CITY COUNCIL REGULAR MEETING

Thursday, December 03, 2026 at 7:00 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

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: Zoom

Meeting ID: 920 483 0473; passcode: 99576

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

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES

1. Minutes:

   Nov 5 2026 CC RM

   10/13/2026 BOE

APPROVAL OF CONSENT AGENDA

APPROVAL OF AGENDA

STAFF REPORTS

a. Strategic Plan Report

b. City Manager and Staff Reports

c. Standing Committee Reports

Citizen Committee Appointments

2. Accept Resignations and Appoint

Planning Commission: 3 open seats

PUBLIC HEARINGS

3. - Ordinance No. 2026-17: AN ORDINANCE OF THE DILLINGHAM CITY COUNCIL AUTHORIZING THE SALE OF A FORECLOSED PROPERTY NEAR 2002 KANAKANAK RD.

- Ordinance No. 2026-18: AN ORDINANCE OF THE DILLINGHAM CITY COUNCIL AUTHORIZING THE SALE OF FORECLOSED PROPERTIES LOCATED NEAR 307 AIRPORT RD AND DOWNTOWN.

- Ordinance No. 2026-19: AN ORDINANCE OF THE DILLINGHAM CITY COUNCIL RETAINING A FORECLOSED PROPERTY LOCATED NEAR 1409 N. EMPEROR WAY FOR A PUBLIC PURPOSE.

CITIZEN'S COMMENTS (Prior Notice or Agenda Items)

ORDINANCES AND RESOLUTIONS

4. O 2026-17: Foreclosed Property Disposal

AN ORDINANCE OF THE DILLINGHAM CITY COUNCIL AUTHORIZING THE SALE OF A FORECLOSED PROPERTY NEAR 2002 KANAKANAK RD.

5. O 2026-18: Foreclosed Property Disposal

AN ORDINANCE OF THE DILLINGHAM CITY COUNCIL AUTHORIZING THE SALE OF FORECLOSED PROPERTIES LOCATED NEAR 307 AIRPORT RD AND DOWNTOWN.

6. O 2026-19: Retain Foreclosed Property for a Public Purpose

AN ORDINANCE OF THE DILLINGHAM CITY COUNCIL RETAINING A FORECLOSED PROPERTY LOCATED NEAR 1409 N. EMPEROR WAY FOR A PUBLIC PURPOSE.

7. Resolution No. 2026-42: Commendations for Election Workers

A RESOLUTION OF THE DILLINGHAM CITY COUNCIL COMMENDING THE ELECTION WORKERS WHO SERVED DURING THE NOVEMBER, 2026, GENERAL ELECTION

8. Resolution No. 2026-43: Change to Salary Schedule

A RESOLUTION OF THE COUNCIL OF THE CITY OF DILLINGHAM, ALASKA, AMENDING THE FY2027 SALARY SCHEDULE

9. Resolution No. 2026-44: Shared Fisheries Tax

A RESOLUTION OF THE DILLINGHAM CITY COUNCIL ADOPTING AN ALTERNATIVE ALLOCATION METHOD FOR THE FY27 SHARED FISHERIES BUSINESS TAX PROGRAM AND CERTIFYING THAT THIS ALLOCATION METHOD FAIRLY REPRESENTS THE DISTRIBUTION OF SIGNIFICANT EFFECTS OF FISHERIES BUSINESS ACTIVITY IN FMA 5: BRISTOL BAY AREA

10. Resolution No. 2026-45: Increase Port Rates

A RESOLUTION OF THE DILLINGHAM CITY COUNCIL TO INCREASE RATES OF CHARGES ASSESSED AT THE PORT

11. Resolution No. 2026-46: Award Fuel Contract for RFB 2026-06

A RESOLUTION OF THE COUNCIL OF THE CITY OF DILLINGHAM, ALASKA, AWARDING THE FY27 PETROLEUM FUEL CONTRACT UNDER RFB 2026-06

UNFINISHED BUSINESS

NEW BUSINESS

12. Gramma's House

CITIZEN'S DISCUSSION (Open to the Public)

COUNCIL COMMENTS

MAYOR'S COMMENTS

ADJOURNMENT

INFORMATIONAL ITEMS

File Attachments for Item:

1. Minutes:

Nov 5 2026 CC RM

10/13/2026 BOE

CITY OF DILLINGHAM ALASKA

CITY COUNCIL REGULAR MEETING

Thursday, November 05, 2026 at 7:00 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

CITY HALL COUNCIL CHAMBERS / 7:00 p.m.
141 Main Street, Dillingham, AK 99576 (907) 842-5212
Zoom: Meeting ID 920 483 0473; passcode 99576
Dial: 1 (719) 359-4580 or 1 (253) 205-0468

CALL TO ORDER

- Mayor Alice Ruby called the regular meeting to order at 7:00 p.m.

ROLL CALL

Present:

- Tracy Hightower
- Curt Armstrong
- Kaleb Westfall
- Steven Carriere
- Kevin McCambly (initially via Zoom; later in person)
- Triston Chaney
- Mayor Alice Ruby was present and presiding. A quorum was established.

- **Staff present:** Jack Savo Jr., City Manager; Abigail Flynn, City Clerk. Finance Director Anita Fuller and Christopher Maines also provided information during the meeting.

PLEDGE OF ALLEGIANCE

- The Pledge of Allegiance was recited.

APPROVAL OF MINUTES

- The October 1 and October 22, 2026 minutes were approved without corrections by unanimous consent.

APPROVAL OF CONSENT AGENDA

- There were no consent agenda items.

APPROVAL OF AGENDA

- **Motion:** Carriere moved to approve the agenda.

DRAFT

- **Second:** Chaney
- **Vote:** Roll call: Hightower, Westfall, Carriere, McCambly, and Chaney voted yes; Armstrong voted no. Motion carried, 5-1.

STAFF REPORTS

3. Strategic Plan Report and City Manager and Staff Reports

Topics Discussed:

- Lagoon discharge pipe repairs, unexpected fittings needed, and coordination with public works and technical assistance providers.
- Proposed resolution of the 211 E. Main Street property issue; small boat harbor dredging and Snag Point erosion funding updates.
- Landfill excavator delivery and maintenance tracking; incinerator work deferred to spring without affecting funding.
- Fuel procurement, aggregate bids, and GCI lease options.
- Election workers and Youth at the Booth; committee vacancies; Senior Center meals, transportation, donations, and volunteers.
- Library and museum activities, tribal support, staffing, public notices, public safety, and fire/EMS services.
- Finance, audits, investment reporting, harbor operations, and public works vacancies.
- Water and sewer rate study, Beaver Round-Up support, training through Bristol Bay Campus, foreclosed property dispositions, Grandma's House repairs, and equipment maintenance coverage.

Direction / Follow-Up:

- Finance staff anticipated presenting audit information at the December Council meeting.
- Plan a Council workshop on the water and sewer rate study and locate the earlier consultant report explaining the rate methodology.
- Return the property disposition items for Council consideration in December.
- Continue coordinating with Beaver Round-Up organizers and Bristol Bay Campus on community activities and training.

STANDING COMMITTEE REPORTS

- Code Review: No new report.
- Finance and Budget: July activity was tracking near normal; the report covered only the beginning of the fiscal year.

COMMITTEE APPOINTMENTS

4. Citizen Committee Appointments for Port Advisory Committee

- **Motion:** Carriere moved to concur with reappointment of Reed Tennyson and Cole Schlagel to the Port Advisory Committee.
- **Second:** Hightower
  - Armstrong disclosed that he was related to both appointees. The Mayor stated that the unpaid appointments did not present a financial conflict.
- **Vote:** Motion carried unanimously by voice vote.

5. Council Committee Appointments

- **Motion:** Carriere moved to concur with the Mayor's Council committee appointments as presented.

- **Second:** Chaney
  - Discussion included continuing existing assignments, Hightower's Finance and Budget assignment, and appointing other Council members as Board of Equalization alternates.
- **Vote:** Motion carried unanimously by voice vote.

PUBLIC HEARING

6. Ordinance 2026-13 Amended Deputy City Clerk

AN ORDINANCE OF THE DILLINGHAM CITY COUNCIL AMENDING CHAPTER 2.27 OF THE DILLINGHAM MUNICIPAL CODE BY ADOPTING CHAPTER 2.27.025 TO ESTABLISH THE POSITION OF DEPUTY CITY CLERK AND REVISE THE PROCEDURES FOR APPOINTMENT OF AN ACTING CITY CLERK.

- The public hearing opened and closed at 7:29 p.m. No public testimony was offered.

CITIZEN'S COMMENTS ON PRIOR NOTICE OR AGENDA ITEMS

- None.

ORDINANCES AND RESOLUTIONS

7. Adopt Ordinance 2026-13 Amended Deputy City Clerk

AN ORDINANCE OF THE DILLINGHAM CITY COUNCIL AMENDING CHAPTER 2.27 OF THE DILLINGHAM MUNICIPAL CODE BY ADOPTING CHAPTER 2.27.025 TO ESTABLISH THE POSITION OF DEPUTY CITY CLERK AND REVISE THE PROCEDURES FOR APPOINTMENT OF AN ACTING CITY CLERK.

- **Motion:** Carriere moved to adopt Ordinance 2026-13 as amended, establishing the Deputy City Clerk position and revising procedures for appointment of an Acting City Clerk.
- **Second:** Hightower

Topics Discussed:

- Deputy Clerk duties, job descriptions, qualifications, and temporary succession.
- Administrative hiring responsibilities and the Council's role in appointing an Acting City Clerk.
- Information available to the Council when considering an appointment.

- **Vote:** Motion carried unanimously by roll call. Ordinance 2026-13, as amended, was adopted.

8. Ordinance 2026-16 Committee Code Update

AN ORDINANCE OF THE DILLINGHAM CITY COUNCIL REPEALING CHAPTER 2.70, HISTORIC PRESERVATION COMMISSION; CHAPTER 2.76, PARKS AND RECREATION COMMISSION; AND CHAPTER 2.84, SENIOR ADVISORY COMMISSION; PROVIDING FOR ADVISORY COMMITTEES TO BE ESTABLISHED BY RESOLUTION UNDER CHAPTER 2.90; AND AMENDING MEETING REQUIREMENTS FOR THE PLANNING COMMISSION AND SCHOOL FACILITY COMMITTEE

- **Motion to remove from the table:** Carriere moved to remove Ordinance 2026-16 from the table. Hightower seconded.
- **Vote:** Roll call: Hightower, Armstrong, Carriere, McCambly, and Chaney voted yes; Westfall voted no. Motion carried, 5-1.

Topics Discussed:

- Prior Council direction for Planning Commission and School Facility Committee review of proposed meeting changes; neither body had met to provide that review.
- Authority to call School Facility Committee special meetings and shared responsibilities for minutes and reports.
- Possible removal of the Planning Commission and School Facility Committee provisions so the remaining advisory committee changes could proceed.

- **Motion to end debate:** Carriere called the question. Hightower seconded.
- **Vote:** Roll call: Hightower and Carriere voted yes; Armstrong, Westfall, McCambly, and Chaney voted no. Motion failed, 2-4.
- **Procedural ruling:** The Mayor allowed Westfall to finish comments begun before the question was called. She deferred his proposed motion to table until the vote on ending debate was completed.
- **Motion to table:** Westfall moved to table Ordinance 2026-16 until the affected active commissions and committees could meet, review the proposed changes, and provide recommendations. Chaney seconded.
- **Vote:** Roll call: Armstrong, Westfall, McCambly, and Chaney voted yes; Hightower and Carriere voted no. Motion carried, 4-2.

Direction / Follow-Up:

- Provide the proposed changes to the Planning Commission and School Facility Committee for review before further Council consideration.

9. Resolution 2026-38 Aggregate Contract for FY27

A RESOLUTION OF THE DILLINGHAM CITY COUNCIL AWARDING A CONTRACT TO FURNISH AGGREGATE FOR FY27

- **Motion:** Carriere moved to adopt Resolution 2026-38 awarding the aggregate contract, using the corrected resolution provided at the meeting.
- **Second:** Hightower

Topics Discussed:

- One bid received; aggregate costs within budget.
- Correction of a typographical error in the pit-run gravel line of the resolution.
- No winter road sand bids received; staff seeking available supplies.
- Clarifying future specifications by using “reject D1” rather than “dirty gravel.”

- **Vote:** Motion carried unanimously by voice vote. Resolution 2026-38 was adopted.

10. Resolution 2026-12 Amended GCI Lease

A RESOLUTION OF THE DILLINGHAM CITY COUNCIL AUTHORIZING THE MAYOR TO EXECUTE A LEASE AGREEMENT WITH GCI COMMUNICATION CORP. FOR CITY-OWNED PROPERTY LOCATED AT 412 W. 2ND AVENUE

- **Motion:** Carriere moved to adopt Resolution 2026-12, as amended, authorizing the Mayor to execute a lease with GCI Communication Corp. for City property at 412 W. 2nd Avenue.
- **Second:** Armstrong

Topics Discussed:

- Lease options, renewal terms, and the timing of a future competitive solicitation.

- **Amendment:** Westfall moved to change four additional renewal terms to three additional terms, with a corresponding adjustment to the maximum lease duration. Chaney seconded.
- **Vote:** On the amendment: Armstrong, Westfall, McCambly, and Chaney voted yes; Hightower and Carriere voted no. Amendment carried, 4-2.
- **Vote:** On the amended resolution: Motion carried unanimously by roll call. Resolution 2026-12, as amended, was adopted.

11. Resolution 2026-39 Deputy City Manager Appointment

A RESOLUTION OF THE DILLINGHAM CITY COUNCIL RATIFYING THE CITY MANAGER’S APPOINTMENT OF CHRISTOPHER MAINES AS DEPUTY CITY MANAGER.

- **Motion:** Carriere moved to adopt Resolution 2026-39 ratifying the City Manager’s appointment of Christopher Maines as Deputy City Manager.

- **Second:** Chaney

Topics Discussed:

- The Manager's selection and Council ratification responsibilities.
- Requests for more specific codified duties and responsibilities for the deputy positions.
- Distinction between reviewing the position, reviewing an applicant's qualifications, and managing day-to-day operations.
- Continuity of operations, upcoming projects, and filling the resulting Planning position vacancy.

- **Motion to table:** Westfall moved to table Resolution 2026-39 until written roles and responsibilities were available with the appointment. McCambly seconded.
- **Vote:** Roll call: Westfall and McCambly voted yes; Hightower, Armstrong, Carriere, and Chaney voted no. Motion failed, 2-4.
- **Vote:** On adoption: Hightower, Armstrong, Carriere, McCambly, and Chaney voted yes; Westfall voted no. Motion carried, 5-1. Resolution 2026-39 was adopted.

12. Resolution 2026-40 Election Worker Commendation

A RESOLUTION OF THE DILLINGHAM CITY COUNCIL COMMENDING THE ELECTION WORKERS WHO SERVED DURING THE OCTOBER 6, 2026, MUNICIPAL ELECTION

- **Motion:** Carriere moved to adopt Resolution 2026-40 commending the election workers who served in the October 6, 2026 municipal election.
- **Second:** Hightower

Topics Discussed:

- Success of the first Youth at the Booth program and cooperation between City and school staff.
- Appreciation for election volunteers, early voting assistance, Senior Center meal support, and voter participation.

- **Vote:** Motion carried unanimously by voice vote. Resolution 2026-40 was adopted.

13. Resolution 2026-41 Administrative Time Off

A RESOLUTION OF THE DILLINGHAM CITY COUNCIL AWARDING ADMINISTRATIVE TIME OFF TO CITY EMPLOYEES FOR DECEMBER 24TH AND DECEMBER 31ST, 2026 AS A GIFT IN RECOGNITION OF THEIR HARD WORK AND DEDICATION THROUGHOUT THE PAST YEAR.

- **Motion:** Carriere moved to adopt Resolution 2026-41 awarding administrative time off to City employees on December 24 and December 31, 2026.
- **Second:** Westfall

Topics Discussed:

- Recognition of employee service and departmental accomplishments throughout the year.

- **Vote:** Motion carried unanimously by voice vote. Resolution 2026-41 was adopted.

UNFINISHED BUSINESS

- None.

NEW BUSINESS

14. Quvaq LLC Bayside Diner and Bristol Inn Tourism License

- **Motion:** Carriere moved to waive the City's right to protest the Beverage Dispensary Tourism License for Quvaq LLC, Bayside Diner and Bristol Inn.
- **Second:** Hightower

Topics Discussed:

- Code Review Committee recommendation and favorable department reviews.

- Disclosure of service on the Choggiung board, an affiliated corporation, with no financial gain or day-to-day operational role reported. (Savo)
- Business operating hours, staffing, and procedures for waiving the right to protest.

- **Vote:** Motion carried unanimously by voice vote.

15. Board of Adjustment Hearing for Rick Tennyson

- **Motion:** Carriere moved to schedule the hearing for November 12 at 4:00 p.m., or November 23 at 5:30 p.m. if November 12 did not work.
- **Second:** Chaney

Topics Discussed:

- Review of the validity of a land use permit issued by the Planning Department.
- Council sitting as the Board of Adjustment, notice requirements, participant travel, and scheduling conflicts.

- **Vote:** Motion carried unanimously by voice vote.

Direction / Follow-Up:

- Staff to confirm the suitable date with the requesting party and provide notice of the Board of Adjustment hearing.

CITIZEN'S DISCUSSION OPEN TO THE PUBLIC

- None.

COUNCIL COMMENTS

Topics Discussed:

- Bristol Bay Campus courses, community participation, and education benefits.
- Substance-use awareness, reducing stigma, and access to support services, including BBNA's Tribal Men's Services program.
- Condolences to families who had recently lost loved ones.

MAYOR'S COMMENTS

- The Mayor thanked election workers, Jasmine Kritz, get-out-the-vote participants, and Abigail Flynn for election coordination; congratulated Flynn on reappointment to the Wood-Tikchik State Park board; and offered condolences to grieving families.
- A moment of silence was observed in remembrance of loved ones and community members who had died.

ADJOURNMENT

- Mayor Ruby adjourned the meeting at 8:38 p.m.

ATTEST

_____ _____

Abigail Flynn, City Clerk Approval Date

(SEAL)

Committees/Committee Appointments

	11/6/25	11/5/2026	Committee make-up and/or Comments
Council Member/Staff Committees			
Code Committee	Steve Carriere, Chair, Alice Ruby, Kaleb Westfall, Kevin McCambly, Triston Chaney, Jack Savo, Abigail Flynn	Steve Carriere, Chair, Alice Ruby, Kaleb Westfall, Kevin McCambly, Triston Chaney, Jack Savo, Abigail Flynn	Mayor, Council Members, City Clerk, City Manager
Public Outreach Committee	Mayor & All Council Members	Mayor & All Council Members	Mayor, Council Members, City Manager
Finance & Budget Committee	Curt Armstrong, Chair, Alice Ruby, Kaleb Westfall, Steve Carriere, Jean Barrett, Jack Savo, Anita Fuller	Curt Armstrong, Chair, Alice Ruby, Kaleb Westfall, Steve Carriere, Tracy Hightower, Jack Savo, Anita Fuller	Mayor, Council Members, City Manager, Finance Officer
Public Committees Advisory to the Council where Council member is appointed			
Port Committee (Mayor Chairs) - appointed by City Council as needed	Alice Ruby, Chair, Kevin McCambly, Dan Dunaway, Robert Heyano, Robin Samuelsen, Reed Tennyson, Cole Schlagel	No change. Alice Ruby, Chair, Kevin McCambly,	Mayor, 1 Council Member, 5 citizens (Dan Dunaway, Robert Heyano, Robin Samuelsen, Reed Tennyson, Cole Schlagel)
Public Committees upon which the City/Council/Mayor sit/participate			
Cooperative Agency Committees upon which City/Council/Mayor sit			
Facility Committee (School District & City) - appointed by City Council as needed	No change - Alice Ruby, Travis Roenfranz, Steve Carriere	No change - Alice Ruby, Steve Carriere	Mayor, 1 Council member, City Manager, Public Works Director, School Board President,1 School Board member, Superintendent, School Facilities Manager, 1 citizen
MOU Committee (Curyung & City) - city reps appointed by City Council as needed	No change - Alice Ruby, Curt Armstrong	No change - Alice Ruby, Curt Armstrong	Mayor, Council Member, City Manager, Tribal Chief, Tribal Chief, Tribal Administrator
Others			
Board of Equalization – council appointments are made prior to meeting of BOE	Alice, Curt, Steve, Jean. Alternates: Kaleb, Kevin, Triston,	Alice, Curt, Steve, Tracy. Alternates: Kaleb, Kevin, Triston,	3 Council Members, Mayor

2.18.070 Succession.
Should the office of **mayor** become vacant or should the **mayor** be absent or unable to perform the duties of the office of **mayor**, the order of interim succession shall be determined as follows:
A. The council member with the longest total period of tenure in office shall assume the office of **mayor pro** tempore.
B. Should more than one councilmember have the same total period of tenure in office, that

Curt Armstrong, Mayor Pro Tempore	
Council Members	First Elected (consecutively)
Armstrong	12/14
Westfall	10/21
Carriere	10/23
McCambly	10/23
Chaney	10/25
Hightower	10/25

CITY OF DILLINGHAM ALASKA

BOE MEETING / HEARING

Tuesday, October 13, 2026 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
BOARD OF EQUALIZATION MEETING
CITY HALL COUNCIL CHAMBERS / 5:30 p.m.
141 Main Street, Dillingham, AK 99576 (907) 842-5212,
Zoom: Meeting ID: 920 483 0473 Passcode: 99576
Call +1(719)359-4580 or +1(253)205-0468

CALL TO ORDER

- Chair Alice Ruby called the meeting to order at 5:31 p.m.

ROLL CALL

- **Present.** Chair Alice Ruby, Tracy Hightower, Curt Armstrong, and Steve Carriere.
- **Staff present.** City Clerk Abigail Flynn and the City Assessor Martins (via Zoom).

APPROVAL OF AGENDA

- Steve Carriere moved to approve the agenda as amended to add Mike Davis as Item 4d. Tracy Hightower seconded. Motion carried without objection.

Minutes

- The Board approved the August 26, 2026, minutes without corrections.

ASSESSOR'S COMMENTS

- **Topics discussed.** Timing of the annual assessment review, use of Federal Aviation Administration (FAA) records, and the effect of outdated aircraft records on the tax roll.

Assessor's Summary of Late-File Appeals

- **Avtonom Basargin.** Steve Carriere moved to deny the late-file appeal. Tracy Hightower seconded. No signed appeal form or current-year personal property return was received. Motion carried unanimously.
- **Eric Shade.** The assessor reported a settlement reducing the assessed value to $0.
- **Karen Brito.** The assessor reported a settlement reducing the assessed value to $172,200 for the 1961 Pacer only and removing the other aircraft from the tax roll.

Advice for New Requests to Late File

- **Denise and Roderick Grant and Justin John.** The assessor advised removing the aircraft from the tax roll as clerical corrections because they had never been in Dillingham.

Advice to Taxpayers with Aircraft

- The assessor advised aircraft owners to update FAA records for aircraft that had been destroyed, dismantled, or relocated.

CONSIDERATION OF REQUESTS TO LATE FILE

- **Topics discussed.** Board of Equalization handbook procedures. The Clerk explained that the Board first considers a motion to deny. If that motion fails, the Board considers a motion to grant permission.

Personal Property

LETTERS FOR CONSIDERATION FOR PERMISSION TO LATE FILE

- **Denise and Roderick Grant and Justin John.** Both requests were referred for clerical correction without a Board vote.
- **Damon Hachiya.** Steve Carriere moved to deny permission to file a late appeal. Curt Armstrong seconded. The letter addressed the location of the vessel Two Rivers and gave no reason for the late filing. Motion carried 3–0.
- **Mike Davis.** Steve Carriere moved to deny permission to file a late appeal on the assessed value of his skiff. Curt Armstrong seconded. The Board discussed Davis's absence in March and the time remaining before the filing deadline. Motion carried 3–0.

