strategic locations, particularly in the downtown core, Kenny Wren Road area, and near critical facilities, will enhance public safety. This project will improve the community's Insurance Services Office (ISO) fire rating, potentially reducing insurance costs for residents and businesses.

## **14. Landfill Cell Expansion**

Develop additional landfill cell capacity to accommodate municipal solid waste disposal needs and extend the operational life of the facility. As waste cells reach capacity, new cells must be constructed to ensure continued compliant waste disposal. Cell development includes site preparation, liner installation, leachate collection systems, and establishment of proper grades for water management. This project is essential for maintaining the city's ADEC solid waste disposal permit and ensuring the community has adequate waste disposal capacity for future growth and seasonal population increases during fishing seasons.

## **15. Landfill Service Expansion**

Expand landfill services and facilities to enhance waste diversion, recycling capabilities, and operational efficiency. Improvements may include enhanced recycling infrastructure, household hazardous waste collection facilities, improved transfer station operations, composting programs, and public education initiatives. The city has made significant progress in waste reduction through implementation of a thermal conversion system for waste processing. Continued service expansion will further reduce landfill volumes, extend facility life, and demonstrate environmental leadership. This project supports sustainable waste management practices for the community.

## **16. North Harbor Food Court and Park**

Develop a food court and park area at the north harbor to provide amenities for commercial fishermen, harbor users, and the public. The facility will include food service areas, outdoor seating, restroom facilities, and landscaped park space. During the intense summer fishing season, when the harbor hosts hundreds of vessels and workers, current amenity infrastructure is insufficient. This project will enhance harbor services, support local food vendors, create gathering spaces, and improve overall harbor user experience. The food court and park will serve both commercial users and residents, creating a community asset at the working waterfront.

## **17. Bulkhead Regrade and Resurface**

Regrade and resurface the bulkhead area to improve drainage, enhance accessibility, and provide better working surfaces for commercial fishing operations. The bulkhead serves as a critical work area during the fishing season for gear storage, vessel maintenance, and cargo handling. Current surface conditions impede operations and create safety hazards. Regrading will address drainage issues that cause ponding and ice formation, while resurfacing will create a durable, level work surface. This project improves functionality of essential harbor infrastructure and enhances safety for commercial fishing operations.

## **18. Senior Center Phase II**

Complete Phase II improvements to the Dillingham Senior Center to expand services, improve accessibility, and address facility maintenance needs. The Senior Center serves as a vital community resource providing meals, activities, and social connections for Dillingham's elderly population. Phase II improvements may include facility expansion, kitchen upgrades, accessibility enhancements, mechanical system improvements, and interior renovations. This project ensures the Senior Center can continue providing essential services to the aging population and maintains a safe, comfortable environment for senior activities and programs.

## **19. Downtown Dillingham Connector Routes**

Develop pedestrian and non-motorized transportation connector routes throughout downtown Dillingham to improve walkability, safety, and accessibility. Projects include sidewalk construction, crosswalk installations, bike lane designations, and pathway lighting. Many areas of downtown currently lack safe pedestrian infrastructure, forcing pedestrians to walk in roadways. Connector routes will link residential areas with schools, grocery stores, City Hall, healthcare facilities, and other essential services. This project promotes active transportation, improves safety for pedestrians of all ages and abilities, and enhances downtown connectivity.

## **20. T-Dock Repair**

Conduct essential structural and surface repairs to the T-Dock facility to maintain safe operations and extend facility service life. The T-Dock provides critical moorage and cargo handling capacity for commercial and recreational vessels. Years of heavy use and exposure to harsh marine conditions have caused deterioration requiring

comprehensive repairs. Work includes deck surface repairs, pile replacement or reinforcement, hardware upgrades, and improvements to fendering systems. This project preserves valuable harbor infrastructure and ensures continued safe vessel operations at this essential harbor facility.