CITIZEN DISCUSSION (Prior Notice or Agenda Items)

- No public comments.

COMMITTEE COMMENTS

- No committee comments.

ADJOURNMENT

- The meeting adjourned at 5:51 p.m.

_____

Alice Ruby, Mayor

[SEAL]

ATTEST:

_____

Abigail Flynn, City Clerk

_____

Date Approved

File Attachments for Item:

a. Strategic Plan Report

b. City Manager and Staff Reports

c. Standing Committee Reports

Mayor
Alice Ruby

City Manager
Jack Savo Jr.

CITY OF
DILLINGHAM
ALASKA

Dillingham City Council
Tristan Chaney
Tracy Hightower
Steven Carriere
Curt Armstrong
Kaleb Westfall
Kevin McCambly

MEMORANDUM

Date:11/24/2026

To: **Dillingham City Council**

From: Jack Savo Jr., City Manager

Subject: City Manager Monthly Report November 2026

City of Dillingham

"*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."*

Thanks to all election workers, early vote workers and poll watchers for the November 3rd Election. All together that was 172.75 hours cumulatively spent by Dillingham area people on November 3rd, not counting the additional 112 hours spent helping people vote early.

Jasmine Kritz, Janet Dieckgrafe, Marilyn Rosene (Co-chair), Carole McMurray
Dan Dunaway, Curt Armstrong, Jon Dyasuk, Pete Andrew, Rose Fisher,
Nate Carlow, Mike Davis, Denise Lisac, Abigail Flynn (Chair), Pat Walsh

Students: Adrianna Mann, Tiffany Wassillie, Myra Davis, Maya McDowell, Chelsie Kropoff, and Kahlen Savo

Ordinance for Council consideration

2026-17: Foreclosed Property Disposal

AN ORDINANCE OF THE DILLINGHAM CITY COUNCIL AUTHORIZING THE SALE OF A FORECLOSED PROPERTY NEAR 2002 KANAKANAK RD.

2026-18: Foreclosed Property Disposal

AN ORDINANCE OF THE DILLINGHAM CITY COUNCIL AUTHORIZING THE SALE OF FORECLOSED PROPERTIES LOCATED NEAR 307 AIRPORT RD AND DOWNTOWN.

2026-19: Retain Foreclosed Property for a Public Purpose

AN ORDINANCE OF THE DILLINGHAM CITY COUNCIL RETAINING A FORECLOSED PROPERTY LOCATED NEAR 1409 N. EMPEROR WAY FOR A PUBLIC PURPOSE.

Resolutions for Council consideration

Resolution 2026-42

A RESOLUTION OF THE DILLINGHAM CITY COUNCIL COMMENDING THE ELECTION WORKERS WHO SERVED DURING THE NOVEMBER 2026, GENERAL ELECTION

Resolution No. 2026-43

A RESOLUTION OF THE COUNCIL OF THE CITY OF DILLINGHAM, ALASKA, AMENDING THE FY2027 SALARY SCHEDULE

Resolution No. 2026-44

A RESOLUTION OF THE DILLINGHAM CITY COUNCIL ADOPTING AN ALTERNATIVE ALLOCATION METHOD FOR THE FY27 SHARED FISHERIES BUSINESS TAX PROGRAM AND CERTIFYING THAT THIS ALLOCATION METHOD FAIRLY REPRESENTS THE DISTRIBUTION OF SIGNIFICANT EFFECTS OF FISHERIES BUSINESS ACTIVITY IN FMA 5: BRISTOL BAY AREA

Resolution No. 2026-45

A RESOLUTON OF THE DILLINGHAM CITY COUNCIL TO INCREASE RATES OF CHARGES ASSESSED AT THE PORT

Resolution 2026-46

A RESOLUTION OF THE COUNCIL OF THE CITY OF DILLINGHAM, ALASKA, AWARDING THE FY27 PETROLEUM FUEL CONTRACT UNDER RFB 2026-06

Lagoon main incoming drain has failed; we have an approved “temporary repair installed and will be working towards a repair that will get us through the winter season. Onsite evaluation has been made by engineering firm CRW as well as ARWA. We will come up with a repair prior to freeze up. This is still in progress with CRW and ARWA and remains the number one priority of PW’s and City Administration.

> ***UPDATE; repairs have begun, PW’s is working on this with support from ARWA. We have had to improvise and adapt the plan as we progress to completion. At this time, we have a definitive solution to obstacles encountered thus far, and we feel this will lead to completion. Part of the challenge with this project has been the limited time we have to tap into the main coming into the lagoon which is about 2 hours.***

Dillingham Small Boat Harbor dredging funding; We have reassurance that the funding for the Dillingham Small Boat Harbor dredging will be put back into the FY27 budget once it gets to the legislative process. We have mailed out letters to Senator Murkowski and Senator Sulivan pertaining to this issue, letters provided as attachments. We will continue to keep close track of this and report any updates as they are received. Senator Murkowski’s office has assured us the funding will be put back into the budget once it reaches their level. Senator Sullivans office has reassured us that this will be added back in to the budget.

> ***Update; with the result of the election for US Senate determined we will submit a letter to Senator-elect Peltola. We had an opportunity to meet with her while she was in Dillingham and were able to voice our concerns on this issue in person.***

FEMA Snag Point Erosion, notification received from FEMA on June 23, 2026, that our request for a full 24-month extension was approved. We are waiting to receive final authorization from FEMA to proceed. At this stage, the City of Dillingham has met all tasks and requirements in a timely fashion. The project is now awaiting federal authorization to proceed to the advertisement phase. Staff will return to the Council with next steps once FEMA's green light is received.

Update; The project is now enrolled in the updated DHS/FEMA system and the City is still waiting for Federal authorization to advertise for engineering and design services. We are waiting for a grant agreement from FEMA to bring to the council for approval, once that is completed, we will be one step closer to project execution. No update or movement at the meeting November 18. We are documenting these delays by the government. These delays have set us back an additional 4 months. As we continue to move forward, we will be asking for the time lost to these government delays added back to our 24 month extension.

EPA Landfill Improvement Project is advancing and is on schedule. Repair materials for the incinerator have shipped and delivery is scheduled for September barge. Once materials arrive, technicians from Penram alongside a Public Works employee will complete the repairs necessary to get the incinerator up and running. Public education is going to be a key foundation in the successful operation of the incinerator once online. We are working on an outreach plan that will help the community understand the importance of sorting trash to help with efficient and sustainable operation of the incinerator.

Update; Repair parts for the incinerator arrived in Dillingham, and repair has been postponed until late March early April 2027. Penram agreed to the schedule change with no additional cost to the city. We remain completely compliant with the terms of the EPA appropriation, and this will not put us behind in the project timeline.

SOA PFAS Airport Waterline Extension is nearing 35% design delivery scheduled for September 4, 2026. Once the 35% design is reached we will review documents and provide a detailed next step update for the City Council.

Update; We are on track to bring a finalized agreement to the City Council meeting January 2027 for council consideration.

RFB (2) for fuel has been sent out, timeline follows.

-10/27/2026 - first advertisement
-11/03/2026 - second advertisement
-11/17/2026 - 2pm council chambers and zoom – Original Scheduled time to Open bid- Extension
-11/24/2026 – 1 pm bid opening after extension, 2:30 pm score bid and write letters of intent to award
-12/03/2026 - Council meeting

GCI Unicom right of way agreement has been received from GCI. The City of Dillingham has signed the documents, and they have been sent back to GCI for finalization. We should receive final wet ink documents for our files as well as the agreed upon payment of 200k in the very near future.

-Christopher Maines has accepted the position of Deputy City Manager. A transition plan is being developed. During this time Chris will continue to complete his Planning duties until the Planning Director position is filled and a transition is completed.

-Finance Director Anita Foran submitted a letter of resignation, letter was accepted. A transition plan is being developed. This will be offered as a resident position only.

-We were notified by the owners of Vitavik in September that our rates were increasing from $1800 to $2500 per month. We have since terminated our agreement with Vitavik and have secured housing at the Wood River apartments for our rotational officers. We only provide this for rotational officers, and the officers are charged through payroll deduction the budgeted amount for rent.

City Clerk:

Elections;
-478 voters voted on election day and signed the precinct register and there were others who voted questioned ballots on election day. 225 voted early at City Hall. Four helped others who could not come in person by requesting and delivering special needs ballots. An unknown number voted when in Anchorage for AFN or voted by mail or requested electronic ballots. Thanks to all who made the efforts to increase voter turnout for this election and for all those who helped make this election possible.

-**Committee Open Positions:**

Library Advisory Committee, 2
School Facility Committee – one seat up for renewal in November, annual appointment
Senior Advisory committee: all of them
Planning Commission will have two seats up for renewal in December
Friends of the Landfill: 1
Parks and Recreation: There will likely be five or more voting seats and two student positions.

-Additional updates provided in the Clerks report

-See page 3 of the Clerks report for the scheduled meetings we have December through January.

Senior Center:

-Senior Center October 16, 2026 – November 15, 2026

Acknowledgements:

-Thank you to Public Works for installing a backup camera on the Senior Center van.

-Thank you to Public Works B&G crew for their continued efforts to keep our Senior Center safe, warm, and comfortable.

-Thank you to Jasmine Kritz for organizing a Makers Market and helping raise awareness about the importance of voting.

-The Senior Center was fully staffed and remained open for all available operating days during this reporting period.

-Plans are being developed to ensure our Elders have additional meal support during extended closures during the holiday season.
-Open 20 days

-Closed 1 day Holiday

-Total meals served 480; 213 congregate and 267 home delivered.

-Days the van ran 20, with 494 rides provided and 267 meals delivered.

-Hydroponic garden is currently producing enough lettuce that lettuce is no longer having to be purchased, cutting cost of the weekly salad bar in half.

Library:

-Library October 16, 2026 – November 15, 2026

-A special thank-you to Susie Jenkins-Brito and Bristol Bay Area Health Corporation (BBAHC) for organizing and hosting the Harm Reduction Drop-In event at the library.

-**Curyung Tribal Council** has graciously agreed to continue its partnership with the Dillingham Public Library on the Institute of Museum and Library Services (IMLS) gran**t.**

-November is Alaska Native Heritage Month, and the library has created a special display celebrating the stories, traditions, and voices of Bristol Bay.

-709 Patron count

-20 desktop computer usages

-389 Wi-Fi sessions

-396 total items checked during this reporting period.

-The library was open every scheduled day during this reporting period.

HR report:

Total Employees: 49
-41 full time
-3 part-time
-1 Seasonal
-2 on call

Positions Open:

-Police Officer - Lateral Rotational
-Police Officer – Residential
-Heavy Equipment Mechanic
-Animal Control Specialist (2 part time)
-Water/Wastewater Operator II
-Deputy City Clerk/Admin Assistant
-Finance Director

-City of Dillingham Employee Christmas Party will be December 18

-Continue development of PSA's for community outreach

-Monitoring employee performance review program to help ensure timeliness of employee reviews.

Public Safety:

-Officers have continued to be present at the school each day during the morning. Officers participated in the Trunk or Treat event on 10/25/26. Chief O'Malley conducted a presentation on Halloween safety at the elementary school on 10/29/26.

-16 inmates held in the jail this reporting period.

-A total of 168 calls were taken in by dispatch October 10 – November 10, 2026
*breakdown of call types are in Public Safety report following in the packet.

Fire/EMS Department:

"Fire and EMS continue to focus on prevention, training, and recruitment to maintain service levels and community safety as we move into the summer season."

-Total Fire Calls to date in 2026 = 26; Reporting period = 2

-Total EMS calls to date in 2026 = 228; Reporting period = 23

-EMS has developed volunteer EMS teams that are now on shift every evening.

-Fire /EMS Board Members

-Fire Chief: JJ Larson
-Assistant Fire Chief: Kevin Hardin
-Medical Squad Director: Kim Larson
-Member at Large: Tony Reynolds

-Fire and EMS has been relocated to the Lake Road fire station in an effort to centralize operations and reduce operating costs.

-Public outreach and education in this department is outstanding. Please see complete report for all Fire and EMS has done this past reporting period.

-Fire and EMS has done a great job keeping our community safe please see a complete list of the accomplishments and the numerous cases of community involvement in the complete Fire Department Coordinator report.

Planning:

-Chris Maines accepted the Deputy City Manager position, he will continue to work through the planning department duties until we have selected his successor. We have a recommendation in the packet to update the salary level for this position; this adjustment fits the duties of this position moving forward. It moves the pay level from XI (11) to XA (10A).

-Going forward, the Planning Director role will be refocused with an emphasis on completing the Dillingham Comprehensive Plan objectives and advancing the Title 18 code rewrite. These two foundational documents will shape the City's land use framework for the coming decade, and it is the department's priority to ensure the incoming Planning Director is well-positioned to lead that effort.

Snag Point Erosion;

-There has been no new movement from FEMA on the award contract for the Snag Point Erosion Control Project. The City has completed all required compliance steps and documentation and remains ready to mobilize immediately upon receiving federal authorization. Everything is in place; the project is waiting solely on the federal go-ahead.

Airport Waterline Extension;

-RESPEC has delivered a draft scope of services for the 65%, 95%, and 100% design phases of the Airport Waterline Extension. The Planning Department reviewed the draft and provided two pages of comments and corrections. Work is currently ongoing to narrow down and finalize the scope in coordination with RESPEC Senior Project Manager George Kalli.

EPA Landfill Improvement;

Repair parts for the incinerator arrived in Dillingham. Penram could not make it this fall prior to freeze up. We contacted Penram and tentatively scheduled them for the first week in April. We remain completely compliant with the terms of the EPA appropriation, and this will not put us behind in the project timeline.

Please see Planning Director's complete report with a detailed description of the exceptional work being done.

Public Works:

-Current open positions in PW.
-Heavy Equipment Mechanic
-Water/Wastewater operator II

-All Harbor and Docks offices are scheduled for seasonal shutdowns and winterizations in progress.

-EMS Building Harbor location seasonal shut down completed.

-Public Works team has been involved in the sewage lagoon bypass, which has slowed some progress with winter preparations. With all that we have been able to prepare for the upcoming winter.

-Entry Level Heavy Equipment Operator hired

-B&G assistant hired

-Landfill Operators hired, one full time and one temporary.

-Landfill Fees reviewed to allow correct fee amounts to be applied under current approved price schedule, Council approved fee schedule July 01, 2017. Staff training on correct landfill fees in progress. It will take some time for the Community to adjust to the implementation of correct landfill fees.

-PSA released to the community to help everyone understand the approved 2017 Landfill fee schedule as well as prohibited items. The prohibited items adherence by the community will help our employees to be able to work in a safer environment.

Finance:

October Statistics: as of date of report.
Cash Receipts: $2,284,196.84
All Payments: $1,950,717.41(includes $359,129.14 for 3 payrolls and 1 supplement)

Finance Director position advertised.

FY25 Audit –Audit work is in final review.

FY26 Audit – Dates for the testwork have been set for October 12-16th. Final work is scheduled for December 7-11, 2026.

-See complete report in packet

Harbor/Port:

-Work with PND Engineering to acquire all necessary permits for PIDP Grant
- -Section 106 permit complete
- -404b permit complete
- -Title VI/ADA Compliance complete
- -Current estimated project closeout: Spring 2028
- -upland work scheduled to start spring 2027 with potential float work fall 2027.

Individual Department reports follow this, please read through and see the last month's accomplishments.

Mayor
Alice Ruby

City Manager
Jack Savo Jr.

CITY OF
DILLINGHAM
ALASKA

Dillingham City Council
Triston Chaney
Tracy Hightower
Steven Carriere
Curt Armstrong
Kaleb Westfall
Kevin McCambly

MEMORANDUM

Date: November 17th for the period beginning October 22
To: Jack Savo Jr., City Manager
From: Abigail Flynn, City Clerk
Subject: Monthly Report for December 2026

City Clerk Department Accomplishment and Opportunities Since the Last Report:

Thanks to all election workers, early vote workers and poll watchers for the November 3rd Election. All together that was 172.75 hours cumulatively spent by Dillingham area people on November 3rd, not counting the additional 112 hours spent helping people vote early.

478 voters voted on election day and signed the precinct register and there were others who voted questioned ballots on election day. 225 voted early at City Hall. Four helped others who could not come in person by requesting and delivering special needs ballots. An unknown number voted when in Anchorage for AFN or voted by mail or requested electronic ballots. Thanks to all who made the efforts to increase voter turn out for this election and for all those who helped make this election possible.

- Jasmine Kritz
- Janet Dieckgrafe
- Marilyn Rosene (Co-chair)
- Carole McMurray
- Dan Dunaway
- Curt Armstrong
- Jon Dyasuk
- Pete Andrew
- Rose Fisher
- Nate Carlow
- Mike Davis
- Denise Lisac
- Abigail Flynn (Chair)
- Pat Walsh

Students:
- Adrianna Mann
- Tiffany Wassillie
- Myra Davis
- Maya McDowell
- Chelsie Kropoff
- Kahlen Savo

- **Outlook and FFA outage:**
  - Feeling very thankful in this season of gratitude that we don't often experience disruptions like happened last week.

- **Council Travel booking:**
  - All the AML registrations and flights and rooms have been booked for those who requested help doing that. Thank you very much to BBEDC and Silver Bay for sponsoring council travel for Steve.

- **Preparing for the BOA first ever meeting in Dillingham**
- **Preparing for meetings, bookings:**

- It has been a very stressful month for me. Elections for the State are one of the most important things that I do and yet I was not able to completely focus on that due to not having a deputy who could help with bookings for council travel and meeting prep for meetings that still needed to have agendas and packets and memos and minutes and all the other things.
- I am really looking forward to having someone to share the work with.

- **Staffing Update**
  - A new Records Specialist has been hired and is doing a wonderful job.
  - The Clerk's budget only allows for one support staff employee for the clerk's office so once a deputy clerk/ admin assistant is hired, the records manager position ends.
  - The Deputy Clerk/ Admin Assistant position is advertised. This is a split position to support both the Clerk Department and the Planning Department.

- **Codification**
  - A new Code supplement arrived on 11/17/2026. The binders named Seat C, Seat E and Seat F have still not been updated from the last update in May and now a new update is ready. Council Members, **please bring your code binders back** to the council chambers **so the new supplement can be added** and old pages removed. Those that were here on 11/17/2026 have been updated.

- **Foreclosure Update:**
  - The 2020-2024 Foreclosure process should conclude any day now. I am just waiting for Finance to provide the updated interest for this month in time for our legal team to file with the court before the holidays.
  - These are the properties still on the list:

Acct #	Account Name	Legal Description
103549	Chocknok, Charlie	Gauthier II B L7
101180	Kroener, Debra	USS 3184 B P3 L*

- **Events:**
  - Wood Tikchik State Park Management Council had a meeting on October 30th. They focused on the hydro electric project and an update about staffing for the park.
  - December Alaska Municipal Clerk's Conference next month Dec 5-10.
  - Council Travel for AML is coming up soon. All the documents have been emailed to the council email accounts of those who are going.

- **Departments:**
  I will continue in my existing roll as department head for the Library and Senior Center until some other pressing issues are completed by the Deputy Manager.

- **Public Records Requests:** 1 request was received in this time period and was provided within the required time period without the need for an extension. The

request for the previous time period was provided, after an extension of two more days as some information was not provided to me by the department it was requested from until the first ten days was up.

- **Elections:**
  - The budget for elections will need a budget amendment.
    - $7,500 was budgeted for elections this year, however, the ADA election equipment that was ordered very early and should have arrived in the mail during FY26 was misdirected in the mail on the way here, twice, and arrived two days into FY2027 so that that purchase now counts in FY27 rather than FY26 when it was budgeted.

- I am the chair of the State Elections for our area so I was busy making sure our election went smoothly. The DOJ watcher who was here on election day was pleased about how I ran our election. Our poll watchers were also impressed. Something to know for the future is that election workers are not allowed to leak the results early to the press but there is no such rule for poll watchers so they provide an important service for our community just by being there.

- **Committee Open Positions:**
  - Library Advisory Committee, 2
  - School Facility Committee – one seat up for renewal in November, annual appointment
  - Senior Advisory committee: all of them
  - Planning Commission will have two seats up for renewal in December
  - Friends of the Landfill: 1
  - Parks and Recreation: There will likely be five or more voting seats and two student positions.

Weekly Meetings and Events List for Fall-Winter

Week of November 23 to November 29
- Thu. 11/26 and Fri. 11/27: Thanksgiving / City Holidays
- Friends of the Landfill: Regular last-Thursday date falls on Thanksgiving.

Week of November 30 to December 6
- Tue 12/01: Code Meeting, City Hall, 5:30 PM
- Thu. 12/3: Regular Council Meeting, City Hall, 7:00 PM
- Sun. 12/6: AML Travel Begins

Week of December 7 to December 13
- 12/7 through 12/12: AML / Council Travel
- Wed. 12/9: Planning Commission, City Hall, 5:30 PM

Weeks of December 21 to December 27, January 4 to January 10
- Mon. 12/21: Finance & Budget Committee, City Hall, 5:30 PM
- Fri. 12/25: Christmas / City Holiday
- 01/07: Regular Council Meeting, City Hall, 7:00 PM

Senior Center Accomplishments and Opportunities for
October 16, 2026 to November 15, 2026

Days Open		20
Days Closed		1
Holiday	1	
Meals Served		480
Congregate Meals	213	
Home Delivery Meals	267	
Rides Provided		494
Rentals for Events		6

Acknowledgements

- **A big thank-you to Public Works for installing a backup camera on the Senior Center van!** Visibility around the van can be challenging, with several blind spots that make backing up and maneuvering in tight spaces difficult. Nearby parked vehicles and pedestrian traffic add to those challenges. The new camera has made a tremendous difference in improving visibility and reducing the stress associated with backing up. Our van driver and the elders who ride with us are grateful to have this additional safety feature installed and working.
- **Thank you to the Buildings and Grounds crew for their continued efforts to keep the Senior Center safe, warm, and comfortable.** They work behind the scenes to address heating and building maintenance issues as they arise. During our most recent windstorm, the front door hinges were damaged, preventing the door from closing properly. Buildings and Grounds responded quickly, assessed the damage, and completed the necessary repairs. We appreciate their responsiveness and the care they take in maintaining our facility.
- **A special thank-you to Jasmine Kritz for organizing a Makers Market and helping raise awareness about the importance of voting.** We would also like to recognize Dan Boyd for speaking with elders about their voting options during the recent election. The Senior Center offered transportation for both early voting and Election Day, encouraging elders to arrange rides so they could participate. We hope to continue providing this service during future elections. Voting is an important way for community members of all ages to make their voices heard. Thank you to the elders who participated and exercised their right to vote!

Staffing Updates

- **The Senior Center was fully staffed during this reporting period, with only a few days requiring the Community Center Coordinator to cover for the Kitchen Manager.** Dan Boyd and Nelda Savo continue to do a wonderful job keeping daily

operations running smoothly. Their reliability and willingness to take ownership of their responsibilities have allowed the Coordinator to devote more time to the administrative needs of the Senior Center. Their contributions are greatly appreciated.

- **We do not anticipate any significant staffing shortages during the next reporting period.** Senior Center staff would like to thank the City Council for approving two additional days off during December. We are already making plans to ensure our elders have additional meal support during the extended closure while allowing employees to enjoy a well-earned holiday break.

Senior Center Operations and Accomplishments

- **The Senior Center continues to make good use of food donated by our community partners throughout the spring and fall.** These donations have helped supplement our meal program and stretch our food budget. We are also developing a more organized food inventory system and planning menus that allow us to creatively incorporate leftovers into meals throughout the week. Our goal is to reduce food waste, make the most of available resources, and continue providing nutritious, enjoyable meals for our elders. Food donations are always appreciated, and anyone interested in contributing is encouraged to contact the Senior Center to coordinate a drop-off.
- **Preparations are underway to provide additional meals to elders during the upcoming holiday closures.** Our plan is to send an extra meal home with each elder who attends congregate meal service on the day before the holiday break. Elders receiving home-delivered meals will also receive an additional meal. Our grant allows us to provide this support, and it is a practical way to help bridge the gap in meal service while the Senior Center is closed. We hope this approach will help ensure our elders have something extra to enjoy during the holiday break.
- **BINGOcize continues to provide an opportunity for elders to stay active, socialize, and have a little fun.** The Senior Center has also begun publishing a monthly activities calendar to help community members stay informed about upcoming programs and events. We hope to expand our offerings throughout the year and welcome individuals and organizations interested in hosting activities, presentations, or lunch-and-learn sessions. Anyone interested in sharing their knowledge, talents, or time with our elders is encouraged to contact the Community Center Coordinator at seniorcenter@dillinghamak.us or 907-843-2873.
- **Our hydroponic garden has decided to grow algae instead of lettuce!** After several successful months of producing fresh lettuce for our kitchen, the system is ready for a thorough cleaning and a little extra attention. Dan Boyd will be taking on

the project, and staff are preparing to tackle this new challenge with the help of online tutorials, research, and appropriate cleaning supplies. Although we are still learning the finer points of hydroponic gardening, the system has already proven to be a worthwhile investment. Growing our own lettuce has been a valuable addition to our meal program, and we hope to eventually expand into growing some of the fresh herbs regularly used in our kitchen. A few bumps along the way are all part of the learning process!

Grants and Reporting

- **Nutrition, Transportation, and Support Services (NTS) grant reporting continues to be completed monthly.** Our goal is to enter the previous month's service data by the 15th of each month, allowing the Finance Department to remain current with quarterly reporting requirements. We have consistently been meeting this goal, generally within a day or two of our target date. Maintaining timely and accurate records helps ensure our grant reporting remains organized and up to date.

Volunteer Opportunities and Ongoing Needs

- **The Senior Center is looking for volunteers to help decorate for the Christmas holidays!** We have a wonderful collection of decorations and would love to share the fun of preparing our building for the season with community members. Whether you have an eye for decorating or simply enjoy spreading a little holiday cheer, we would welcome your help in making the Senior Center festive and inviting for our elders.
- **We are also looking for someone with a green thumb and a little time to share.** The Senior Center has a beautiful plant room filled with greenery that makes the building a more enjoyable place to spend time. Our elders help with watering, but some of the plants could benefit from more consistent attention and guidance from someone with gardening experience. We would love to find a volunteer interested in helping us develop and maintain this space. If you enjoy working with plants and could use a little plant therapy, we have just the place for you! Anyone interested is encouraged to contact the Senior Center

Community Remembrance and Support

- **Our community has experienced a great deal of loss in recent weeks.** We would like to take a moment to remember those who have passed and extend our heartfelt condolences to their families, friends, and loved ones. In a small community like ours, these losses touch so many lives, and our hearts go out to everyone who is grieving. The Senior Center would like to remind families that our facility may be available to accommodate memorial potlucks and gatherings to celebrate the lives

of their loved ones. If you are looking for a place to bring family and friends together, please don't hesitate to reach out and see how we may be able to help. Our thoughts are with everyone who has experienced a loss.

Library Accomplishments and Opportunities for
October 16, 2026 to November 15, 2026

Patron Visits – Total 709

Tue	Wed	Thu	Fri	Sat	
10 AM – 6 PM	10 AM – 6 PM	10 AM – 6 PM	10 AM – 5 PM	10 AM – 2 PM	Total
151	93	149	244	69	709

Computer and WiFi

	Mon	Tue	Wed	Thu	Fri	Sat	Sun	Total
WhoFi	51	77	66	72	66	35	22	389
Desktop Usage*	-	11	4	-	4	-	-	20
AWE Station	0	0	0	0	0	0	0	0

*Patron computers were down for about two weeks while the Librarian troubleshot the issue with LMJ and DeepFreeze.

Items Checked out – Total 396

Item	Tue	Wed	Thu	Fri	Sat	Total
Adult Biographies	-	-	-	2	-	2
Battle of the Books	-	-	-	1	5	6
DVD	54	25	39	63	21	202
Graphic Novel	3	1	1	3	-	8
Holiday	-	-	-	-	1	1
LINKED	1	-	-	-	-	1
New Books	2	-	-	8	4	14
Standard Items	28	4	11	40	79	162
Total	88	30	51	117	110	396

Acknowledgements

- **The library would like to recognize Shania Johnson for her contributions during her time as Assistant Librarian.** Although her time with us was brief, Shania brought a cheerful attitude, enthusiasm for learning, and valuable organizational skills to the position. Her most significant accomplishment was overseeing the DVD Bin Inventory Project, which involved verifying discs stored behind the circulation desk and digitizing the records used to track their locations. This work has already helped staff identify missing discs, locate previously lost items, and improve the accuracy of our records. Shania's efforts have made a lasting difference in how we manage our collection. She will be missed, and we wish her all the best in her future endeavors.

- **A special thank-you to Susie Jenkins-Brito and Bristol Bay Area Health Corporation (BBAHC) for organizing and hosting the Harm Reduction Drop-In event at the library.** We would also like to recognize Bristol Bay Native Association (BBNA), Curyung Tribal Council, Dillingham Volunteer Fire Department, Alaska State Troopers (AST), Dillingham Police Department (DPD), and United Tribes of Bristol Bay (UTBB) for their collaboration and support. The event provided community members with an opportunity to access harm reduction resources, educational materials, and information about Narcan and its use. We appreciate the opportunity to provide a neutral, welcoming space where community members can comfortably access these important resources. It is encouraging to see so many local organizations coming together to support the health and well-being of our community. Thank you to everyone who contributed to making this event possible.
- **A shout out to the Buildings and Grounds Department for their continued efforts to troubleshoot the library's heating system.** As temperatures drop, some of the system's shortcomings are becoming more apparent. The crew has been doing a wonderful job tracking down those pesky furnace gremlins and addressing issues as they arise. We appreciate their persistence and hard work in keeping the library warm and cozy for our patrons and staff throughout the colder months.
- **The library would like to thank Porter Roenfanz for volunteering his time to help clean adhesive residue from DVD sleeves.** It may not be the most glamorous job, but it is an important part of preparing our collection for its new labeling system. We appreciate Porter's willingness to lend a hand and would love to encourage other teenagers looking for volunteer opportunities to join us. The library has plenty of projects that could use a little extra help. Bring a friend, spend an afternoon being productive, and help us make the library better for everyone. Many hands make light work!
- **Library staff would like to extend a sincere thank-you to the City Council for approving the additional holidays in December.** We appreciate the opportunity to enjoy a little extra time with our families during the holiday season. Your consideration and support of City employees are greatly appreciated, and we look forward to returning from the holiday break refreshed and ready for the new year.

Staffing Changes

- **Assistant Librarian Shania Johnson submitted her resignation, with her last day of employment being November 7, 2026.** The position was advertised immediately upon receiving her resignation, allowing the library to begin conducting interviews and move forward with the process of offering the position to a qualified applicant. We hope to announce a new Assistant Librarian during the next reporting period. In the meantime, the Librarian has been covering the vacant position's scheduled shifts to maintain library operations. Despite the staffing shortage, the library has only needed to close for one Saturday during this transition. Staff continue to make

every effort to maintain consistent operating hours while balancing the additional responsibilities created by the vacancy.

Accomplishments and Library Operations

- **The library successfully placed a new book order through Barnes & Noble, taking advantage of its library discount and free shipping for qualifying orders.** A primary focus of this purchase was expanding our collection in recognition of Alaska Native Heritage Month and Veterans Day, particularly materials exploring Alaska Native experiences and the impact of World War II. These additions will help us highlight important aspects of Alaska's history while providing patrons with more opportunities to learn about the experiences of people from our region.
- **November is Alaska Native Heritage Month, and the library has created a special display celebrating the stories, traditions, and voices of Bristol Bay.** Drawing inspiration from the Alaska Federation of Natives' theme, "Rooted in Land and Tradition, Rising in Our Voices," the library developed its own message: "Rooted in Our Land, Rising Through Our Stories: Celebrating Yup'ik Heritage, Culture, and Voices in Bristol Bay." Our display focuses on three themes: "Our Land Grounds Us," "Our Traditions Connect Us," and "Our Voices Shape Tomorrow." Featured materials include books about regional stories, songs, dances, and traditions, along with books created by students at Dillingham City School District and works by Indigenous authors. We hope this display encourages young readers to recognize that their own experiences and family stories are worth sharing and perhaps inspires a future generation of local authors. We also want to remind patrons what a wonderful collection of regional resources is available right here in their library. Stop by and explore. You might be surprised by what you discover!
- **The library is excited to introduce *Yaaruin Kids Magazine*, a new publication from the Yaaruin Collective.** Announced shortly before the Alaska Federation of Natives Convention, this monthly magazine celebrates Alaska Native cultures through stories, illustrations, educational activities, and opportunities for children and families to explore together. We are pleased to support an Alaskan publication that encourages curiosity and cultural learning. The magazine will be available for reading inside the library rather than for checkout so that as many families as possible have an opportunity to enjoy it. We look forward to seeing what future issues bring!
- **The library has completed an important phase of its DVD Bin Inventory Project.** Staff have visually verified discs stored behind the circulation desk and updated the corresponding records in Alexandria, our library management system. Previously, DVD bin assignments were maintained largely on handwritten lists, with incomplete

electronic records. Staff have now digitized and reconciled these lists, making it possible to search for discs by their assigned bin numbers, identify missing items, locate misplaced discs, and avoid duplicate assignments. This represents a significant improvement in how we manage our movie collection and will make locating materials much easier for both staff and patrons.

- **Work has also begun on reorganizing and standardizing the library's DVD collection.** As the collection has grown over the years, our original labeling and call-number system has become increasingly difficult to maintain. Inconsistent call numbers have prevented Alexandria from accurately inventorying some materials and made shelving more complicated than necessary. The Librarian has developed a standardized format that will allow the database to better track items and help staff determine where each belongs. Rather than investing in additional stickers and continuing with the old system, DVDs will receive a cardstock strip at the top of each sleeve displaying the barcode, call number, disc bin number, and a clear DVD or Blu-ray identifier. Adult movies will also be organized by genre, with separate categories for movies and television series. Staff have begun working through the children's collection and will gradually move into the adult collection. With thousands of movies to review and many stored items in various stages of processing, this project is expected to continue throughout the winter. Our goal is to make the collection easier to browse, maintain, and enjoy.
- **Custom library cards are now available to patrons!** For a $5 donation, patrons can choose from four designs to personalize their library cards. Each card includes a barcode linked to the patron's existing account, so there is no need to remember a new library number. Cards are printed at the library, usually on demand, although preparation may occasionally take up to one day. Some patrons have even purchased multiple designs so they can change which one they carry. This has been a fun way to give patrons something a little more personal while supporting the library.

Community Support and Donations

- **The library welcomes donations of current magazines and gift subscriptions.** With the holidays approaching, many publishers offer buy-one-get-one subscriptions or discounted additional subscriptions. Patrons interested in sharing these offers with the library are encouraged to consider adding us to their gift list. We also welcome donations of gently used magazines published within the past two months. This is a simple way for community members to share publications they enjoy while helping expand the reading materials available to others.

Friends of the Library (FOL)

- **The Dillingham Friends of the Library placed a second book order during October.** FOL continues to support the library by purchasing new titles and books requested by our patrons. Their generosity helps us respond to community interests and expand our collection beyond what our regular purchasing budget might otherwise allow. We greatly appreciate their continued commitment to keeping our shelves stocked with books our community wants to read.
- **The library continues to look forward to the Friends of the Library's upcoming Book Trivia Night fundraiser.** This event has been generating interest since it was first announced in August, and patrons continue to ask when it will take place. We appreciate FOL's efforts to organize a fun, community-centered fundraiser and are eager to help promote the event date once it has been established. With interest already building, we hope to see a date announced soon so we can maintain that momentum and give participants an opportunity to organize their teams and prepare for the competition.

Library Advisory Board (LAB) News

- **The LAB did not meet during this reporting period but hopes to schedule its next meeting shortly after the first of the year.** The Board continues to seek community members interested in serving and helping shape the future of the Dillingham Public Library. As we work to modernize our services and create a more welcoming and engaging space, it is important to have a diverse group of individuals representing different ages, interests, and perspectives. Young adults are particularly underrepresented, and we would love to see more of them involved in helping guide the library's future. Serving on the LAB is a great opportunity to have a voice in the changes taking place and help create a library that everyone in our community can enjoy. The Board typically meets three to four times per year, with an additional two to three work sessions. Meetings are generally held in the evenings and last approximately two hours. Anyone interested in serving or learning more about the LAB is encouraged to contact the Librarian.

Grants and Funding

- **Curyung Tribal Council has once again partnered with the Dillingham Public Library on the Institute of Museum and Library Services (IMLS) Library Services Grant.** Curyung successfully submitted the grant application by the November 15 deadline. This grant provides essential funding for a portion of the Librarian's wages and plays an important role in keeping the library operating. We appreciate Curyung's continued partnership and commitment to supporting library services in our community. We are grateful for Curyung's continued support.
- **The competitive bidding period for the library's internet service under the federal E-Rate program has concluded.** Although the library has one remaining

opportunity to extend its current contract, our program contact recommended trying the new bidding system while that option was still available. This allows us to become familiar with the process and evaluate available service proposals before competitive bidding becomes mandatory. Bids will be reviewed during the upcoming reporting period to determine the best path forward for maintaining reliable and affordable internet service.

Challenges and Ongoing Needs

- **The library continues to experience technical difficulties with Deep Freeze, the software used to manage and protect our public computers.** Troubleshooting these issues has been particularly challenging without on-site IT support or access to the administrative credentials needed to perform certain updates and repairs. The Librarian spent three afternoons coordinating with remote IT support, updating software, and working to restore the five public computers. Although all five were successfully brought back online, they operated for only a day or two before experiencing additional problems. With limited staffing and other responsibilities requiring attention, it has been difficult to dedicate additional time to troubleshooting. While remote IT support is appreciated, the lack of immediate technical assistance and administrative access can turn relatively routine computer issues into time-consuming projects. This experience has highlighted the need for a more efficient process for addressing technical problems, along with future investment in aging computer equipment. We hope to identify funding opportunities to improve our public technology and restore reliable computer access for patrons.
- **The library is taking steps to improve building security and support a safe working environment for employees and patrons.** Ring security cameras have been ordered, with installation planned for areas that are not easily visible from the circulation desk. The goal is to improve awareness of activity in common areas and at entrances, particularly when staffing is limited. These cameras are intended to support staff safety, help address incidents when they occur, and maintain a welcoming and respectful environment for everyone using the library.

Needs

- The Library Advisory Board (LAB) continues to seek a candidates.
- We are seeking community members interested in helping host small, grass roots events at the library. These events are intended to be low- or no-cost, creative, and community-driven. We welcome individuals who enjoy thinking outside the box and want to share their skills, hobbies, or ideas with others in an accessible and engaging way.

Mayor
Alice Ruby

City Manager

Jack Savo Jr.

CITY OF
DILLINGHAM
ALASKA

Dillingham City Council

Curt Armstrong
Steven Carriere
Triston Chaney
Tracy Hightower
Kevin McCambly
Kaleb Westfall

MEMORANDUM

Date: 11/17/26

To: Jack Savo Jr., City Manager

From: Tracy O'Malley, Chief of Police

Subject: Monthly Report: November 2026

Patrol:

A new officer began working in patrol. Sgt. Nickels did a presentation with K-9 Jey at BBNA Headstart. Officers attended Trunk or Treat. Chief O'Malley attended the elementary school Halloween event.

Corrections:

Sixteen inmates were held in the correctional facility during this month.

Dispatch:

We had a total of 168 calls between October 10, 2026 and November 10, 2026**.**

Burn Permits: 1
Agency Assist: 2
Suspicious Vehicle: 3
Vehicle Accidents: 1
Welfare Checks: 4*
EMS: 41
Theft: 2
Civil Standby: 0
Motorist Assist: 0
Premises Check: 7
Disturbances: 60
Traffic Stops: 2
Assault (DV and Non DV): 13
Trespass: 8
Fire: 2

Animal Call: 2
Warrant Arrest: 0
Paper Service: 2
ATV Complaints: 3
Robbery: 0
REDDI: 1
Death Investigation: 3

DMV:

02 – Commercial D/L
52 – Driver License
19 – Identification Cards
00 – HC Permits (No Fee)
01 – Miscellaneous Fees
30 – Vehicle Registration
23 – Title / Lien
01 – Boat Registration
08 – Road Test
09 – License Services
24 – AK Written Test

Animal Control:

The City is currently accepting applications for two part-time animal control officers.

Mayor
Alice Ruby

City Manager
Jack Savo Jr.

CITY OF
DILLINGHAM
ALASKA

Dillingham City Council
Triston Chaney
Tracy Hightower
Steven Carriere
Curt Armstrong
Kaleb Westfall
Kevin McCambly

MEMORANDUM

Date: November 13th, 2026
To: Jack Savo Jr., City Manager
From: Scott Runzo Fire Department Coordinator
Subject: Monthly Report for November 2026

Fire and EMS activity remained steady this month, with 2 fire callouts and 23 EMS calls. The department focused on prevention, volunteer support, equipment readiness, training preparation, and planning for future operational needs following recent leadership changes.

Monthly Activity Summary: **Fire Callouts: 2** **EMS Calls: 23**

Fire/EMS Board Members

- **Fire Chief:** JJ Larson
- **Assistant Fire Chief:** Kevin Hardin
- **Medical Squad Director:** Kim Larson
- **Member at-large**: Tony Reynolds

Department Accomplishments:

- EMS has set up volunteer EMS teams that are now on shift every evening.
- The New Fire Hall project has completed Core drilling and will have a report on the quality of the soil.
- Driver training review was given to several employees and will be given to volunteers this month.
- Fire was able to dispose over 200 gallons of AFFF foam (the bad stuff). We will be working on getting the funds to remove it out of the apparatus next.
- New turnouts, Co detectors and fire hoods were acquired for our fire volunteers for increased safety on fire scenes.
- Due to the high calls with having to perform CPR on individuals, Code review was provided to the volunteers.
- Fire and EMS relocated to the Lake Road fire station for the winter months.

Projects – Progress, Public Engagement & Preparations:

- Staff partnered with several community organizations to co-host a Narcan and Opioid Response Resource night at the library
- Staff helped provide food and supplies to community members in need
- We have had several calls relating to CO2 detection and will be putting out a PSA as households start turning on the heat.
- EMS is working to host an ETT medical training for first responders in November.
- EMS and prevention have partnered with the local L and M store to provide home fire safety products. Ace has discounted the products for the community. Please stop by and see the display.
- Fire and EMS are partnering with BBNA to distribute and install combination smoke and carbon monoxide detectors. We are still waiting on BBNA to provide detectors.
- EMS is collaborating with the Greensboro fire department for community outreach presentations. This is an ongoing effort.

Public Feedback:

"Fire and EMS continue to focus on prevention, training, recruitment, and equipment readiness to maintain service levels and support community safety."

PLANNING DEPARTMENT UPDATE

City of Dillingham

Prepared by:	Christopher Maines, Deputy City Manager / Planning Director
Date:	November 18, 2026
Submitted to:	Jack Savo Jr., City Manager | Mayor Alice Ruby | City Council

Project Management Responsibilities

Effective this reporting period, Christopher Maines has accepted the position of Deputy City Manager for the City of Dillingham. In this new capacity, he will also continue to oversee the Planning Department and serve as the acting Planning Director until the position is filled. During the transition, he will work to ensure continuity of all active projects, grants, and planning initiatives, and will assist in onboarding any new hire to minimize disruption to ongoing work.

Going forward, the Planning Director role will be refocused with an emphasis on completing the Dillingham Comprehensive Plan objectives and advancing the Title 18 code rewrite. These two foundational documents will shape the City's land use framework for the coming decade, and it is the department's priority to ensure the incoming Planning Director is well-positioned to lead that effort.

The transition to Deputy City Manager reflects the City's confidence in the Planning Department's management of its capital portfolio. Prioritizing the Comprehensive Plan and Title 18 rewrite as the core mandate of the Planning Director position will provide long-term value and ensure the incoming director has a clear and meaningful charge.

Planning Commission

The Planning Commission met on November 18, 2026. Among the items on the agenda was a review of proposed changes in Ordinance 2026-16, which would affect the Commission's meeting schedule. Either the Planning Commission Chair or the Planning Director will present the Commission's comments and recommendations at the December City Council meeting.

The Commission's engagement with Ordinance 2026-16 reflects the importance of ensuring that the Planning Commission's scheduling structure continues to support active and effective public participation. Staff will relay the Commission's position to the Council at the December meeting.

Airport Waterline Extension Project

RESPEC has delivered a draft scope of services for the 65%, 95%, and 100% design phases of the Airport Waterline Extension. The Planning Department reviewed the draft and provided two pages of comments and corrections. Work is currently ongoing to narrow down and finalize the scope in coordination with RESPEC Senior Project Manager George Kalli.

The parties are nearing agreement on the scope, and discussions will soon shift to the fee proposal and negotiation phase. The goal is to have a finalized agreement ready for Council review and action at the January 2027 meeting.

The delivery of a draft scope of services by RESPEC marks meaningful momentum on the waterline design. Active engagement in the scope review and fee negotiation process will be critical to ensuring the project is well-positioned for a January Council action and a timely design start.

Snag Point Erosion Control Project

There has been no new movement from FEMA on the award contract for the Snag Point Erosion Control Project. The City has completed all required compliance steps and documentation and remains ready to mobilize immediately upon receiving federal authorization. Everything is in place; the project is waiting solely on the federal go-ahead.

A meeting with the City's FEMA representative is scheduled for November 18, 2026, and the status of the project may change prior to the December Council meeting. Staff will provide updated information at the December meeting reflecting any developments from that conversation.

Given the ongoing delay — which has cost the project an additional four months of waiting — staff intends to reach out to the City's State Representative and directly to FEMA to seek a further project extension. This outreach is intended to protect the project's eligibility and ensure the City has sufficient runway to complete the work once authorization is received.

The City's readiness to mobilize immediately upon authorization reflects the strength of the groundwork laid by staff and project partners. Proactively seeking an additional extension is a prudent step to protect the project's timeline given the ongoing federal delay, and Council will be kept informed as these discussions develop.

Downtown Fire Hall Replacement

Geotechnical core sample results have been received for the existing downtown fire hall site. The findings confirmed that the site is not suitable for the new facility. Drilling extended to over 100 feet and revealed that, beyond a shallow layer of clay and organic material, the subsurface is primarily composed of silt — consistent with the geotechnical data collected across downtown Dillingham following the 1964 earthquake, which documented silt-dominant conditions throughout the area. The cost of the foundation remediation that would be required to build on this site would be prohibitive given the project's budget parameters.

In light of these findings, staff is recommending exploration of an alternative site in the Old Airport Subdivision, located across the street from the Water Storage Tank. This location was identified early in the project as a preferred site, and the geotechnical results reinforce its suitability relative to the downtown location. In addition to providing better subsurface conditions, the Old Airport Subdivision site presents potential opportunities to coordinate future utility and road improvements in that corridor, increasing the long-term value of the investment.

Staff will continue to develop the site analysis and will keep the Council informed as the evaluation progresses. No design work will advance until a site determination has been made.

The geotechnical findings are consistent with the documented soil conditions across downtown Dillingham and validate the need for a site change. The Old Airport Subdivision alternative is a well-considered option that offers both practical engineering advantages and opportunities for coordinated infrastructure investment. Council will be engaged as the site evaluation develops.