## **21. Transfer Station Renovation and Repair**

Renovate and repair the solid waste transfer station to improve operational efficiency, enhance safety, and extend facility service life. The transfer station serves as the primary point for waste collection and sorting before final disposal. Improvements include building envelope repairs, door and equipment replacements, improved traffic flow patterns, enhanced lighting, and safety upgrades. A functional, well-maintained transfer station is essential for efficient waste management operations and provides better working conditions for staff. This project ensures the facility continues meeting operational needs and regulatory requirements.

## **22. Waskey & Emperor Subdivision**

Develop infrastructure to support residential development in the Waskey and Emperor subdivision areas, addressing critical housing needs in Dillingham. Infrastructure development includes road construction, water and sewer line extensions, stormwater management, and utility installations. Dillingham faces significant housing shortages that limit economic development and workforce retention. Opening new subdivision areas for residential development will provide lots for housing construction, supporting population growth and economic expansion. This project creates opportunities for homeownership and addresses long-standing housing availability challenges in the community.

## **23. Public Works Shop Improvements**

Upgrade Public Works maintenance facilities to improve operational efficiency, provide adequate equipment storage, and create safe working conditions for staff. Improvements may include building expansions, heated work bays, parts storage areas, equipment wash facilities, and office space improvements. Proper maintenance facilities are essential for maintaining the city's fleet of vehicles and equipment that provide essential municipal services. Enhanced facilities will reduce equipment downtime, extend asset life through proper maintenance, and provide appropriate working conditions for Public Works personnel year-round.

## **24. New Public Safety Building**

Design and construct a consolidated public safety facility to house Police, Dispatch/E-911, Jail, and DMV services. Current facilities are inadequate, non-compliant with ADA requirements, and compromise the functions for which they are dedicated. The new facility will provide modern, efficient workspace for public safety personnel, proper separation of jail populations, adequate equipment storage, training facilities, and emergency operations center capabilities. As the public safety hub for the Dillingham Census Area and eleven surrounding communities, this facility is critical for providing emergency services to the region.

## **25. Community Fish Grinder**

Install a fish waste grinder facility at the Small Boat Harbor to provide proper disposal of fish waste generated by commercial and subsistence fishing activities. The grinder will be housed in a dedicated building with a discharge chute to process fish waste into the Nushagak River. This project requires an Alaska Department of Environmental Conservation discharge permit and will eliminate improper disposal practices that create nuisance conditions and potential public health concerns. The fish grinder provides an environmentally responsible solution for managing fish waste during the intense fishing season when hundreds of vessels operate from the harbor.

## **26. 2nd Ave. Street Rehabilitation**

Rehabilitate 2nd Avenue including roadway reconstruction, drainage improvements, and utility upgrades to improve driving conditions and extend pavement service life. Current road conditions include potholes, rutting, inadequate drainage, and deteriorated surfaces that require constant maintenance. Rehabilitation will include base repair, proper grading for drainage, new paving, and potentially sidewalk installation for pedestrian safety. 2nd Avenue serves as an important downtown connector linking residential areas with commercial services and City facilities. This project improves traffic flow, reduces maintenance costs, and enhances safety for all road users.

## **27. Alaska Street Rehabilitation**

Rehabilitate Alaska Street to address deteriorated pavement conditions, improve drainage, and enhance safety for vehicles and pedestrians. The project includes roadway base repairs, installation of proper drainage infrastructure, repaving, and potential addition of pedestrian facilities. Alaska Street provides important connectivity within the community's road network and experiences heavy use throughout the year. Current conditions cause accelerated vehicle wear and create safety hazards, particularly during wet weather. Rehabilitation will create a durable road surface, reduce long-term maintenance requirements, and improve safety for residents and visitors.

## **28. Potable Water Station**

Establish a potable water filling station to provide convenient access to municipal water for residents relying on individual water systems and for commercial users needing water supplies. The station will include metered fill connections, payment systems, and proper drainage. Many rural properties and seasonal operations lack connection to municipal water systems and require ability to obtain potable water for domestic and commercial use. A dedicated water filling station provides controlled access, ensures proper accounting of water usage, generates revenue for the water system, and serves community members not connected to municipal infrastructure.