EPA Landfill Improvement Project

Following internal staff discussions, it was determined that December conditions in Dillingham would be too harsh to safely and effectively complete the incinerator repair. Penram International was contacted regarding a schedule adjustment and was agreeable to deferring the work to Spring without any increase in cost at this time. Staff will continue to monitor the situation and cost implications as the spring window approaches.

The City remains fully compliant with all EPA appropriation requirements. No compliance issues have arisen, and the project continues to meet all reporting and programmatic obligations.

Deferring the incinerator repair to Spring reflects a sound and practical decision given Dillingham's winter conditions. Penram's agreement to the schedule change without cost increase is a positive outcome, and staff will remain attentive to any cost implications as the spring repair window approaches.

MARAD Port Development & Design Grant

A draft agreement has been received from MARAD. The Planning Department reviewed the document in its entirety and provided feedback and proposed changes to Port Director Daniel Miller. Staff has requested to be included in the next meeting with MARAD to work through the finer details of the agreement and ensure the City of Dillingham secures favorable terms.

Phase 1 and Phase 2 Environmental Site Assessments have been completed, and the project continues to advance through the design and grant compliance process. Active engagement in the agreement negotiations will be a priority in the coming weeks.

Receipt of the draft MARAD agreement is a significant milestone for the project. Direct participation by the Planning Department in the negotiation process reflects the City's commitment to protecting its interests and ensuring the agreement terms support a successful project outcome.

Water & Wastewater Rate Study

Phase 1 of the Water and Wastewater Rate Study has been completed; however, internal review meetings with City Manager Jack Savo Jr. and Finance Director Anita have not yet been scheduled. Given the holiday season, these meetings will likely be deferred to after the New Year.

The delay does not present a concern at this time. The goal is to have the rate study reviewed, refined, and staged for presentation before the Finance and Budget Committee begins its work on the FY2028 budget cycle. That timeline remains achievable with a January or February review schedule.

Aligning the Rate Study presentation with the FY2028 budget process is the right sequencing to ensure rate recommendations are incorporated into the City's financial planning at the appropriate stage. A post-holiday review schedule keeps the project on track for that goal.

ANCSA Section 14(c) Land Conveyance

The Planning Department continues to monitor developments related to ANCSA Section 14(c) land conveyance obligations affecting properties within the City. No new developments to report this period. Staff will provide updates as the status of any affected parcels or pending conveyances becomes clearer.

Continued monitoring of Section 14(c) conveyance timelines is important for the City's long-range land use and infrastructure planning. Staff will keep the Council informed as any relevant changes occur.

Respectfully submitted,



Christopher Maines
Deputy City Manager / Planning Director, City of Dillingham
December 3, 2026

Mayor
Alice Ruby

City Manager
Jack Savo Jr.

CITY OF
DILLINGHAM
ALASKA

Dillingham City Council
Triston Chaney
Tracy Hightower
Steven Carriere
Curt Armstrong
Kaleb Westfall
Kevin McCambly

MEMORANDUM

Date: 11/16/2026
To: Jack Savo, Jr., City Manager
From: Kyle Gregory, Public Works Director
Subject: Staff report November 2026

Foreman: Richard Murphy Jr

Water/Wastewater Treatment

- W/WW level 2 treatment positions are currently advertised.
- Staff has tested for small Water system toward certification.
- B&G team is still assisting in our city water and sewer needs.
- More visits from ARWA have been assisting with operations and Nick Sema has been on Dillingham Lagoon site assisting with emergency repairs.
- Priority for W/W/Water treatment are still lagoon #1 drain system failure.
- New piping valves and adapters are on the way
- CRW Engineers plan has been received and will not work after review we are on an as build design to make the bypass main line work, timing has been a huge factor on completion Addition fitting will be required to complete
- Electrician hired on site for repair and installs
- Reviewing Well pump issues, reviewing lift station pumps and control concerns.
- Reviewing DEC permit violations findings for corrections and compliance actions.
- Requests for curb stop replacements /repairs at city locations are under review.
- SBS, OBI building. Nothing new for shutdowns
- Inspection of Harbor seasonal water and shut offs for EMS
- Reviewing court case BBNA with Attorney Records request are not located

Landfill

- CRW engineering firm and evaluation results have not been completed or updated as of date no change.
- Reviewed DEC deficiency on water testing wells
- DEC annual review and landfill inspection completed have been received, are under review
- Landfill attendant Bill Wiley will retire 10/23/2026
- staffing restructured to 3 operators, supervising through P/W Foreman 1new Hire operator and 2 hire as Temporary As ! operator out on W/C Medical
- training reviews on all safety policy

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.

- Safety concerns under review concerning hazardous materials, 1 staff injury under review. A Kosh investigation completed and report on the way have not received report and response as of date
- On going Landfill Fees reviewed to allow correct fee amounts to be applied under current approved price schedule staff training on correct landfill fee amounts and items banded including Refrigerant appliances
- New PSA has been out, and staff trained on Refrigerant appliances
- Pen Ram update for incinerator all parts for last repairs have been received to Dillingham, all repairs will be rescheduled for spring.

City Shop

- Staffing.
- All city vehicle Registration will be coordinated through P/W admin
- Winter tires and servicing on going
- Advertising heavy equipment mechanic.
- Fleet mechanic working with foreman on undated and PM
- Ongoing Vehicles and equipment are under review and will be scheduled through our brightly system will include PM program.
- New Cat 160 wheeled Grader winter chains and wing, gate blades scheduled
- Will need rescheduled major repair for Grader 160M2 more extensive work is needed Funding will be reviewed

Public Safety Building

- LMJ and Siemens have been requested for reset of system, still needs to be turned over to B&G Team.
- Under review Fire inspections and deficiency quotes have not been received to date.

City Hall

- Rounds

Streets Department

- RFP for gravel awarded and pit gravel has been delivered to landfill site final tally unknown
- Staffing 1 heavy equipment operator Entrée level Trainee hired
- Ditch work and Calverts repair/replacements and upgrades.at emperor road completed for season
- Requiring Scheduling Public safety concerns on north Emperor approvals for old, damaged guard rail removals will allow proper road banking and crown repairs for safe driving.
- No updates on Possible additional road work through special funding and our local Tribes for road improvements.

B&G

- B&G team has been assisting WWW treatment duties as well as the normal B&G duties.
- All rounds and basic building maintenance have been completed.
- Most projects on hold, do to the multiple departmental needs where B&G team has filled in all departments as needed.

- Moved all city Finance director property to storage at Grammas, No new progress on Grammas house other than rounds
- Boiler inspections completed, permits renewed.
- All Harbor and Docks offices are scheduled for seasonal shutdowns and winterizations with bulkhead ladders removed
- EMS Building Harbor location seasonal shut down completed

Kyle Gregory
Public Works Director 11/16/2026

Mayor
Alice Ruby

Manager
Jack Savo Jr

CITY OF DILLINGHAM ALASKA

Dillingham City Council
Triston Chaney
Tracy Hightower
Steven Carriere
Curt Armstrong
Kaleb Westfall
Kevin McCambly

MEMORANDUM

Date: 11/20/2026

To: Jack Savo, City Manager

From: Anita Foran, Finance Director

Subject: Council Report 12/3/2026

Statistics:

October Statistics: as of date of report.

Cash Receipts: $2,284,196.84

All Payments: $1,950,717.41 (includes $ 359,129.14 for 3 payrolls & 1 supplement)

Council Considerations/Recommendations:

None at this time.

Department Accomplishment and Opportunities:

Health insurance renewal was completed for CY2027 for employee benefits.

Audit Update:

FY25 Audit –Audit work is in final review.

FY26 Audit – Dates for the test work have been set for October 12-16th. Final work is scheduled for December 7-11, 2026.

Department staffing:

Finance Director – Position has been advertised.

Department has experienced many days of illness for staff as well as other extenuating circumstances that have impacted the normal work production and has shifted work load amongst other staff to meet the normal demands.

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.

Property Tax:

Mailing of real and personal property taxes were issued 07/01/2026. Payments were due 11/01/2026. If the first half is paid on 11/02/2026 the second half can be paid on 12/01/2026. If the first half payment was not received by 11/2/2026, then penalties were assessed on 11/03/2026.

Collections:

2018-2022 Foreclosure (3DI-24-00061CI) one-year redemption period has closed. The 4 remaining properties have been foreclosed. Awaiting council direction to determine further actions.

2020-2024 Foreclosure (3DI-25-00062CI) one-year redemption period has closed. There are 2 remaining properties on this list.

2025 -2026 Foreclosure list will be created February 2027.

Denied City Service list has been posted and was beneficial in getting some property taxes paid in full.

Budget:

FY27 Budget – ongoing budget reviews are being done by department heads.

FY28-FY29 creation began with the FY27 Budget.

Other News:

- Department assisted with Fuel RFB, Aggregate RFB.
- Work has been done with IT Support to review phone usage and the review of mobile phone options available in Dillingham.

Upcoming Calendar Items:

- 15th of each month utility payments due; on the last day of month utility bills are sent.
- Business license renewals and personal/business property assessment returns for 2027 were mailed on or before November 16, 2026.

Mayor
Alice Ruby

City Manager
Jack Savo Jr.

CITY OF DILLINGHAM ALASKA

Dillingham City Council

Curt Armstrong
Steven Carriere
Triston Chaney
Tracy Hightower
Kevin McCambly
Kaleb Westfall

MEMORANDUM

Date: 11/17/26

To: Jack Savo Jr., City Manager

From: Daniel Miller, Port Director

Subject: Monthly Report: November 2026

Upcoming Events:

- 12/17: Monthly meeting with MARAD and PND (tentative)

Projects - Updates

- Work with PND Engineering to acquire all necessary permits for PIDP Grant
  - Section 106 permit complete
  - 404b permit complete
  - Title VI/ADA Compliance complete
  - Current estimated project closeout: Spring 2028
- Harbor Dredging Funding
  - Congressional Delegation has been contacted
  - Informally told that funding will be approved by congress
  - Awaiting passing of Federal budget
- Harbor Safety Cameras
- Dock Safety and Security Upgrades
- Repair broken waterline at Harbor
- Work with Nushagak Coop., Public Works and a licensed electrician to restore harbor lights and extend primary power
- Develop plan for more efficient/effective enforcement

Completed Projects:

- 10/26: Safety Committee meeting
  - Set goals for FY 2027
  - Winter preparation
  - OSHA Health & Safety Plan
- 11/5: Meeting with Nikki Navio from Denali Commission about opportunities like:
  - Funding

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.

    - Partnerships
    - Support
- 11/12: Monthly meeting with MARAD/PND
    - Draft EA for NEPA Compliance submitted, awaiting MARAD review
    - Draft grant agreement received, being reviewed for feedback
    - 65% design expected around Thanksgiving
- 11/12: Port Advisory Committee Meeting
    - Update on funding for Harbor Dredging
    - Review Port Budget Narrative and Actuals
    - Review Rate Comparisons
    - Action passed to recommend rate increases below to City Council:
        - Harbor - Annual Moorage (all vessels)
        - Dock - Dockage (vessels 0-2000 tons)
        - Dock - Wharfage (various categories)
    - Dock – Potable Water

Future Projects:

- Harbor breakwater
- Develop a plan for improved Kanakanak Beach Access maintenance
- Wood River Boat Launch containment wall
- Sheet pile entire Harbor
- Harbor parking passes
- Dock waterline and delivery upgrades

Public Feedback:

- Repair Harbor waterline
- Repair cold storage for ice machine
- Restore harbor lights
- Replace docks

File Attachments for Item:

2. Accept Resignations and Appoint

Planning Commission: 3 open seats

Outlook

Fw: Planning Commission Reappointment

From Alice Ruby <alice.ruby@dillinghamak.us>
Date Tue 11/24/2026 11:01 AM
To DLG City Clerk <cityclerk@dillinghamak.us>

Please include in the packet

From: Cade Woods <cade.woods@paradise-logistics.com>
Sent: Tuesday, November 24, 2026 10:59 AM
To: Alice Ruby <alice.ruby@dillinghamak.us>
Subject: Planning Commission Reappointment

Good morning! I am interested in continuing to serve on the City of Dillingham Planning Commission. It has been a great few years working on the Commission. From working with Chris, the Commission, and you, I feel that we still have more to accomplish! It has been a pleasure serving on the commission, and I would like to serve another term.

Thank you,
Cade Woods

File Attachments for Item:

4. O 2026-17: Foreclosed Property Disposal

AN ORDINANCE OF THE DILLINGHAM CITY COUNCIL AUTHORIZING THE SALE OF A FORECLOSED PROPERTY NEAR 2002 KANAKANAK RD.

NON-CODE ORDINANCE

Introduced: October 22, 2026
Public Hearing: December 3, 2026
Adopted:_____, 2026

CITY OF DILLINGHAM, ALASKA

ORDINANCE NO. 2026-17

AN ORDINANCE OF THE DILLINGHAM CITY COUNCIL AUTHORIZING THE SALE OF A FORECLOSED PROPERTY NEAR 2002 KANAKANAK RD.

WHEREAS, the City of Dillingham (City) foreclosed on and received title to the following property in 3DI-24-00061CI via a Court Clerk's Deed dated May 5, 2026:

1. *2002 Kanakanak Rd (2-200-110), last assessed at $9,100, Church of Christ was the last known owner of:*
   Tract L, Braswell Subdivision, Plat 79-2, Bristol Bay Recording District, Third Judicial District, Alaska. Reference # 1983-000163-0 (SWD); 2024-000385-0 (Tax lien).

WHEREAS, this property is a small irregular remnant parcel that cannot function as an independent buildable lot under current code requirements and should be sold to the adjacent property owner (Geraldine Cross at 2013 Martin St) for a lot consolidation; and

WHEREAS, this property is legally vacant, but is used for access to 2013 Martin St and may have a residential building encroachment from 2013 Martin St; and

WHEREAS, the foreclosure process is governed by state law (i.e., AS 29.45 Article 2) and the disposal of foreclosed property is also governed by DMC 5.30.110; and

WHEREAS**,** within five days of first publishing this ordinance, the City Clerk shall send a copy of the Council agenda containing presentation of this ordinance and this ordinance to the last known record owner of each property as the name appears on the assessment rolls (AS 29.45.460(c)); and

WHEREAS, AS 29.45.480 describes how the proceeds of a foreclosure sale must be distributed, which allows the last known owner to file a claim for proceeds that exceed the taxes, penalties, interests, and costs of the municipality; and

WHEREAS, as of 05/05/2026, the taxes, penalties, interest, and costs owed to the municipality were $2,720.10; and

WHEREAS, the City Council finds the disposals comply with City code and adoption of the ordinance is in the public's interest.

BE IT ENACTED BY THE DILLINGHAM CITY COUNCIL:

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

Section 2. No Public Purpose to Retain. The City Council finds that there is no public purpose to retain the property at issue in this ordinance. AS 29.45.460.

Section 3. Authority to Dispose. The City Council authorizes the City Manager to sell the property at issue in this ordinance.

Section 4. Methods and Conditions of sale.

A. General conditions of sale. The property is sold as is and without warranty. The City Manager may determine a reasonable time for closing. Full payment is due at closing. Buyer is responsible for paying any and all closing costs and recording fees.

B. **Negotiated sale special conditions.** The City Council finds the abutting and adjacent property owner is best suited to acquire this lot, which would also cure any access and encroachment claims. The City Manager is authorized to dispose of the property by negotiated sale to the owner of the adjacent property, 2013 Martin St, for the minimum price of $9,100, which is the assessed value of the property. The sale of the property is conditioned on the owner completing a lot consolidation. The City Manager may negotiate an extended closing duration up to two years with a right of entry for the buyer to complete the lot consolidation; convey the property with a reversionary clause and a restraint on alienation conditioned on completion of the lot consolidation within two years; lease for $760 per year for up to two years with the right of purchase at $9100 upon lot consolidation; or similar mechanisms to ensure the lot is consolidated within a reasonable time. The buyer is liable for any waste or damage to the property until title is conveyed and the lot consolidation is complete.

C. Alternative disposal or retention. If the owner of 2013 Martin St is not interested or willing to purchase the property under the terms of this ordinance, then the City Manager should notify the City Council within a reasonable time to determine if the property should be retained or disposed.

Section 5. Effective Date. This ordinance is effective upon adoption.

PASSED and ADOPTED by a duly constituted quorum of the Dillingham City Council on _____, 2026.

_____
Alice Ruby, Mayor

ATTEST: [SEAL]

_____
Abigail Flynn, City Clerk

PARCEL 2-20

11/20/26

GOOGLE EARTH, 2002 KANAKANAK RD APPROXIMATE LOCATION: TRACT L, BRASWELL SUBDIVISION, PLAT 79-2



CITY OF DILLINGHAM, ALASKA
OFFICE OF THE PLANNING DIRECTOR

TO: Dillingham City Council
FROM: Christopher Maines, Planning Director
DATE: August 26, 2026
RE: Staff Recommendation — Disposition of Tax-Foreclosed Properties

PURPOSE

This memorandum provides the Planning Director's recommendations to the City Council regarding disposition of four properties conveyed to the City of Dillingham through tax foreclosure proceedings. The Superior Court for the State of Alaska, Third Judicial District, issued a Judgment and Decree of Foreclosure of Real Property Tax Liens on December 17, 2024 (Case No. 3DI-24-00061 CI). The one-year redemption period expired without redemption, and the Clerk's Tax Deed was issued on May 5, 2026, conveying all four properties to the City free and clear.

Having reviewed the recorded plat documents, applicable zoning, Comprehensive Plan Land Use Map designations, and site characteristics for each parcel, the Planning Director now provides the following recommendations for Council consideration pursuant to Dillingham Municipal Code Chapter 5.30.

LEGAL AUTHORITY

DMC Section 5.30.020 requires the City Council to find, prior to disposal, that a property is no longer needed for municipal purposes. Alternatively, the Council may find that retention serves a public purpose. For standard competitive disposals, DMC 5.30.040 governs the process. DMC 5.30.080 authorizes the City Council to dispose of property for less than appraised value and exempt disposals from the methods described in 5.30.040(A) through (C), provided the authorizing ordinance complies with all other sections of the title. Subsections of 5.30.080 relevant to these properties include: 5.30.080(B), Disposal for Economic Development; and 5.30.080(D), Miscellaneous Disposals to settle disputed claims or litigation. Final disposition of any property requires action by ordinance.

PROPERTY-SPECIFIC RECOMMENDATIONS

Property 1: Tract L, Braswell Subdivision, Plat 79-2

Size	Approximately 0.2 acres — irregular, wedge-shaped remnant parcel
Zoning / Land Use Designation	Residential; nonconforming lot under current DMC dimensional standards
Access	Internal subdivision road network; adjacent to other Braswell Subdivision tracts
Recommendation	DISPOSE — DMC 5.30.080(D) Miscellaneous Disposal

Rationale: Tract L is a small, irregular remnant parcel that cannot function as an independent buildable lot under current code dimensional requirements. The parcel has no viable standalone development potential and would represent an ongoing maintenance liability to the City without corresponding public benefit. Retention cannot be justified under DMC 5.30.020 on a public purpose basis. The most appropriate disposition is a negotiated sale to one or more adjacent property owners for lot consolidation,

which eliminates a nonconforming parcel from the City's inventory, reduces administrative burden, and returns the property to the tax rolls.

Disposal Method: Disposal pursuant to DMC 5.30.080(D) — Miscellaneous Disposals. The City Council may authorize disposal of this parcel by ordinance, which may be for less than appraised value and exempt from the competitive methods of DMC 5.30.040(A) through (C). Staff should identify adjacent owners, obtain a market value estimate, and bring a proposed sale ordinance to Council.

Property 2: Lot 1, Block 1, Mission Subdivision, Plat 81-8

Size	Approximately 1.0 acre; part of a 63.51-acre subdivision
Zoning / Land Use Designation	Residential — consistent with Comprehensive Plan Land Use Map designation
Access	Internal subdivision road; 30-foot building setback from dedicated rights-of-way per plat conditions
Recommendation	DISPOSE — Competitive Disposal, DMC 5.30.040

Rationale: Lot 1, Block 1 is a one-acre residential lot with road access and development potential consistent with its Comprehensive Plan designation. The City has no identified municipal use for this parcel. Given Dillingham's documented housing shortage, returning this lot to private ownership for residential development serves the public interest. Competitive disposal under DMC 5.30.040 maximizes transparency and return to the City while making the lot available to any qualified buyer. The lot is sufficiently sized to stand alone and does not require consolidation with adjacent parcels to be developable.

Disposal Method: Competitive disposal pursuant to DMC 5.30.040. Staff should obtain an appraisal, establish a minimum bid, and advertise in accordance with applicable notice requirements.

Property 3: Lot 2, Block 29, USS 2732

Size	Approximately 10,497 square feet (±0.24 acres)
Zoning / Land Use Designation	Urban core — located within the First Avenue / West Main Street corridor near the Nushagak River waterfront
Access	Street-fronting urban lot consistent with surrounding development pattern
Recommendation	DISPOSE — Competitive Disposal, DMC 5.30.040

Rationale: Lot 2, Block 29 is an urban lot in the downtown core of Dillingham. The City has no identified municipal use for this parcel. Its location within the established urban fabric, street frontage, and proximity to the waterfront corridor make it a viable standalone development site. Competitive disposal under DMC 5.30.040 is the appropriate mechanism, ensuring transparent pricing and broad market access. The lot is large enough to function independently and does not require lot consolidation to be marketable.

Disposal Method: Competitive disposal pursuant to DMC 5.30.040. Staff should obtain an appraisal, establish a minimum bid, and advertise in accordance with applicable notice requirements.

Property 4: Lot 3, Block 6, Nerka VII Subdivision, Plat 84-21

Size	1.80 acres; 25-foot utility easement noted on plat
Zoning / Land Use Designation	Residential/Mixed Use — consistent with Comprehensive Plan Land Use Map designation
Access	Widgeon Lane right-of-way; dedicated road access per subdivision plat

Recommendation	RETAIN — Public Purpose (Future Road and Utility Infrastructure)

Rationale: Lot 3, Block 6 occupies a strategic position within the Nerka VII Subdivision adjacent to dedicated open space tracts (Tract A at 15.19 acres and Tract B at 2.32 acres). The City anticipates future road improvement and paving activity serving this subdivision, and the parcel provides a logical staging, maintenance, or infrastructure corridor location. Additionally, the subdivision will require expanded water and wastewater utility service as residential development matures. Retaining this parcel preserves the City's capacity to site utility infrastructure, pump stations, or related public works facilities without the need to acquire private land at future cost. The existing 25-foot utility easement noted on the plat further supports this public infrastructure rationale. The Council should make a finding that retention of this property serves a public purpose consistent with DMC 5.30.020.

Disposal Method: RETAIN. No disposal action recommended at this time. Staff recommends the Council adopt a formal finding of public purpose in the disposition ordinance and direct the Planning Director to incorporate the parcel into long-range capital infrastructure planning for the Nerka VII service area.

SUMMARY OF RECOMMENDATIONS

Property	Action	Authority / Method
Tract L, Braswell Subdivision	Dispose	DMC 5.30.080(D) — Miscellaneous Disposal
Lot 1, Block 1, Mission Subdivision	Dispose	DMC 5.30.040 — Competitive Disposal
Lot 2, Block 29, USS 2732	Dispose	DMC 5.30.040 — Competitive Disposal
Lot 3, Block 6, Nerka VII	Retain	DMC 5.30.020 — Public Purpose Finding

REQUESTED COUNCIL ACTION

The Planning Director respectfully requests that the City Council review these recommendations and direct the City Attorney to prepare disposition ordinances consistent with the above findings. For the three parcels recommended for disposal, staff will obtain appraisals and return to Council with proposed minimum bid amounts and sale terms prior to advertising. For Lot 3, Block 6, Nerka VII, staff requests Council adoption of a formal public purpose retention finding.

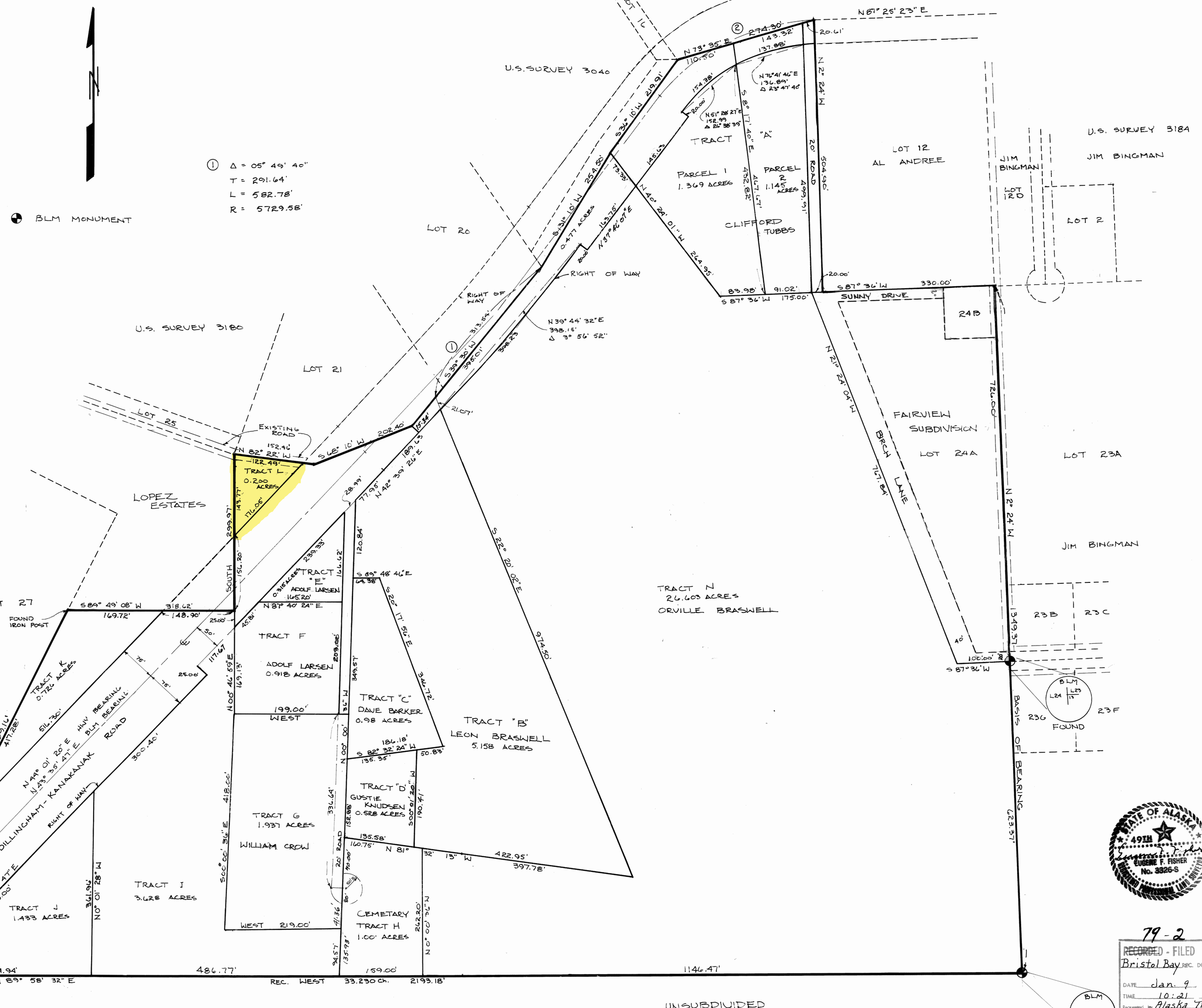
Respectfully submitted,



Christopher Maines

Planning Director | City Project Manager

City of Dillingham, Alaska



CERTIFICATE OF OWNERSHIP & DEDICATION

We hereby certify that we are the owners of the property shown and described hereon. We hereby request approval of this plat, showing such easements for public utilities, roadways and alleys dedicated by us for public use.

December 26 ,1978 Orville Braswell
ORVILLE BRASWELL
DILLINGHAM, ALASKA

,19

NOTARY'S ACKNOWLEDGEMENT

Subscribed and sworn before me this 26 day of December ,19 78

Mary Dagmeier
Notary for Alaska

7-7-80
My Commission expires

PLAT APPROVAL

Plat approved by the City Planning Commission this 5th day of December ,19 78

Planning Commission Chairman

Mayor

LAND SURVEYOR'S CERTIFICATE

I, the undersigned registered land surveyor, hereby certify that a land survey has been completed by me or under my direct supervision and that corners and monuments have been located and established and that dimensions shown hereon are true and correct.

10 Nov ,19 78

Eugene F. Fisher
Land Surveyor
EUGENE F. FISHER, L.S.

STATE OF ALASKA
49TH
EUGENE F. FISHER
No. 3526-S
REGISTERED LAND SURVEYOR

79-2
~~RECORDED~~ - FILED 3.00
Bristol Bay REC. DIST.
DATE Jan. 9 19 79
TIME 10:21 A.M.
Requested by Alaska Title Guaranty
Address

CIVIL ENGINEERS OF ALASKA
BOX 888 WASILLA, ALASKA 99687

PLAT OF

BRASWELL SUBDIVISION

A RESUBDIVISION OF LOT 24
U.S. SURVEY NO. 3643
DILLINGHAM, ALASKA.

DESIGNED BY:	DRAWN BY:	DATE:
E.F.F.	JPE	11-6-78

SCALE: 1" = 100'

SHEET 1 OF 1

CITY OF DILLINGHAM

P.O. BOX 191 DILLINGHAM, ALASKA 99576

TELEPHONE (907) 842-5211 or 842-5212

November 14, 1978

TO WHOM IT MAY CONCERN:

All taxes levied against USS 3643 Lot 24 for the year 1978 have been paid in full. According to our records this property will be known as Braswell Subdivision. One lot of this property is currently part of Fairview Subdivision.

Lois R. Hermansen

Lois R. Hermansen
City Clerk

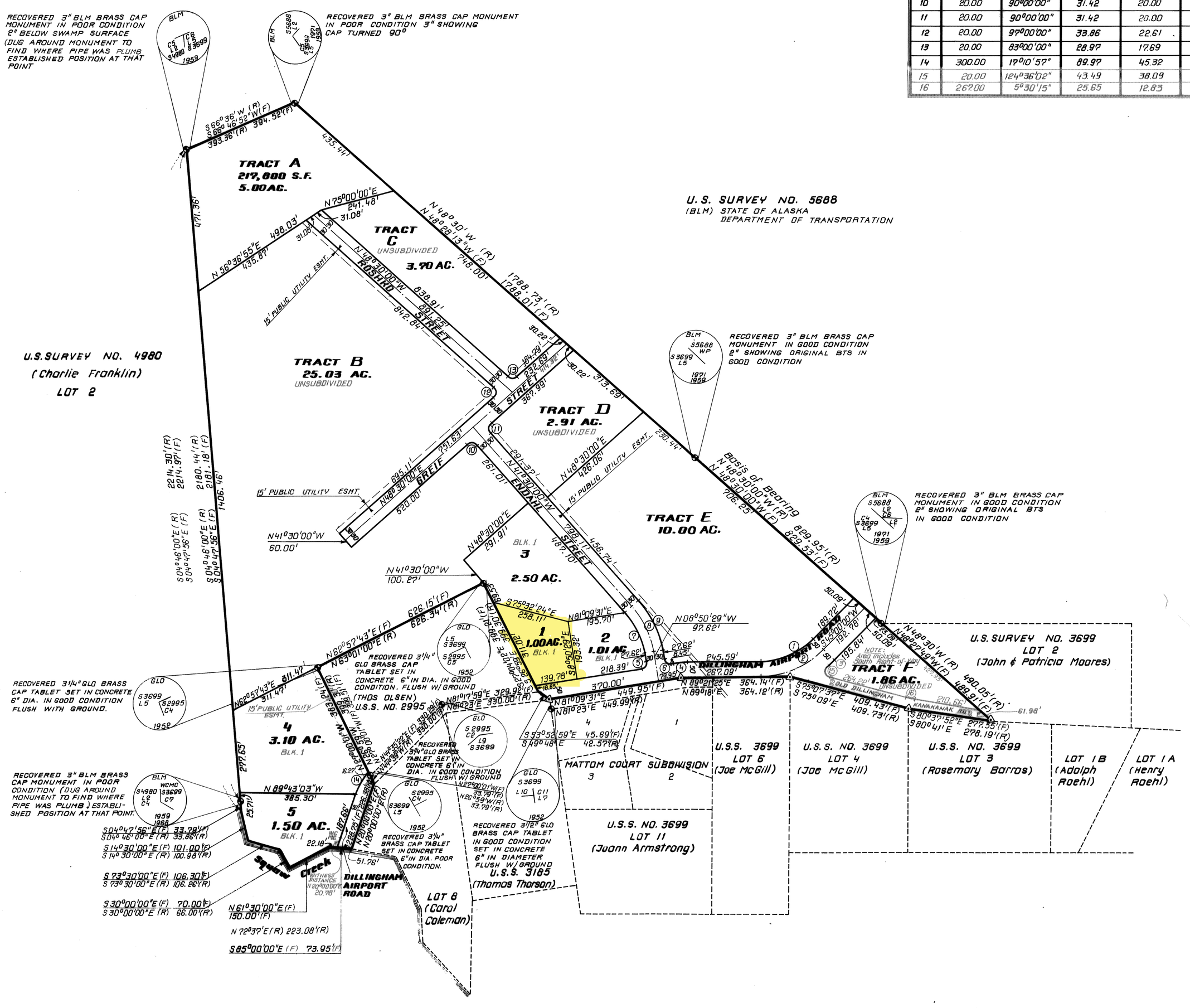
SEAL:

79-2

RECORDED - FILED 3.00
Bristol Bay REC. DIST.
DATE Jan. 9 1978
TIME 10:21 A.M.
requested by Alaska Title Guaranty

CURVE DATA CHART

CURVE NO.	RADIUS	DELTA	LENGTH	TANGENT	CHORD	BEARING	CURVE NO.
1	250.00	44°21'25"	193.54	101.91	188.75	N67°10'42"E	1
2	300.00	44°21'25"	232.25	122.30	226.50	N67°10'42"E	2
3	350.00	4°28'26"	27.33	13.67	27.32	N47°14'13"E	3
4	350.00	6°11'54"	50.08	25.08	50.04	N85°15'28"E	4
5	20.00	90°00'00"	31.42	20.00	28.28	N36°09'31"E	5
6	20.00	90°00'00"	31.42	20.00	28.28	N53°50'29"W	6
7	270.00	32°39'31"	153.90	79.10	151.83	N25°10'15"W	7
8	300.00	32°39'31"	171.00	87.89	168.69	N25°10'15"W	8
9	330.00	32°39'31"	188.10	96.68	185.56	N25°10'15"W	9
10	20.00	90°00'00"	31.42	20.00	28.28	N86°30'00"W	10
11	20.00	90°00'00"	31.42	20.00	28.28	N03°30'00"E	11
12	20.00	97°00'00"	33.86	22.61	29.96	NORTH	12
13	20.00	83°00'00"	28.97	17.69	26.50	EAST	13
14	300.00	19°01'57"	89.97	45.32	89.63	N28°35'28"E	14
15	20.00	124°36'02"	43.49	38.09	35.42	S12°49'36"E	15
16	267.00	5°30'15"	25.65	12.83	25.64	S77°52'44"E	16



LEGEND

- ● RECOVERED BLM & GLO BRASS CAP MONUMENTS
- △ RECOVERED BRIDGE SPIKE IN ℄ ROAD
- (2) CURVE NUMBER, SEE CURVE DATA CHART
- (R) RECORD
- (F) FOUND
- ⊤ 5/8"x 30" REBAR WITH 1½" ALUMINUM SURVKAP SET THIS SURVEY AT ALL CORNERS, UNLESS OTHERWISE NOTED.

TYPICAL 1½" ALUMINUM SURVKAP



GENERAL NOTES

1. Record information taken from Plat of U.S. Survey No. 3699 dated February 11, 1963.
2. Basis of Bearing is the line between Corner 4 and the Witness Post on line between corner 4 and Corner 5 of U.S. Survey No. 3699 (N 48°30'W)
3. There shall be a 20-Foot Building Setback requirement from all dedicated rights-of-way.
4. Wastewater disposal systems shall comply with existing laws at the time of construction.

81-8
RECORDED - FILED 10:-
Bristol Bay REC. DIST.
DATE July 30, 1981
TIME 9:30 A.M.
Requested by City of Dillingham
Address Box 121
Dillingham, Ak. 99576

CERTIFICATE OF OWNERSHIP & DEDICATION

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon, and that I (we) hereby adopt this plan of subdivision and dedicate all streets, alleys, walks, parks, utility easements, and other open spaces to public use.

William M. Brownell
CHOGGIUNG LIMITED
P.O. BOX 249
DILLINGHAM, ALASKA 99576

NOTARY'S ACKNOWLEDGEMENT

State of Alaska
Third Judicial District
On this 17th day of July, 1981, before me, the undersigned, a notary public for the state of Alaska, personally appeared William M. Brownell
to me known to be the person(s) described in and who executed the foregoing certificate of ownership and dedication, and acknowledged to me that he (they) executed the same as his (their) free and voluntary act.
Witness my hand and official seal the day, month, and year hereinabove written.

MY COMMISSION EXPIRES JAN. 28, 1985
My commission Expires

Notary Public for Alaska

PLAT APPROVAL

This plat having been approved by the City of Dillingham Planning Commission as recorded in the official minutes of the meeting of February 3, 1981, is hereby acknowledged and accepted as the official plat, subject to any and all conditions and requirements of ordinances and law appertaining thereto.

City of Dillingham
By: Wilbur D. O'Brien

SURVEYOR'S CERTIFICATE

I, the undersigned registered land surveyor, hereby certify that this survey has been completed by me or under my direct supervision and that the corners and monuments have been located and established and that dimensions shown hereon are true and correct.

July 17, 1981
Date

Stanley E. Sears R.L.S. 2087-S

CERTIFICATE OF ACCEPTANCE

The City of Dillingham hereby accepts for public uses and for public purposes the real property dedicated on this plat including, but not limited to, the real property, rights-of-way and easements for public utilities, streets, alleys, thoroughfares, trails, parks and other public areas shown hereon.

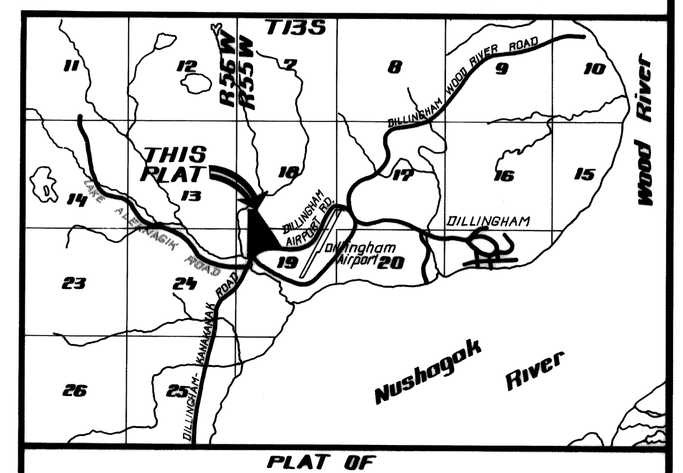
Dated at Dillingham, Alaska this 21st day of July, 1981

ATTEST: Virginia M. Braswell
City Clerk (Ordinance 78-14 SI, 1978: Ordinance 75-1 S.S., 1975)

Mayor

VICINITY MAP

SCALE 1" = 1 MILE — DILLINGHAM (A-7) QUADRANGLE



PLAT OF

MISSION SUBDIVISION

A SUBDIVISION OF LOT 5, U.S. SURVEY NO. 3699 CONTAINING 63.51 ACRES MORE OR LESS

STAN SEARS AND ASSOCIATES
REGISTERED LAND SURVEYORS
POST OFFICE BOX 283
EAGLE RIVER, ALASKA 99577

GRID	SCALE	DATE	FB
DILLINGHAM	1"= 200'	12/01/80	74,70,64,55
DRAWN	CHECKED	FILE	W.O.
I.E.G.	S.E.S.	C-1	78-82

CITY OF DILLINGHAM

P.O. BOX 191 DILLINGHAM, ALASKA 99576

TELEPHONE (907) 842-5211 or 842-5212

July 22, 1981

TO WHOM IT MAY CONCERN:

There are no taxes owing on the Mission Subdivision.

Sincerely,

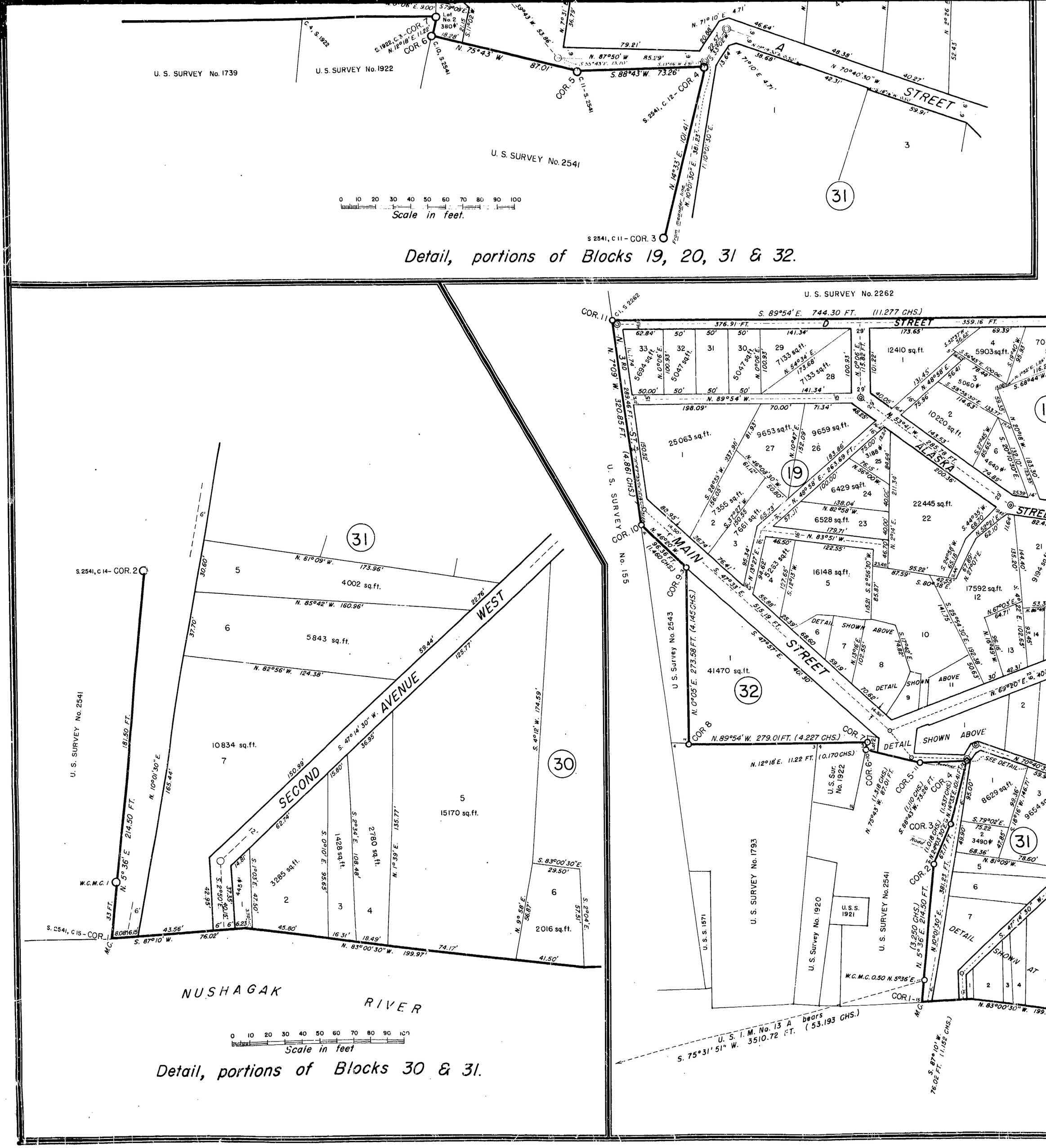
Vivian M. Braswell

Vivian M. Braswell
City Clerk

CITY OF DILLINGHAM ALASKA CORPORATE SEAL

81-8

~~RECORDED~~ - FILED 10.-
Bristol Bay REC. DIST.
DATE July 30, 1981
TIME 9:30 A.M
Requested by City of Dillingham
Address


U. S. SURVEY No. 1739
U. S. SURVEY No. 1922
U. S. SURVEY No. 2541
U. S. SURVEY No. 2436
U. S. SURVEY No. 2262
U. S. SURVEY No. 155
U. S. SURVEY No. 2543
U. S. SURVEY No. 2541
U. S. SURVEY No. 1793
U. S. SURVEY No. 1920
U. S. S. 1921
U. S. S. 1571
S 2541, C 11 – COR. 3
S 2541, C 12 – COR. 4
COR. 5
COR. 6
S 1922, C 3 – COR. 7
S 2541, C 14 – COR. 2
COR. 11
COR. 12
COR. 13
COR. 14
COR. 15
COR. 16
COR. 10
COR. 9
COR. 8
COR. 1
COR. 2
COR. 3
COR. 4
COR. 5-11
COR. 6-7
S 2439, C 3
S 2439, C 4
S 2430, C 1
S 2430, C 2
S 2430, C 3
S 2430, C 4
S 2282, C 1
S 2282, C 2
S 2541, C 13 – COR. 1
S 2541, C 11 – COR. 3
N. 0°05' E. 273.58 FT. (14.145 CHS.)
N. 0°05' E. 542.87 FT. (28.271 CHS.)
S. 89°54' E. 744.30 FT. (11.277 CHS.)
N. 89°54' W. 374.17 FT.
N. 89°54' W. 279.01 FT. (4.227 CHS.)
N. 12°18' E. 11.22 FT. (0.170 CHS.)
S. 89°54' E. 200.23 FT. (3.034 CHS.)
N. 89°54' W. 259.14 FT.
S. 89°54' E. 159.06 FT. (2.410 CHS.)
N. 0°06' E. 1190 CHS.) 118.16 FT.
N. 0°06' E. 1190 CHS.) 118.16 FT.
N. 0°06' E. 1190 CHS.) 28.27 FT. (0.428 CHS.)
N. 0°06' E. 1190 CHS.) 28.27 FT. (0.428 CHS.)
N. 0°05' E. 273.58 FT. (14.145 CHS.)
N. 0°05' E. 542.87 FT. (28.271 CHS.)
N. 0°01' E. 542.87 FT. (28.271 CHS.)
N. 0°01' E. 542.87 FT. (28.271 CHS.)
N. 0°01

RECOVERED 3¼" BLM BRASS CAP MONUMENT ON 2½" O.D. GALV IRON PIPE 3" ABOVE GROUND FAIR CONDITION

RECOVERED 3¼" BLM ALUM. CAP MONUMENT ON ¾" ALUMINUM ROD 6" ABOVE GROUND GOOD CONDITION

RECOVERED 3¼" BLM BRASS CAP MONUMENT ON 2½" O.D. GALV. IRON PIPE FLUSH WITH GROUND GOOD CONDITION

RECOVERED 3¼" BLM ALUM CAP MONUMENT ON ¾" ALUMINUM ROD 6" ABOVE GROUND GOOD CONDITION

UNSUBDIVIDED (CHOGGIUNG LTD)

S 45° 00' 00" E 2640.00 (BLM REC)
S 46° 24' 51" E 2640.10 (M)

424.26 | 22215.84

(UNSUBDIVIDED) U.S.S. # 7143 LOT 1 (ELAINE LEMON)

TRACT C
OPEN SPACE
16.05 Ac.