## **29. Airstrip Park Improvements**

Develop recreational facilities and amenities at the former airstrip location to provide additional park space and recreational opportunities for the community. Potential improvements include sports fields, walking/running track, playground equipment, picnic facilities, outdoor fitness equipment, and landscaping. The site's large open area

provides excellent opportunity for recreation development in a central location. Converting the former airstrip to active recreation use addresses community needs for sports facilities and outdoor gathering spaces. This project creates a valuable community asset and provides recreational opportunities for residents of all ages.

## **30. Wastewater System Expansion**

Extend wastewater collection system to serve areas currently relying on individual septic systems, particularly in neighborhoods where soil conditions and high groundwater create challenging conditions for on-site systems. System expansion includes installation of sewer mains, lateral connections, lift stations, and connection to existing treatment facilities. Approximately two-thirds of Dillingham residents currently use on-site septic systems which contribute to treatment challenges at the wastewater facility. Expanding municipal sewer service improves public health protection, reduces groundwater contamination risks, and decreases treatment plant loading from unfiltered septage. This project supports higher density development and improved sanitation.

## **31. Ice Rink Roof**

Replace or repair the roof system on the community ice rink facility to prevent water infiltration, protect the skating surface, and extend building service life. The ice rink provides important winter recreation opportunities for the community, serving youth hockey programs, public skating, and community events during the long winter season. A failing roof compromises ice quality, damages building systems, and may force facility closure during peak usage periods. This project preserves a valued community recreation asset and ensures continued availability of winter sports and recreation opportunities for residents, particularly youth athletes and families.

Meeting Date January 11, 2024

## CITY OF DILLINGHAM, ALASKA

**RESOLUTION NO. 2024-05****A RESOLUTION OF THE DILLINGHAM CITY COUNCIL APPROVING A FY2024 CAPITAL IMPROVEMENT PROJECT AND THE FY2024 LEGISLATIVE PRIORITIES LIST**

WHEREAS, Dillingham Municipal Code 2.21.040(D) authorizes the City Manager to prepare a Capital Improvement program to be submitted to the Dillingham City Council; and

WHEREAS, the City Manager has met with the City Lobbyist in preparing the recommended Capital Improvement list; and

WHEREAS, it is the intent of the Dillingham City Council to provide the Governor, the State Legislature, State agencies, the Alaska Congressional Delegation, and other potential funding sources with adequate information regarding the City's capital project funding needs;

NOW, THEREFORE, BE IT RESOLVED that the City of Dillingham 2024 Capital Improvement Plan is hereby adopted as the current official Capital Improvement plan for the City of Dillingham for FY2024, and

BE IT FURTHER RESOLVED that:

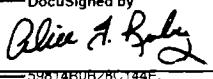
1. The following capital improvement projects and project funding needs are identified as priorities for the FY2024 State Legislative Request:

1	Water System Improvements, Phase III	\$14,018,000.00
2	Wastewater System Upgrades, Improvements beyond the Harbor	\$8,649,519
3	Downtown Fire Hall Replacement, Estimated at	\$2,700,000.00
4	Harbor Floats	\$7,023,550.00
5	Harbor Revetments and Breakwater/Emergency Bank Stabilization	\$1,659,000.00
6	Snag Point Erosion/Sewer Lagoon Bank Stabilization	
7	Replace one well at the Landfill for Ground Water Monitoring	
8	New Landfill Trash or Ash Cell	
9	Repair Landfill Shop	

2. Projects for the FY2024 Federal Legislative Request will be selected from this list; and
3. The City Manager is hereby instructed to advise appropriate State and Federal representatives and personnel of the City's FY2024 capital project priorities and take appropriate steps to provide necessary background information.

Meeting Date January 11, 2024

PASSED and ADOPTED by a duly constituted quorum of the Dillingham City Council on January 11, 2024.

DocuSigned by  
  
Alice Ruby, Mayor  
1/16/2024

ATTEST:  
DocuSigned by:

  
Daniel E. Decker Sr. 1/16/2024  
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Daniel E. Decker Sr., City Clerk

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