TRACT A
OPEN SPACE
15.19 Ac.

TRACT D
3.17 Ac.

TRACT B
OPEN SPACE
2.32 Ac.

EMPEROR

WAY

LANE

WIDGEON LANE

TEAL LANE (SEE NOTE 6)

MALLARD LANE (SEE NOTE 6)

50' RIGHT-OF-WAY EASEMENT (FUTURE EXTENSION)

20' UTILITY EASEMENT

20' UTILITY EASEMENT

10' x 30' GUY EASEMENT

10' x 30' GUY ESMT.

DEDICATED THIS PLAT

DEDICATED TO PUBLIC RIGHT-OF-WAY FOR TURN AROUND THIS PLAT.

POSITIONED BY PRORATION

SET ¾" ALUMINUM MONUMENT CAP ON ¾" ALUMINUM ROD 4" SHOWING

SET ¾" ALUMINUM MONUMENT CAP ON ¾" ALUMINUM ROD FLUSH WITH GROUND

2" ALUMINUM CAP MON. ON ⅝" x 30" REBAR SET FLUSH WITH GROUND

NOTES

1. RECORD INFORMATION BASED UPON BLM PLAT OR USS 4982 LOT 4, APPROVED IN WASHINGTON D.C. JUNE 20, 1967 PLAT OF NERKA IV PLAT NO. 81-10 PLAT OF NERKA II PLAT NO. 84-6 PLAT OF NERKA VI PLAT NO. 83-8 ALL RECORDED IN BRISTOL BAY RECORDING DISTRICT.
2. BASIS OF BEARING IS LINE 1-2 LOT 4 USS 4982 (N 44°17'00"E).
3. THERE SHALL BE A 20' BUILDING SET BACK REQUIREMENT FROM ALL DEDICATED RIGHTS-OF-WAY.
4. WASTE WATER DISPOSAL SYSTEMS SHALL COMPLY WITH REGULATIONS OF DEPARTMENT OF ENVIRONMENTAL CONSERVATION AT TIME OF CONSTRUCTION.
5. LOT AREAS ARE ROUNDED OFF TO THE NEAREST ONE HUNDREDTH OF AN ACRE.
6. THIS PLAT RENAMES THE STREETS LEADING INTO NERKA VII FOR CLARIFICATION AND TO AVOID DUPLICATION.

LEGEND

- RECOVERED 3¼" BLM BRASS CAP MONUMENT ON 2½" O.D. GALVANIZED IRON PIPE
- SET ⅝" x 30" REBAR WITH 2" ALUMINUM CAP MONUMENT AT ALL CORNERS UNLESS OTHERWISE NOTED.
- RECOVERED 1½" ALUMINUM SURVKAP ON ⅝" REBAR
- RECOVERED ½" REBAR
- (R) RECORD INFORMATION CALLS
- (M) MEASURED INFORMATION CALLS

CURVE DATA CHART

NO.	RADIUS	DELTA	LENGTH	TANGENT	CHORD BEARING	CHORD
1	20.00	91°32'54"	31.96	20.55	N 89°58'33"E	28.66
2	20.00	88°27'06"	30.88	19.47	N 00°01'27"W	27.90
3	560.00	31°15'00"	305.49	156.62	N 28°37'30"W	301.66
4	590.00	02°31'55"	26.07	13.04	N 42°53'03"W	26.07
5	530.00	19°01'23"	195.89	98.85	N 32°12'24"W	194.99
6	590.00	09°41'48"	99.83	50.04	N 17°50'51"W	99.72
7	530.00	05°20'57"	49.48	24.76	N 41°34'32"W	49.46
8	530.00	25°54'08"	239.59	121.88	N 25°57'02"W	237.55
9	940.00	04°01'00"	65.90	32.96	N 15°00'30"W	65.88
10	940.00	10°00'09"	164.10	82.26	N 22°01'04"W	163.89
11	940.00	09°14'45"	151.69	76.01	N 31°38'31"W	151.52
12	940.00	08°40'14"	142.25	71.26	N 40°36'01"W	142.11
13	940.00	08°39'17"	141.99	71.13	N 49°15'47"W	141.86

NO.	RADIUS	DELTA	LENGTH	TANGENT	CHORD BEARING	CHORD
14	940.00	03°24'35"	55.94	27.98	N 55°17'43"W	55.93
15	910.00	44°00'00"	698.83	367.66	N 35°00'00"W	681.78
16	880.00	12°04'09"	185.37	93.03	N 19°02'04"W	185.03
17	880.00	10°11'43"	156.59	78.50	N 30°10'00"W	156.38
18	880.00	10°32'52"	162.00	81.23	N 40°32'18"W	161.77
19	880.00	11°17'17"	171.83	86.19	N 51°24'22"W	171.56
20	490.00	05°36'18"	47.93	23.99	N 54°11'57"W	47.92
21	490.00	07°08'42"	61.10	30.59	N 47°49'21"W	61.07
22	460.00	12°45'00"	102.36	51.39	N 50°32'30"W	102.15
23	430.00	12°45'00"	95.69	48.04	N 50°32'30"W	95.49
24	50.00	223°31'12"	195.06	125.26	S 83°15'36"E	92.87
25	50.00	76°28'48"	66.74	39.40	S 66°44'24"W	61.90

CERTIFICATE OF OWNERSHIP AND DEDICATION

I, (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON, AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, UTILITY EASEMENTS, AND OTHER OPEN SPACES TO PUBLIC USE.

H.N. DICK, PRESIDENT
BRISTOL BAY NATIVE CORPORATION
P.O. BOX 198
DILLINGHAM, ALASKA 99576

NOTARY'S ACKNOWLEDGEMENT

STATE OF ALASKA
THIRD JUDICIAL DISTRICT
ON THIS 4th DAY OF Sept 1984, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC FOR THE STATE OF ALASKA, PERSONALLY APPEARED H.N. Dick
TO ME KNOWN TO BE THE PERSON(S) DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION, AND ACKNOWLEDGED TO ME THAT HE (THEY) EXECUTED THE SAME AS HIS (THEIR) FREE VOLUNTARY ACT.
WITNESS MY HAND AND OFFICIAL SEAL THE DAY, MONTH, AND YEAR HEREINABOVE WRITTEN.

4 Oct 84 — MY COMMISSION EXPIRES
Marilynn Hahn — NOTARY PUBLIC FOR ALASKA

PLAT APPROVAL

THIS PLAT HAVING BEEN APPROVED BY THE CITY OF DILLINGHAM PLANNING COMMISSION AS RECORDED IN THE OFFICIAL MINUTES OF THE MEETING OF August 8, 1984 IS HEREBY ACKNOWLEDGED AND ACCEPTED AS THE OFFICIAL PLAT, SUBJECT TO ANY AND ALL CONDITIONS AND REQUIREMENTS OF ORDINANCES AND LAW APPERTAINING THERETO.

CITY OF DILLINGHAM
BY: Charles O Mayer
CHAIRMAN

SURVEYOR'S CERTIFICATE

I, STANLEY E. SEARS, HEREBY CERTIFY THAT I AM A REGISTERED SURVEYOR AND THAT I HAVE COMPLETED THE SURVEY SHOWN HEREON. I DECLARE THAT THE DIMENSIONS, THE CORNERS, AND THE MONUMENTS SHOWN HEREON HAVE BEEN ESTABLISHED OR LOCATED TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

8/4/84 — DATE
Stanley E. Sears — STANLEY E. SEARS R.L.S. 2087-S

STATE OF ALASKA — 49TH — Stanley E. Sears — No. 2087-S — REGISTERED PROFESSIONAL LAND SURVEYOR

CERTIFICATE OF ACCEPTANCE

THE CITY OF DILLINGHAM HEREBY ACCEPTS FOR PUBLIC USES AND FOR PUBLIC PURPOSES THE REAL PROPERTY DEDICATED ON THIS PLAT INCLUDING, BUT NOT LIMITED TO THE REAL PROPERTY, RIGHTS-OF-WAY AND EASEMENTS FOR PUBLIC UTILITIES, STREETS, ALLEYS, THOROUGHFARES, TRAILS, PARKS AND OTHER PUBLIC AREAS SHOWN HEREON.

DATED AT DILLINGHAM, ALASKA THIS 6 DAY OF Sept 1984

MAYOR Leon C Braswell

ATTEST: Vivian M. Braswell
CITY CLERK

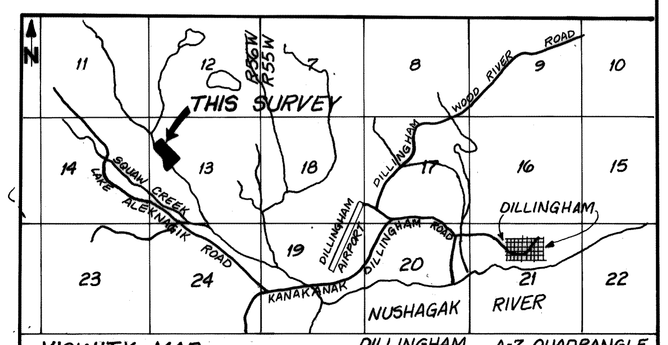
CERTIFICATE OF ACCEPTANCE BY ALASKA DEPT. OF ENVIRONMENTAL CONSERVATION

THIS SUBDIVISION HAS BEEN REVIEWED IN ACCORDANCE WITH 18AAC 72.065 AND IS APPROVED SUBJECT TO ANY NOTED RESTRICTIONS.
85-21-SD-016

Lonnie E Erich — SIGNATURE — EE III — TITLE — 8-23-84 — DATE

84-21
RECORDED - FILED IN BRISTOL BAY REC. DIST.
DATE: September 19, 84
TIME: 9:37 A M
City of Dillingham
Box 169
Dillingham, Alaska 99576

RECOVERED 3¼" BLM BRASS CAP MONUMENT ON 2½" O.D. GALV. IRON PIPE 4" ABOVE GROUND FAIR CONDITION



PLAT OF
NERKA VII SUBDIVISION

A SUBDIVISION OF TRACT A NERKA IV SUBDIVISION LOCATED WITHIN LOT 4 U.S.S. # 4982

CONTAINING 74.90 ACRES MORE OR LESS

STAN SEARS AND ASSOCIATES
REGISTERED LAND SURVEYORS
POST OFFICE BOX 283
EAGLE RIVER, ALASKA 99577

GRID DILLINGHAM	SCALE 1" = 100'	DATE 07/30/84	FB 100 PG 6
DRAWN MH	CHECKED SES	FILE .1 DISK 3	W.O. 82-66

PREPARED FOR: BRISTOL BAY NATIVE CORPORATION P.O. BOX 198 DILLINGHAM, AK 99576

CITY OF DILLINGHAM

P.O. BOX 191 DILLINGHAM, ALASKA 99576
TELEPHONE (907) 842-5211 or 842-5212

September 14, 1984

TO WHOM IT MAY CONCERN:

There are no taxes owing on the Nerka VII Subdivision.

CORPORATE SEAL CITY OF DILLINGHAM ALASKA

Sincerely,

Vivian M Braswell

Vivian M. Braswell
City Clerk

84-21

RECORDED - FILED 10
BRISTOL BAY REC. DIST.
DATE SEPTEMBER 19, 1984
TIME 9:37 A M
Requested by City of Dillingham
Address Box 19
Dillingham, Alaska
99576

Fax
(907) 563-1368

Appraisal Company of Alaska

405 w 27th Ave.
ANCHORAGE, ALASKA 99503
office@appraisalalaska.com

(907) 562-2424

November 4, 2026

City of Dillingham
Attn: Christopher Maines, Planning Director

Re: Valuation Review of Tax-Foreclosed Properties Proposed for Sale

Dear Mr. Maines:

At the City's request, we reviewed the valuation of the following three properties proposed for sale. Based on the available property information and our review, our conclusions are as follows:

2002 Kanakanak Road — Parcel 2-200-110

Tract L, Braswell Subdivision, Plat 79-2

The current assessed value of **$9,100** appears reasonable for sale purposes. This is a small, triangular remnant parcel with limited independent development potential. Its highest and best use appears to be acquisition by an adjoining property owner for consolidation with the adjoining property.

Near West A Street and the Nushagak River — Parcel 2-212-610

Lot 2, Block 29, USS 2732

Upon review, the current assessed value of $22,000 appears high given the parcel's physical limitations. Steep topography and the extent of existing road use leave very little usable land. Considering these limitations, **$11,000** appears to be a more appropriate value for sale purposes.

307 Airport Road — Parcel 2-191-080

Lot 1, Block 1, Mission Subdivision, Plat 81-8

Based on sales of similar properties, an estimated value of **$200,000** appears reasonable for sale purposes. This conclusion assumes average quality and average condition of the improvements. The property's actual condition has not been verified; material differences from this assumption could affect the value conclusion.

These conclusions are provided to assist the City in evaluating sale pricing for the identified properties and reflect the available information and assumptions described above.

Sincerely,

Martins Onskulis
Contract Assessor
City of Dillingham

Outlook

Re: Fw: Photos 2

From Martins Onskulis <monskulis@appraisalalaska.com>
Date Tue 11/24/2026 2:02 PM
To Abigail Flynn <abigail.flynn@dillinghamak.us>

Abigail,

The more I think about this property, the more I think we should get a formal appraisal. My current estimate assumes the property is in average or fair condition. If it turns out to be in average or better condition, the value could be quite different—possibly around $250,000 or more. If the City sells it for $200,000, it could be leaving about $50,000 on the table. Depending on the actual condition, though, it could also be lower than $200,000.....

Please call me when you get a chance at 907-793-7713.

Thanks,
Martins

On Tue, Nov 24, 2026 at 1:10 PM Abigail Flynn <abigail.flynn@dillinghamak.us> wrote:

> more photos
>
> *Abigail Flynn*
> City Clerk
> City of Dillingham
> PO Box 889
> Dillingham, AK 99576
> 907-842-5212
>
> ---
>
> **From:** Christopher Maines <chris.maines@dillinghamak.us>
> **Sent:** Tuesday, November 24, 2026 1:07 PM
> **To:** Abigail Flynn <abigail.flynn@dillinghamak.us>
> **Subject:** Fw: Photos 2
>
> **Christopher Maines, PhD**
> Planning Department Director
> PO BOX 889
> Dillingham, AK 99576
> PH: 907-843-0466
>
> ---
>
> **From:** Christopher Maines <originalienhere@gmail.com>
> **Sent:** Tuesday, November 24, 2026 1:05 PM

Mayor
Alice Ruby

Acting Manager
Jack Savo Jr.

CITY OF DILLINGHAM ALASKA

Dillingham City Council
Tracy Hightower
Triston Chaney
Steven Carriere
Curt Armstrong
Kaleb Westfall
Kevin McCambly

MEMORANDUM TO COUNCIL

To: Mayor and City Council Members
From: Christopher Maines, Deputy City Manager
Date: November 24, 2026
Re: Property Disposal Ordinances

Summary

The City follows the disposal code as written because it is the Council's own promise to sell public land openly and fairly, and for foreclosed land the State adds steps the City cannot skip. Those same rules are **too rigid** for small leftover lots, short leases and housing,

Why we follow the code as written

Public land belongs to residents, so the City may sell it only through steps written down in advance, not by handshake.

- **It is the Council's own promise.** Chapter 5.30 requires every sale to be "fair and impartial" (DMC 5.30.010) and to be approved by ordinance, which means public notice and a written reason the land is no longer needed.
- **It keeps the City neutral.** When every sale follows the same steps, anyone can see why a parcel went to a particular buyer at a particular price.
- **A shortcut can be undone.** A sale that skips a required step can be challenged, which can cloud the buyer's title and leave the City defending the sale.

Foreclosed land has extra steps from the State. Alaska law (AS 29.45.460–.480) adds these, and the City cannot waive them:

- The Council must decide by ordinance whether to keep the parcel for a public purpose or sell it. The ordinance must give the legal description, the address or a general description, and the last owner's name.
- The clerk must mail the former owner the hearing notice by certified mail within five days of its first publication.
- The former owner can buy the parcel back within 10 years, until a sale or contract of sale is made. Once the Council keeps a parcel for a public purpose, that right ends.
- If a parcel held under 10 years and never kept for a public purpose sells for more than the City is owed, the former owner may claim the difference. A claim filed more than six months after the sale is barred.

Our own code, DMC 5.30.110, then sets how foreclosed parcels are handled: a separate ordinance for each parcel, without the general 30-day posting period.

What this means for the four foreclosed parcels

Each parcel gets the route that fits it, and each route is already in the code.

Parcel	Recommendation	Route under today's code	Why, in plain words
Tract L, Braswell Subdivision (about 0.2 acre)	Sell	Negotiated sale to neighbors (DMC 5.30.040(C))	A wedge-shaped scrap too small to build on alone. Joining it to a neighbor's lot puts it back on the tax rolls.
Lot 1, Block 1, Mission Subdivision (about 1 acre)	Sell	Competitive sale (DMC 5.30.040)	A buildable residential lot. Open bidding gives any qualified buyer a chance and gets full value.
Lot 2, Block 29, USS 2732 (about 0.24 acre, downtown)	Sell	Competitive sale (DMC 5.30.040)	A standalone downtown lot. An open sale is the most transparent route.
Lot 3, Block 6, Nerka VII (1.8 acres)	Keep	Council finding in the ordinance that keeping it serves a public purpose	Held for future road, water and sewer needs, so the City does not have to buy private land later.

Recommended Council action

I recommend the Council keep following the code as written until it is changed, even where that is slow.

1. **Move ahead on the four parcels under today's code.** Direct the City Attorney to prepare ordinances to sell Tract L to its neighbors, sell the Mission Subdivision lot and the USS 2732 lot by competitive sale, and keep the Nerka VII lot for public use, each with the contents state law and DMC 5.30.110 require.
2. **Create Chapter 5.30 amendments for the Code Committee for review.** Add narrow tools for leftover lots, short leases, temporary easements and housing, and remove the five-year foreclosure window. They do not replace the code, and the Council keeps the final say on sales and permanent easements.

Mayor
Alice Ruby

City Manager
Jack Savo Jr.

CITY OF DILLINGHAM ALASKA

Dillingham City Co
Triston Chaney
Tracy Hightower
Steven Carriere
Curt Armstrong
Kaleb Westfall
Kevin McCambly

MEMORANDUM

Date: November 26
To: Council
From: Abigail Flynn, City Clerk
Subject: Code about Foreclosure Disposals

§ 5.30.110 **Disposal of foreclosed property.**

A. Property obtained by clerk's deed, foreclosure, or judicial order or decree is exempt from Sections **5.30.020** and **5.30.030** and subject to disposal according to the provisions of this section if disposal occurs within five years of the city obtaining the property or within ten years if the property is repurchased by the former record owner.

B. Other than repurchase by the former record owner, disposal under this section shall be by non-code ordinance conforming to the requirements of this section and other applicable code, statutory, or judicial requirements.

C. All ordinances required by this section must state:

1. The legal description of the property;

2. The address or a general description of the property sufficient to provide the public with notice of its location;

3. The name of the last known record owner of the property;

4. The means or action by which the city obtained the property; and

5. Whether the former owner shall be entitled to apply for remittal of any portion of sale proceeds.

D. An ordinance authorizing sale by auction must additionally state the method or methods of auction authorized. The ordinance may, but is not required to, state a minimum sale price.

E. An ordinance authorizing disposal of a type authorized by Section **5.30.080(A)** must additionally comply with the relevant requirements of that section. A disposal of this type is also considered property retained by the city for a public purpose.

F. Sale to the former record owner is authorized without ordinance if the former owner's statutory or code right to repurchase the property has not expired.

G. The city may sell property containing a residential building to a person, other than the former record owner or a person sharing a dwelling unit with the former record owner, who has a valid claim of a substantial equitable interest in the property or in a substantial improvement located upon the property for an amount equal to the tax assessed value of the property, or, if the property is sold by auction, and if the person otherwise is in full conformity with the invitation for bids, the recognized equitable interest holder shall be considered as high bidder if the interest holder's bid is no more than twenty percent less than the highest bid received from a bidder not having an equitable interest recognized by the city manager in accordance with this section.

1. The determination of a valid claim of a substantial equitable interest in the property or in a substantial improvement located upon the property shall be made

by the city manager upon proof provided by the claimant and solely at the city manager's discretion.

2. A claimant who seeks a bidder preference under this subsection must present the claim and supporting evidence to the city manager no later than five business days after an ordinance authorizing disposal of the property is set for public hearing.

3. Under this subsection, occupancy of the property, or a portion thereof, as a primary residence for two years or more prior to the date the foreclosure action was filed may be considered a substantial equitable interest by the city manager.

4. In this subsection, "residential" means a building or area of buildings used primarily as dwelling units and "dwelling unit" means a room or group of rooms intended for use as living quarters for one family, including washing, sleeping, cooking and eating facilities.

§ 5.30.080**Types of disposals.**

The disposals described in this section can be authorized by the city council for less than the appraised value of the real property and may be exempted by the city council from the disposal methods described in Section **5.30.040** A through C. The ordinance which authorizes the disposal must comply with all other sections of this title.

A. Disposal for Public Purposes. The city council may dispose of real property to a municipality, state or federal entity, nonprofit corporation or association, or a Native village council, when the disposal is for a public purpose. This type of disposal is required to follow these requirements:

1. A finding that the disposal to the entity promotes a public purpose and a statement of facts supporting the finding;

2. A condition that the title may revert to the municipality in the event that the property is no longer used for the public purpose justifying the disposal; and

3. A waiver from the Native village council from any immunity from suit for the purpose of enforcing the reversion provision, if the disposal is to a Native village council.

(Ord. 15-12 § 2, 2015)

§ 5.30.040**Method of disposal.**

The city may dispose of municipal land using one of the following methods:

a. Sealed bid auction, with the property being sold to the qualified bidder who submits the highest sealed bid by the date and time specified in the notice and according to instructions to bidders. The minimum bid shall be the appraised value of the property as described in Section **5.30.020B**, unless otherwise provided for in this title;

b. Public outcry auction, with the property being sold at a public auction to the qualified bidder who makes the highest bid. The minimum bid shall be the appraised market value of the property as determined in Section **5.30.020B**, unless otherwise provided for in this title;

c. Negotiated sale or exchange. City land may be sold or exchanged by negotiation to a selected buyer or grantee if the city council determines that the sale or exchange is needed to protect or promote the public interest and the buyer or grantee has been selected without unfair discrimination among similarly situated persons;

The following are the things foreclosure disposals are exempt from:

§ 5.30.020**Procedures.**

A. All disposals will be by ordinance. The ordinance will include:

1. Finding. A finding that the property is no longer needed for municipal purposes. If the property is being disposed at less than the appraised value, the reasons will be included in the finding.

2. Statement of Facts. A statement of facts which supports the finding.

3. Property Description. A legal description of the property.

4. Purpose or Type of Disposal. A description of the type of disposal (for example public, or economic development).

5. Method of Disposal. A description of the method of disposal (for example, auction, lottery, negotiated sale or donation).

6. Property Value. A description of the appraised property value and how it is determined (for example, appraisal or a letter of opinion).

7. Public Notice. A description of the time, place and specific steps which will be followed to conduct the disposal.

B.

The city council will describe the appraised value of property in the ordinance for the disposal. The value of the property will be appraised value as determined by an appraisal or a letter of opinion prepared by a qualified appraiser or assessor. The appraisal will have been made within one hundred eighty days prior to council action.

(Ord. 94-16 (part), 1995)

§ 5.30.030 **Public notice.**

A. At least thirty days is required between the time a disposal ordinance is introduced and the time that it is finally adopted by the city council. Once an ordinance is introduced, it will be posted at those places outlined in municipal code for thirty days and may serve as the only public notice of disposal.

(Ord. 94-16 (part), 1995)

File Attachments for Item:

5. O 2026-18: Foreclosed Property Disposal

AN ORDINANCE OF THE DILLINGHAM CITY COUNCIL AUTHORIZING THE SALE OF FORECLOSED PROPERTIES LOCATED NEAR 307 AIRPORT RD AND DOWNTOWN.

NON-CODE ORDINANCE

Introduced: October 22, 2026
Public Hearing: December 3, 2026
Adopted:_____, 2026

CITY OF DILLINGHAM, ALASKA

ORDINANCE NO. 2026-18

AN ORDINANCE OF THE DILLINGHAM CITY COUNCIL AUTHORIZING THE SALE OF FORECLOSED PROPERTIES LOCATED NEAR 307 AIRPORT RD AND DOWNTOWN.

WHEREAS, the City of Dillingham (City) foreclosed on and received title to the following properties in 3DI-24-00061CI via a Court Clerk's Deed dated May 5, 2026:

1. *307 Airport Rd (2-191-080), last assessed at $172,300, Estate of Charlie Franklin was the last known owner of:*
   Lot 1, Block 1, Mission Subdivision, Plat 81-8, Bristol Bay Recording District, Third Judicial District, Alaska. Reference #1982-000228-0 (QCD); 2024-000385-0 (Tax lien).

2. *Near West A St and the Nushagak River (2-212-610), last assessed at $22,000, Estate of Julia Reed was the last known owner of:*
   Lot 2, Block 29, USS 2732, Bristol Bay Recording District, Third Judicial District, Alaska. Reference #2007-000251-0 (QCD); 2024-000385-0 (Tax lien).

WHEREAS, the foreclosure process is governed by state law (i.e., AS 29.45 Article 2) and the disposal of foreclosed property is also governed by DMC 5.30.110; and

WHEREAS**,** within five days of first publishing this ordinance, the City Clerk shall send a copy of the Council agenda containing presentation of this ordinance and this ordinance to the last known record owner of each property as the name appears on the assessment rolls (AS 29.45.460(c)); and

WHEREAS, AS 29.45.480 describes how the proceeds of a foreclosure sale must be distributed, which allows the last known owner to file a claim for proceeds that exceed the taxes, penalties, interests, and costs of the municipality; and

WHEREAS, the City Council finds the disposals comply with City code and adoption of the ordinance is in the public's interest.

BE IT ENACTED BY THE DILLINGHAM CITY COUNCIL:

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

Section 2. No Public Purpose to Retain. The City Council finds that there is no public purpose to retain any of the properties at issue in this ordinance. AS 29.45.460.

Section 3. Authority to Dispose. The City Council authorizes the City Manager to sell the two properties at issue in this ordinance.

Section 4. Methods and Conditions of Sale.

A. **Sealed bid auction.** The City Manager shall first attempt to sell the properties by sealed competitive bid. The City Manager shall advertise the properties for sale for at least 15 days in three public places, one of which must be a City website, and open bids—in public—at a fixed date and time at City Hall. The properties shall be awarded to the highest bidder unless the highest bidder fails to execute a purchase and sales agreement within seven days, and then the award shall be to the next highest bidder. The minimum bid is as follows:
    - 307 Airport Rd (Lot 1, Block 1, Mission Subdivision, Plat 81-8) is **$172,300.**
    - Near West A St and the Nushagak River (Lot 2, Block 29, USS 2732) is **$22,000.**

B. **Negotiated sale**. In the event the sealed competitive bid process does not dispose of the properties, the City Manager is authorized to dispose of the property by negotiated sale on a first come basis for at least the minimum bid in the previous subsection.

C. **General conditions of sale**. The properties are sold as is and without warranty. The City Manager may determine a reasonable time for closing. Full payment is due at closing. The City does not have information to complete a disclosure statement and will require it to be waived pursuant to AS 34.70.110, if a disclosure is required. Buyer is responsible for paying any and all closing costs and recording fees.

Section 5. Effective Date. This ordinance is effective upon adoption.

PASSED and ADOPTED by a duly constituted quorum of the Dillingham City Council on _____, 2026.

_____
Alice Ruby, Mayor

ATTEST: [SEAL]

_____
Abigail Flynn, City Clerk


O 2026-18 | West A St near the Nushagak River
The content below is controlled by the author of this project. For your safety, do not enter passwords or other personal information.
Parcel 2-212-610. Lot 2, Block 29, USS 2732. Source: City of Dillingham public GIS parcel layer. Boundary approximate.
Area
806.04 m²
Perimeter
114.05 m
Advanced measurements
Elevation estimate
Min: 4.01 m | Median: 6.07 m | Max: 8.38 m



O 2026-18 | 307 Airport Rd

The content below is controlled by the author of this project. For your safety, do not enter passwords or other personal information.

Parcel 2-191-080. Lot 1, Block 1, Mission Subdivision. Source: City of Dillingham public GIS parcel layer. Boundary approximate.

Area
3,834.08 m²

Perimeter
265.45 m

File Attachments for Item:

6. O 2026-19: Retain Foreclosed Property for a Public Purpose

AN ORDINANCE OF THE DILLINGHAM CITY COUNCIL RETAINING A FORECLOSED PROPERTY LOCATED NEAR 1409 N. EMPEROR WAY FOR A PUBLIC PURPOSE.

NON-CODE ORDINANCE

Introduced: October 22, 2026
Public Hearing: December 3, 2026
Adopted: _____, 2026

CITY OF DILLINGHAM, ALASKA

ORDINANCE NO. 2026-19

AN ORDINANCE OF THE DILLINGHAM CITY COUNCIL RETAINING A FORECLOSED PROPERTY LOCATED NEAR 1409 N. EMPEROR WAY FOR A PUBLIC PURPOSE.

WHEREAS, the City of Dillingham (City) foreclosed on and received title to the following properties in 3DI-24-00061CI via a Court Clerk's Deed dated May 5, 2026:

1. *1409 N. Emperor Way (1-132-100), last assessed at $89,000, Andrew Straley was the last known owner of:*
   Lot 3, Block 6, Nerka VII, Plat 84-21, Bristol Bay Recording District, Third Judicial District, Alaska. Reference Document # 2004-000343-0 (SWD) & 2004-000406-0 (Deed of Trust); 2024-000385-0 (Tax lien).

WHEREAS, the foreclosure process is governed by state law (i.e., AS 29.45 Article 2) and the disposal of foreclosed property is also governed by DMC 5.30.110; and

WHEREAS**,** within five days of first publishing this ordinance, the City Clerk shall send a copy of the Council agenda containing presentation of this ordinance and this ordinance to the last known record owner of each property as the name appears on the assessment rolls (AS 29.45.460(c)); and

WHEREAS, AS 29.45.460 authorizes the City Council to retain foreclosed property for a public purpose if done by ordinance; and

BE IT ENACTED BY THE DILLINGHAM CITY COUNCIL:

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

Section 2. Public Purpose Determination. The City Council finds and concludes the property located at Lot 3, Block 6, Nerka VII, according to Plat 84-21 is needed for a municipal public purpose. The City needs the property for future road improvements and paving activities because the parcel provides a logical staging, maintenance, and infrastructure corridor. Additionally, the subdivision will require expanded water and wastewater utility services as residential development occurs. By retaining this property, the City will have capacity to site utility infrastructure, pump stations, and related public works facilities without the need to acquire other private land. The existing 25-foot utility easement noted on the plat further supports this public infrastructure public purpose.

Section 3. Effective Date. This ordinance is effective upon adoption.

PASSED and ADOPTED by a duly constituted quorum of the Dillingham City Council on _____, 2026.

_____
Alice Ruby, Mayor

ATTEST: [SEAL]

_____
Abigail Flynn, City Clerk


O 2026-19 | 1409 N. Emperor Way
The content below is controlled by the author of this project. For your safety, do not enter passwords or other personal information.
Parcel 1-132-100. Lot 3, Block 6, Nerka VII. Source: City of Dillingham public GIS parcel layer. Boundary approximate.
Area
7,455.59 m²
Perimeter
349.5 m
Advanced measurements
Elevation estimate
Min: 15.06 m | Median: 17.88 m | Max: 21.36 m

File Attachments for Item:

7. Resolution No. 2026-42: Commendations for Election Workers

A RESOLUTION OF THE DILLINGHAM CITY COUNCIL COMMENDING THE ELECTION WORKERS WHO SERVED DURING THE NOVEMBER, 2026, GENERAL ELECTION

CITY OF DILLINGHAM, ALASKA

RESOLUTION NO. 2026-42

A RESOLUTION OF THE DILLINGHAM CITY COUNCIL COMMENDING THE WORKERS AND COMMUNITY MEMBERS WHO SUPPORTED THE NOVEMBER 3, 2026, GENERAL ELECTION AND THANKING VOTERS FOR THEIR PARTICIPATION

WHEREAS, elections depend on the dedication of election workers, language assistance workers, students, and community members who help their neighbors exercise their right to vote; and

WHEREAS, Dillingham area participants contributed 172.75 cumulative hours on Election Day and an additional 112 hours supporting early voting, totaling 284.75 hours of service; and

WHEREAS, election workers prepared the polling place, assisted voters, maintained election records, counted ballots, and completed the work necessary to conduct the November 3, 2026, General Election; and

WHEREAS, Cindy Tripp Johnsen, Denise Lisac, Marilyn Rosene, and Mike Davis assisted with early voting at City Hall, where 225 voters cast their ballots before Election Day; and

WHEREAS, Pete Andrew and Jon Dyasuk provided language assistance to help voters participate in the election; and

WHEREAS, six Youth at the Booth students served alongside adult election workers, gaining practical experience in election administration while contributing their time and energy to the community; and

WHEREAS, one United States Department of Justice observer attended the election; and

WHEREAS, poll watchers attended the election, including Karl and Elizabeth Clark and Democratic Party poll watchers Joanne Nelson and Karen Shelden; and

WHEREAS, United Tribes of Bristol Bay hosted a free lunch at the university campus on Election Day, providing a welcoming opportunity for community members to gather; and

WHEREAS, 478 voters signed the precinct register on Election Day, additional voters cast questioned ballots, and others participated through early voting, special needs ballots, voting by mail, or other available voting methods.

NOW, THEREFORE, BE IT RESOLVED that the Dillingham City Council commends and sincerely thanks the following election workers and early voting workers:

Jasmine Kritz
Janet Dieckgrafe
Marilyn Rosene, Co-chair
Carole McMurray
Dan Dunaway
Curt Armstrong
Jon Dyasuk
Pete Andrew
Rose Fisher
Nate Carlow
Mike Davis
Denise Lisac
Abigail Flynn, Chair
Pat Walsh
Cindy Tripp Johnsen

BE IT FURTHER RESOLVED that the Council commends the following Youth at the Booth students for their service:

Adrianna Mann
Tiffany Wassillie
Myra Davis
Maya McDowell
Chelsie Kropoff
Kahlen Savo

BE IT FURTHER RESOLVED that the Council thanks the United States Department of Justice observer and all poll watchers, including Karl and Elizabeth Clark, Joanne Nelson, and Karen Shelden, for their participation in observing the election process.

BE IT FURTHER RESOLVED that the Council expresses its appreciation to United Tribes of Bristol Bay for hosting the free Election Day lunch at the university campus.

BE IT FURTHER RESOLVED that the Council thanks all voters for their participation, as well as those who helped others obtain and return special needs ballots and everyone who contributed to making voting accessible to our community.

PASSED and ADOPTED by the Dillingham City Council this _____ day of _____, 2026.

_____
Alice Ruby, Mayor

ATTEST: SEAL:

_____
Abigail Flynn, City Clerk

File Attachments for Item:

8. Resolution No. 2026-43: Change to Salary Schedule

A RESOLUTION OF THE COUNCIL OF THE CITY OF DILLINGHAM, ALASKA, AMENDING THE FY2027 SALARY SCHEDULE

CITY OF DILLINGHAM, ALASKA

RESOLUTION NO. 2026-43

A RESOLUTION OF THE COUNCIL OF THE CITY OF DILLINGHAM, ALASKA, AMENDING THE FY2027 SALARY SCHEDULE

WHEREAS, the City Council adopted the Fiscal Year 2027 Salary Schedule by Resolution 2026-23 on June 18, 2026, effective July 1, 2026; and

WHEREAS, Section 9.06 of the City of Dillingham Personnel Regulations provides that revisions and amendments to the salary schedule are to be recommended to the City Council by the City Manager and become effective upon approval by the City Council; and

WHEREAS, Section 9.65 of the City of Dillingham Personnel Regulations provides that all wage adjustments and changes in the overall pay structure of the City are subject to City Council approval, and that the City Council shall determine pay schedules for each job title upon the recommendation of the City Manager; and

WHEREAS, Section 2.75 of the City of Dillingham Personnel Regulations provides that a position may be reclassified to a lower range if the responsibilities of the position are determined to be less than originally indicated in the position description, or if certain responsibilities are removed from the position, and that at least one pay period notice must be given to an employee prior to the actual downgrade; and

WHEREAS, certain responsibilities, including project management, parks and recreation, grants management, and FEMA coordinator, have been removed from the Planning Director position, and the City Manager recommends reclassifying the position from Level XI to Level XA; and

WHEREAS, Section 2.50 of the City of Dillingham Personnel Regulations requires the City Manager to advise the City Council of major changes to position descriptions, and the revised Planning Director position description is attached for the Council's information; and

WHEREAS, Section 2.60 of the City of Dillingham Personnel Regulations provides for the establishment of new positions upon verification of need, and the City Manager recommends establishing the Police Officer Residential job title at Level IX to promote local employment by attracting police officers who will reside permanently in Dillingham and reduce the City's reliance on rotational officers; and

WHEREAS, to distinguish it from the Police Officer Residential job title, the existing Police Officer job title at Level VIII B is retitled Police Officer Rotational, with no change to its level or pay; and

WHEREAS, the City Manager has recommended adoption of these amendments to the Fiscal Year 2027 Salary Schedule;

NOW, THEREFORE, BE IT RESOLVED that the Dillingham City Council hereby amends the Fiscal Year 2027 Salary Schedule adopted by Resolution 2026-23 as follows:

1. The Port Director position is reclassified from Level XI to Level XA, effective February 1, 2027 / the first pay period beginning on or after February 1, 2027.
2. The Planning Director position is reclassified from Level XI to Level XA, effective December 7, 2026.
3. The Police Officer Residential job title is established at Level IX, effective December 7, 2026.
4. The Police Officer job title at Level VIII B is retitled Police Officer Rotational, effective December 7, 2026, with no change to its level or pay.
5. An employee whose position is reclassified under this resolution shall be placed at the same step number in the new level held in the prior level. Future step increases shall be governed by Section 9.20 of the Personnel Regulations.
6. The amended Fiscal Year 2027 Salary Schedule attached to this resolution supersedes the schedule attached to Resolution 2026-23 as of the effective dates above. All other provisions of Resolution 2026-23 remain in effect.
7. The City Manager is authorized to implement the amended salary schedule and make any administrative adjustments necessary to ensure compliance with this resolution.

PASSED and ADOPTED by the Dillingham City Council on December 3, 2026.

_____
Alice Ruby, Mayor

ATTEST: SEAL:

_____
Abigail Flynn, City Clerk

Mayor
Alice Ruby

Acting Manager
Jack Savo Jr.

CITY OF DILLINGHAM ALASKA

Dillingham City Council
Tracy Hightower
Triston Chaney
Steven Carriere
Curt Armstrong
Kaleb Westfall
Kevin McCambly

MEMORANDUM TO COUNCIL

To: Mayor and City Council Members
From: Jack Savo Jr., City Manager
Date: November 24, 2026
Re: Resolution 2026-43

Summary

Council is asked to approve four changes to the FY2027 Salary Schedule. They reduce annual personnel costs by an estimated **$60,047** (wages and benefits), assuming one Police Officer Residential hire. Estimated savings for the rest of FY2027 are about **$29,073**.

- Two director positions move from Level XI to Level X A. Each saves an estimated $31,392 per year.
- A new Police Officer Residential title at Level IX costs an estimated $2,737 more per year than a rotational officer at the same step. The purpose is to attract officers who will live in Dillingham.
- The existing Police Officer title is renamed Police Officer Rotational. Its pay does not change.

All figures use **Step 4** in each level so the levels can be compared directly. They are estimates, not the actual wages of current employees.

Proposed Changes

Each change is authorized by Sections 9.06 and 9.65 of the Personnel Regulations, which require Council approval of salary schedule amendments.

Job title	Change	Basis	Effective
Port Director	XI → X A	Sec. 2.75: duties are not those the position was budgeted for at Level XI. Returns the position to its FY2024 classification.	Feb 1, 2027 (60 days' notice to the employee)
Planning Director	XI → X A	Sec. 2.75: responsibilities have been removed. Revised position description attached (Sec. 2.50). The position is currently vacant.	Dec 7, 2026
Police Officer Residential	New title at IX	Sec. 2.60: new position to promote local employment by attracting officers who will live in Dillingham	Dec 7, 2026
Police Officer Rotational	Renamed; VIII B	Distinguishes it from the residential title. No pay change.	Dec 7, 2026

An employee whose position is reclassified keeps the same step number in the new level. Level X A pays 18.7% less than Level XI at every step.

Fiscal Impact

The changes save an estimated $60,047 per year once fully in effect, and about $29,073 in the rest of FY2027. Positive figures are savings; negative figures are added cost.

Position	Current wages	Proposed wages	Wage savings	Benefit savings	Annual savings	FY2027 savings
Planning Director (XI → X A, Step 4)	$122,554.80	$98,866.63	$23,688.17	$7,703.75	$31,391.92	$17,717
Port Director (XI → X A, Step 4)	$122,554.80	$98,866.63	$23,688.17	$7,703.75	$31,391.92	$12,901
Police Officer Residential vs. Rotational (IX vs. VIII B, Step 4), per officer	$98,421.70	$100,479.72	–$2,058.02	–$679.23	–$2,737.25	–$1,545
Net, with one residential officer			**$45,318.32**	**$14,728.27**	**$60,046.59**	**$29,073**

How these figures were calculated:

- **Wages** are at Step 4 in each level, not current employees' actual pay. Officer wages include 155 hours of overtime.
- **Benefits** include employee-only health and dental insurance, life insurance, workers' compensation, PERS employer costs, and FICA and Medicare payroll taxes.
- **FY2027 savings** are prorated by days from each effective date through June 30, 2027: 206 days for changes effective December 7, and 150 days for the Port Director.
- **Planning Director savings** begin only when the position is filled. They are measured against the Level XI amount in the adopted budget.
- **Police Officer Residential:** each additional residential officer adds about $2,737 per year compared with a rotational officer. These figures do not include rotational officers' travel and lodging costs, which a resident officer may reduce or eliminate.

Recommendation

The City Manager recommends that Council adopt Resolution 2026-43, amending the FY2027 Salary Schedule.

File Attachments for Item:

9. Resolution No. 2026-44: Shared Fisheries Tax

A RESOLUTION OF THE DILLINGHAM CITY COUNCIL ADOPTING AN ALTERNATIVE ALLOCATION METHOD FOR THE FY27 SHARED FISHERIES BUSINESS TAX PROGRAM AND CERTIFYING THAT THIS ALLOCATION METHOD FAIRLY REPRESENTS THE DISTRIBUTION OF SIGNIFICANT EFFECTS OF FISHERIES BUSINESS ACTIVITY IN FMA 5: BRISTOL BAY AREA

CITY OF DILLINGHAM, ALASKA

RESOLUTION NO. 2026-44

A RESOLUTION OF THE DILLINGHAM CITY COUNCIL ADOPTING AN ALTERNATIVE ALLOCATION METHOD FOR THE FY27 SHARED FISHERIES BUSINESS TAX PROGRAM AND CERTIFYING THAT THIS ALLOCATION METHOD FAIRLY REPRESENTS THE DISTRIBUTION OF SIGNIFICANT EFFECTS OF FISHERIES BUSINESS ACTIVITY IN FMA 5: BRISTOL BAY AREA

WHEREAS, AS 29.60.450 requires that for a municipality to participate in the FY27 Shared Fisheries Business Tax Program, the municipality must demonstrate to the Department of Commerce, Community, and Economic Development that the municipality suffered significant effects during calendar year 2025 from fisheries business activities; and

WHEREAS, 3 AAC 134.060 provides for the allocation of available program funding to eligible municipalities located within fisheries management areas specified by the Department of Commerce, Community, and Economic Development; and

WHEREAS, 3 AAC 134.070 provides for the use, at the discretion of the Department of Commerce, Community, and Economic Development, of alternative allocation methods which may be used within fisheries management areas if all eligible municipalities within the area agree to use the method, and the method incorporates some measure of the relative significant effect of fisheries business activity on the respective municipalities in the area; and

WHEREAS, The Dillingham City Council proposes to use an alternative allocation method for allocation of the FY27 funding available within the FMA 5: Bristol Bay Area in agreement with all other municipalities in this area participating in the FY27 Shared Fisheries Business Tax Program.

NOW, THEREFORE, BE IT RESOLVED that the Dillingham City Council certifies that the following alternative allocation method fairly represents the distribution of significant effects during 2025 fisheries business activity in FMA 5: Bristol Bay Area:

- All municipalities share equally 40% of all allocation; all share remaining 60% on a per capita basis
- Lake & Peninsula Borough population is reduced by the population of the Cities of Newhalen, Nondalton, Pilot Point & Egegik

PASSED and ADOPTED by a duly constituted quorum of the Dillingham City Council on December 3, 2026.

_____
Alice Ruby, Mayor

ATTEST: [SEAL]

_____
Abigail Flynn, City Clerk

THE STATE of ALASKA
GOVERNOR MIKE DUNLEAVY

Department of Commerce, Community, and Economic Development
DIVISION OF COMMUNITY AND REGIONAL AFFAIRS
Anchorage Office

550 W 7th Ave, Suite 1650
Anchorage, AK 99501
Main: 907.269.4501
Fax: 907.269.4563

November 13, 2026

City of Dillingham
PO Box 889
Dillingham, Alaska 99576

Dear Anita:

The Department of Commerce, Community, and Economic Development is pleased to announce availability of the **FY 2027 Shared Fisheries Business Tax Program**. The purpose of the program is to allocate a share of state fish tax collected outside municipal boundaries with municipalities that have been affected by fishing industry activities. Municipalities around the state will share approximately $1,544,076.30 based on 2025 fisheries activity as reported by fish processors on their fish tax returns.

Your municipality is located within a fisheries management area, **FMA 05 City of Dillingham.** I have attached a separate sheet that details the communities that are in your FMA, in addition to the anticipated payment. If the determination of the municipalities' allocation is $50.00 or less, the department will determine that the amount of the effects from fisheries business activities is negligible and the department will not distribute the allocation to the applicant. This will be determined by the applications received within your FMA.

DEADLINE FOR SUBMISSION OF COMPLETED APPLICATION IS FEBRUARY 15, 2027

Applications for the FY27 Shared Fisheries Business Tax will be found under the Opportunities page in the DCRAGrants Management System. Attached with this letter is a blank resolution you can use then upload once you complete your application (additional copies may be found on the DCRA Grants and Funding website). You will receive a notification that the application period is open from DGMS no later than November 15, 2026.

If you have any questions, please contact me at caa@alaska.gov or at 907-334-2634.

Sincerely,

Kasey Nichols
Kasey Nichols
Grants Administrator 2

Enclosure
SFBT Blank Resolution for FMA
FMA Share Allocation

FMA 5: Bristol Bay

FY 26 Landing Tax Allocation
$1,284.32

	Total allocation: $47,471.53	40% Divided $18,988.61	60% per capita $28,482.92		LONG	
Community	**Population**	**40% divided share**	**60% per capita share**	**Calculated Allocation**		**Calculated Allocation**
Bristol Bay Borough	787	$1,460.66	$3,408.25	$4,868.91		$131.73
City of Aleknagik	210	$1,460.66	$909.44	$2,370.11		$64.12
City of Clark's Point	55	$1,460.66	$238.19	$1,698.85		$45.96
City of Dillingham	2,059	$1,460.66	$8,916.88	$10,377.54		$280.76
City of Egegik	35	$1,460.66	$151.57	$1,612.24		$43.62
City of Ekwok	106	$1,460.66	$459.05	$1,919.72		$51.94
City of Manokotak	467	$1,460.66	$2,022.43	$3,483.09		$94.23
City of New Stuyahok	454	$1,460.66	$1,966.13	$3,426.79		$92.71
City of Newhalen	163	$1,460.66	$705.90	$2,166.56		$58.62
City of Nondalton	121	$1,460.66	$524.01	$1,984.68		$53.69
City of Pilot Point	50	$1,460.66	$216.53	$1,677.20		$45.38
City of Togiak	718	$1,460.66	$3,109.43	$4,570.09		$123.64
Lake & Peninsula Borough	1,352	$1,460.66	$5,855.09	$7,315.75		$197.92
Totals	**6,577**	**$18,988.61**	**$28,482.92**	**$47,471.53**		**$1,284.32**
Community Count	13					

* All municipalities share equally 40% of allocation; all share remaining 60% on a per capita basis.

** L & P Borough population = pop (1407 less pop. of cities in FMA in Borough (Newhalen, Nondalton, Pilot Point & Egegik)

FBT + FLT
CHECK

$48,755.85
OKAY

Mayor
Alice Ruby

Manager
Jack Savo Jr.

CITY OF DILLINGHAM ALASKA

Dillingham City Co
Triston Chaney
Tracy Hightower
Steven Carriere
Curt Armstrong
Kaleb Westfall
Kevin McCambly

MEMORANDUM TO COUNCIL

To: Mayor and City Council Members
From: Anita Foran, Finance Director
Through: Jack Savo Jr, City Manager
Date: November 24, 2026
Re: Resolution 2026-44 FY27 Shared Fisheries Business Tax

SUMMARY: The State of Alaska Department of Commerce, Community and Economic Development has a Shared Fisheries Business Tax Program created in 1990 to help municipalities impacted by the effects of the rapidly expanding offshore fish processing industry. A previously existing fish tax sharing program (commonly referred to as the Raw Fish Tax Program), administered by the Department of Revenue, shares back to municipalities half of the state fisheries business tax collected from fish processors operating inside municipal boundaries. The Department's program extends tax sharing to include a sharing of fish taxes collected outside of municipal boundaries, primarily from floating processors. Applications are mailed to each eligible applicant by November 15 of each year and must be returned by February 15. Shared Fisheries Business Tax and Fishery Resource Landing Tax payments are issued in March of each fiscal year.

PREVIOUS ACTION: City of Dillingham accepted the program last year with resolution 2026-07.

BACKGROUND: City of Dillingham has participated in this program for many years if not since the beginning of the program in 1990. Revenue received has ranged from $18,000 to $700,000 based on the revenue received in the program and based on the calculation method that has been adopted.

DISCUSSION: The FY2027 budget was set for $150,000 for this program.

ALTERNATIVES: Budget revision will be required if revenue is not accepted.

FINANCIAL IMPLICATIONS: There is no increase or decrease to the fund balance for fiscal year 2027 as a result of accepting this action; it simply reactivates the budget authority to use the grant funds we've already been awarded. See the fiscal note.

LEGAL: Currently there are no legal responsibilities to this resolution for the city of Dillingham.

STAFF RECOMMENDATION: Passing this resolution will allow the city to accept the funds already budgeted to the General Fund.

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.

PROPOSED MOTION: I move to adopt RESOLUTION NO. 2026-44, A Resolution of th Dillingham City Council Authorizing the acceptance of the alternative allocation method for the FY27 Shared Fisheries business tax program in FMA 5: Bristol Bay Area.

PROPOSED ALTERNATE MOTION: There is no alternate motion recommended.

CITY MANAGER COMMENTS: City Manager recommends approval of Resolution 2026-44.

ATTACHMENTS: email requesting acceptance and website support for the program.

File Attachments for Item:

10. Resolution No. 2026-45: Increase Port Rates

A RESOLUTION OF THE DILLINGHAM CITY COUNCIL TO INCREASE RATES OF CHARGES ASSESSED AT THE PORT

CITY OF DILLINGHAM, ALASKA

RESOLUTION NO. 2026-45

A RESOLUTION OF THE DILLINGHAM CITY COUNCIL TO INCREASE RATES OF CHARGES ASSESSED AT THE PORT

WHEREAS, the terminal tariff was last amended on October 2, 2025, (Resolution No. 2025-41); and

WHEREAS, staff has recommended that certain rates for charges assessed at the Port of Dillingham be increased; and

WHEREAS, the City of Dillingham Port Advisory Committee has made the recommendation to adopt the proposed rate increases; and

WHEREAS, the City Council has determined that reviewing the rates and fees is necessary to help provide adequate funding for the operation, maintenance, and future replacement of its facilities; and

WHEREAS, the Dillingham Municipal Code 4.25.010 states terminal tariff changes may be made from time-to-time by council resolution.

NOW, THEREFORE, BE IT RESOLVED by the Dillingham City Council that:
The City Council approves the proposed increase in charges assessed at the Port of Dillingham as reflected in the attached document. Effective date: January 1, 2027.

PASSED and ADOPTED by the Dillingham City Council on _____

ATTEST:

_____ _____

Abigail Flynn, City Clerk Alice Ruby, Mayor

[SEAL]

Mayor
Alice Ruby

City Manager
Jack Savo Jr.

CITY OF DILLINGHAM ALASKA

Dillingham City Co
Curt Armstrong
Steven Carriere
Triston Chaney
Tracy Hightower
Kevin McCambly
Kaleb Westfall

MEMORANDUM TO COUNCIL

To: Mayor and City Council Members
From: Daniel Miller, Port Director
Through: Jack Savo Jr., City Manager
Date: November 24, 2026
Re: Adoption of Resolution 2026-45 to increase Port charges

SUMMARY:

Staff has prepared data and comparisons to other Southwest Alaskan Ports to support the proposal of rate increases within our Terminal Tariff. The City of Dillingham Port Advisory Committee has reviewed the same documents and made the recommendation for rate increases to be adopted as proposed.

PREVIOUS COUNCIL ACTION:

City Council approved an updated Terminal Tariff on October 2, 2025, which included rate increases of 3% across all charges at the port. Staff has also been given previous Council direction to review and consider changes to the Terminal Tariff on an annual basis.

BACKGROUND:

The data and Port comparisons show that the Port of Dillingham is charging less than other similar ports in most categories. Operation costs are only getting higher and the City needs to keep up. Adopting the suggested rate increases will help us do that.

DISCUSSION:

N/A

ALTERNATIVES:

N/A

FINANCIAL IMPLICATIONS:

As seen in the attached fiscal note, based on staff estimates, adopting these rate increases should increase Harbor revenue by $3,570 and Dock revenue by $13,110 with a total increase in Port revenue of $16,680 for FY27. Adopting these

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.

increases will have no impact on expenditures.

LEGAL:

The Dillingham Municipal Code 4.25.010 states terminal tariff changes may be made from time-to-time by council resolution.

STAFF RECOMMENDATION:

Staff recommends the adoption of Resolution 2026-45 to increase specific rates for the purpose of increasing revenue at the Port.

PROPOSED MOTION:

Move to adopt Resolution 2026-45 to increase rates of charges assessed at the Port of Dillingham, effective January 1, 2027.

CITY MANAGER COMMENTS:

ATTACHMENTS:

- Port Rate Comparisons
- Port Rate Increase FN
- Resolution 2026-45

Category (Dillingham Tariff)	Dillingham	BB Borough	Dutch Harbor	Bethel
Harbor - Annual (4mo) <21' (required) (20' baseline)	$ 91.00	$ 336.00	$ 272.68	-
Harbor - Annual (4mo) 21'-23' (21' baseline)	$ 126.00	$ 336.00	$ 367.56	-
Harbor - Annual (4mo) 24'-27 (27' baseline)	$ 142.00	$ 336.00	$ 427.04	-
Harbor - Annual (4mo) 28'-32' (32' baseline)	$ 362.00	$ 336.00	$ 527.48	-
Harbor - Annual (4mo) 32'-70' (60' baseline @ $12/per foot)	$ 720.00	-	$ 927.32	-
Harbor - Daily Dockage (28'-32')* (30' baseline)	$ 85.00	$ 105.00	$ 13.73	$ 197.31
Harbor - Daily Dockage (33'-70')* (60' baseline)	$ 113.00	$ 105.00	$ 28.57	$ 197.31
Use of Launch Ramps*	$ 110.00	-	-	-
Flake Ice - 500lbs	$ 55.00	-	-	-
Flake Ice - 1000lbs	$ 110.00	$ 57.75	-	-
Dock - Dockage 0-40 tons (flat rate) other Ports base it on Length Overall (LOA)	$ 79.20	-	-	-
Dock - Dockage 41-99 tons (per ton) other Ports base it on Length Overall (LOA)	$ 2.06	-	-	-
Dock - Dockage 100-299 tons (per ton) other Ports base it on Length Overall (LOA)	$ 1.59	-	-	-
Dock - Dockage 300-1000 tons (per ton) other Ports base it on Length Overall (LOA)	$ 1.04	-	-	-
Dock - Dockage 1001-2000 tons (per ton) other Ports base it on Length Overall (LOA)	$ 0.74	-	-	-
Dock - Dockage 2001-5000 tons (per ton) other Ports base it on Length Overall (LOA)	$ 0.56	-	-	-
Dock - Dockage >5000 tons (per ton)	$ 0.40	-	-	-
Wharfage - 20' Seafood Container	$ 149.00	$ 148.05	-	-
Wharfage - 40' Seafood Container	$ 227.00	$ 221.55	-	-
Wharfage - Non-Seafood Containers (per 100lbs)	$ 0.48	-	$ 0.63	$ 0.66
Wharfage - Commercial F/V up to 32' (each)	$ 252.00	$ 183.75	-	-
Wharfage - Freight Not Otherwise Specified (NOS) (per 100lbs)	$ 0.53	$ 0.81	$ 0.63	$ 0.66
Wharfage - Gravel, bulk (per ton)	$ 1.89	-	$ 6.28	$ 2.69
Wharfage - Non-Rolling Mobile Homes and Modular Buildings (per 100lbs)	$ 3.05	$ 3.78	$ 0.63	-
Wharfage - Rolling Mobile Homes and Modular Buildings (per 100lbs)	$ 2.52	$ 2.14	$ 0.63	-
Wharfage - Vehicles, Chassis, Trucks, and trailers over 6000lbs (per 100lbs)	$ 0.79	-	$ 0.63	-
Wharfage - Vehicles, Chassis, Trucks, and trailers under 6000lbs (each)	$ 40.00	$ 183.75	-	-
Terminal Use Fee - 20' Containers or Equipment (each)	$ 70.00	-	-	-
Terminal Use Fee - 24' Containers or Equipment (each)	$ 80.00	-	-	-
Terminal Use Fee - 40' Containers or Equipment (each)	$ 120.00	-	-	-
Terminal Use Fee - Containers or Equipment over 40' (each)	$ 130.00	-	-	-
Terminal Use Fee - All Other Cargo (per 100lbs)	$ 0.30	-	-	-
Terminal Storage Summer/month - 20’ Containers	$ 120.00	$ 191.10	$ 75.20	$ 128.00
Terminal Storage Summer/month - 20’ Flats or Post Flats with 1’ or Less of Overhang	$ 130.00	$ 765.60	$ 78.96	$ 134.40
Terminal Storage Summer/month - 20’ Flats or Post Flats with >1’ and <10’ of Overhang	$ 150.00	$ 765.60	$ 94.00	$ 160.00
Terminal Storage Summer/month - 20’ Flats or Post Flats with >10’ and <20’ of Overhang	$ 200.00	$ 765.60	$ 131.60	$ 224.00
Terminal Storage Summer/month - 40’ Containers	$ 240.00	$ 382.80	$ 150.40	$ 256.00
Terminal Storage Summer/month - 40’ Flats or Post Flats with 1’ or Less of Overhang	$ 260.00	$ 765.60	$ 154.16	$ 262.40
Terminal Storage Summer/month - 40’ Flats or Post Flats with >1’ and <10’ of Overhang	$ 280.00	$ 765.60	$ 169.20	$ 288.00
Terminal Storage Summer/month - 40’ Flats or Post Flats with >10’ and <20’ of Overhang	$ 330.00	$ 765.60	$ 206.80	$ 352.00
Terminal Storage Winter/month - 20’ Containers	$ 60.00	$ 130.20	$ 75.20	$ 64.00
Terminal Storage Winter/month - 20’ Flats or Post Flats with 1’ or Less of Overhang	$ 65.00	$ 648.30	$ 78.96	$ 67.20
Terminal Storage Winter/month - 20’ Flats or Post Flats with >1’ and <10’ of Overhang	$ 75.00	$ 648.30	$ 94.00	$ 80.00
Terminal Storage Winter/month - 20’ Flats or Post Flats with >10’ and <20’ of Overhang	$ 100.00	$ 648.30	$ 131.60	$ 112.00
Terminal Storage Winter/month - 40’ Containers	$ 120.00	$ 258.90	$ 150.40	$ 128.00
Terminal Storage Winter/month - 40’ Flats or Post Flats with 1’ or Less of Overhang	$ 130.00	$ 648.30	$ 154.16	$ 131.20
Terminal Storage Winter/month - 40’ Flats or Post Flats with >1’ and <10’ of Overhang	$ 140.00	$ 648.30	$ 169.20	$ 144.00
Terminal Storage Winter/month - 40’ Flats or Post Flats with >10’ and <20’ of Overhang	$ 165.00	$ 648.30	$ 206.80	$ 176.00
Labor - Equipment Operator, Port Attendant, Stevedore (per hour)	$ 90.00	$ 88.42	$ 152.03	$ 135.00
Labor - Crane Operator (per hour)	$ 180.00	$ 108.59	$ 183.15	$ 135.00
Potable Water - 0-1000gal (flat rate)	$ 66.00	$ 99.15	$ 76.47	$ 230.00
Potable Water - >1000gal (per 100 gallons)	$ 5.50	$ 9.92	$ 0.92	$ 23.00
Fuel Transfer Charge - For use by Electric Cooperative (per gallon)	$ 0.03	-	-	-
Fuel Transfer Charge - All other (per gallon)	$ 0.0432	-	$ 0.0240	$ 0.0600
Dock - Handling (per hour)	$ 90.00			-

* Only charged if no annual sticker is purchased

Charge Assessed	Dillingham	Bristol Bay	Dutch Harbor	Bethel
Seasonal Harbor Sticker - 20ft Skiff	$ 91.00	-	$ 272.68	$ 520.00
Seasonal Harbor Sticker - 32ft F/V	$ 363.00	$ 336.00	$ 527.48	$ 640.00
Dockage - Vessel 360ft, 6000 gross tons (per day)	$ 2,400.00	$ 2,872.80	$ 2,089.94	$ 778.56
Dockage - Vessel 309ft, 3537 gross tons (per day)	$ 1,980.72	$ 2,465.82	$ 1,620.94	$ 616.08
Dockage - Vessel 230ft, 1548 gross tons (per day)	$ 1,145.52	$ 1,449.00	$ 1,245.76	$ 486.10
Dockage - Vessel 163ft, 646 gross tons (per day)	$ 671.84	$ 813.37	$ 873.48	$ 357.46
Dockage - Vessel 104ft, 199 gross tons (per day)	$ 316.41	$ 518.96	$ 551.06	$ 245.07
Dockage - Vessel 79ft, 88 gross tons (per day)	$ 181.28	$ 105.00	$ 439.70	$ 207.48
Dockage - Vessel 61ft, 14 gross tons (per day)	$ 79.20	$ 105.00	$ 439.70	$ 207.48
20' Container - Empty (5,000lbs)	$ 139.00	$ 243.29	$ 450.89	$ 41.85
40' Container - Empty (8,000lbs)	$ 231.00	$ 243.29	$ 450.89	$ 55.80
20' Container - Seafood (35,000lbs)	$ 219.00	$ 283.50	$ 450.89	$ 251.10
40' Container - Seafood (60,000lbs)	$ 347.00	$ 437.85	$ 450.89	$ 558.00
Toyota Tacoma loaded with groceries (5,500lbs)	$40	$ 319.20	$ 198.24	$ 41.85
20' Skiff w/Trailer (3,000lbs)	$ 15.90	$ 64.20	$ 191.96	$ 27.90
32' F/V (20,000lbs)	$ 252.00	$ 319.20	$ 450.89	$ 279.00
Storage of a 40' Container for one year (full)	$ 2,160.00	$ 3,078.00	$ 1,804.80	$ 1,344.00

Category	Current Rate	Recommended
Harbor - Annual (4mo) <21' (required) (20' baseline)	$ 91.00	$ 94.00
Harbor - Annual (4mo) 21'-23' (21' baseline)	$ 126.00	$ 130.00
Harbor - Annual (4mo) 24'-27 (27' baseline)	$ 142.00	$ 146.00
Harbor - Annual (4mo) 28'-32' (32' baseline)	$ 362.00	$ 373.00
Dock - Dockage 0-40 tons (flat rate) other Ports base it on Length Overall (LOA)	$ 79.20	$ 81.50
Dock - Dockage 41-99 tons (per ton) other Ports base it on Length Overall (LOA)	$ 2.06	$ 2.12
Dock - Dockage 100-299 tons (per ton) other Ports base it on Length Overall (LOA)	$ 1.59	$ 1.64
Dock - Dockage 300-1000 tons (per ton) other Ports base it on Length Overall (LOA)	$ 1.04	$ 1.07
Dock - Dockage 1001-2000 tons (per ton) other Ports base it on Length Overall (LOA)	$ 0.74	$ 0.76
Wharfage - 20' Seafood Container	$ 149.00	$ 153.00
Wharfage - 40' Seafood Container	$ 227.00	$ 233.00
Wharfage - Non-Seafood Containers (per 100lbs)	$ 0.48	$ 0.49
Wharfage - Commercial F/V up to 32' (each)	$ 252.00	$ 260.00
Wharfage - Freight Not Otherwise Specified (NOS) (per 100lbs)	$ 0.53	$ 0.55
Wharfage - Gravel, bulk (per ton)	$ 1.89	$ 1.95
Wharfage - Non-Rolling Mobile Homes and Modular Buildings (per 100lbs)	$ 3.05	$ 3.14
Wharfage - Rolling Mobile Homes and Modular Buildings (per 100lbs)	$ 2.52	$ 2.60
Wharfage - Vehicles, Chassis, Trucks, and trailers over 6000lbs (per 100lbs)	$ 0.79	$ 0.81
Wharfage - Vehicles, Chassis, Trucks, and trailers under 6000lbs (each)	$ 40.00	$ 41.00
Potable Water - 0-1000gal (flat rate)	$ 66.00	$ 70.00
Potable Water - >1000gal (per 100 gallons)	$ 5.50	$ 6.00

Next year increase Terminal Use for 40' container to double that of 20'

City of Dillingham
Fiscal Note

Agenda Date: December 3, 2026

Increase Port Rates

ORIGINATOR: Finance Director

FISCAL ACTION (TO BE COMPLETED BY FINANCE)	FISCAL IMPACT ☒ YES ☐ NO
AMOUNT REQUESTED: $0	FUNDING SOURCE **City of Dillingham**
FROM ACCOUNT	Project
TO ACCOUNT:	VERIFIED BY: Anita Foran Date: 11/24/2026

EXPENDITURES

OPERATING	FY27	FY28	FY29	FY30
General Fund				
TOTAL OPERATING	$ -	$ -	$ -	$ -

CAPITAL	$ -			

REVENUE	16,680.00	-	-	-

FUNDING

SRF Forgivable Loan	$ -	$ -		
TOTAL FUNDING	$ -	$ -	$ -	$ -

POSITIONS

Full-Time				
Part-Time				

Analysis: (Attach a separate page if necessary) See Resolution 2026-45
Increases Dock revenue budget by $13,110 and increase harbor revenue budget by $3,570

PREPARED BY: Anita Foran November 24, 2026

DEPARTMENT: Finance

APPROVED BY: Jack Savo Jr 24/11/2026

Port Rate Increase FN

Final Audit Report 2026-11-24

Created:	2026-11-24
By:	Abigail Flynn (abigail.flynn@dillinghamak.us)
Status:	Signed
Transaction ID:	CBJCHBCAABAAeX2jetBEs6Rp4DYUjQkX6v77a09Efclm

"Port Rate Increase FN" History

Document created by Abigail Flynn (abigail.flynn@dillinghamak.us)
2026-11-24 - 8:08:50 PM GMT

Document emailed to Jack Savo (jack.savo@dillinghamak.us) for signature
2026-11-24 - 8:09:00 PM GMT

Email viewed by Jack Savo (jack.savo@dillinghamak.us)
2026-11-24 - 8:09:38 PM GMT

Document e-signed by Jack Savo (jack.savo@dillinghamak.us)
Signature Date: 2026-11-24 - 8:10:16 PM GMT - Time Source: server - Signature Appearance Selected: MOBILE_IMAGE

Agreement completed.
2026-11-24 - 8:10:16 PM GMT

File Attachments for Item:

11. Resolution No. 2026-46: Award Fuel Contract for RFB 2026-06

A RESOLUTION OF THE COUNCIL OF THE CITY OF DILLINGHAM, ALASKA, AWARDING THE FY27 PETROLEUM FUEL CONTRACT UNDER RFB 2026-06

CITY OF DILLINGHAM, ALASKA
RESOLUTION NO. 2026-46

A RESOLUTION OF THE COUNCIL OF THE CITY OF DILLINGHAM, ALASKA, AWARDING THE FY27 PETROLEUM FUEL CONTRACT UNDER RFB 2026-06

WHEREAS, the City of Dillingham solicited competitive sealed bids under RFB 2026-06, Furnish Petroleum Fuels FY27, and

WHEREAS, the City received two bids and identified Bristol Alliance Fuels LLC, doing business as Bristol Bay Fuels, as the lowest responsive bidder, and

WHEREAS, on November 24, 2026, the City issued a Notice of Intent to Award the contract to Bristol Bay Fuels.

NOW, THEREFORE, BE IT RESOLVED that the Dillingham City Council awards the contract under RFB 2026-06 to **Bristol Alliance Fuels LLC,** doing business as **Bristol Bay Fuels**, to furnish No. 1 and No. 2 heating oil/diesel, unleaded gasoline, and propane (delivered and at the pump) at the discount and per-gallon prices in its accepted bid.

The initial contract term is December 7, 2026 through June 30, 2027. The City may extend the contract for one year at the same bid rates in accordance with the terms of RFB 2026-06.

The contractor may begin work only after both parties have signed the contract and the City has issued a Notice to Proceed.

PASSED and ADOPTED by the Dillingham City Council on December 3, 2026.

_____
Alice Ruby, Mayor

ATTEST:

[SEAL]

_____
Abigail Flynn, City Clerk

Mayor
Alice Ruby

City Manager
Jack Savo Jr.

CITY OF DILLINGHAM ALASKA

Dillingham City C
Triston Chaney
Tracy Hightower
Steven Carriere
Curt Armstrong
Kaleb Westfall
Kevin McCambly

MEMORANDUM TO MANAGER

To: Jack Savo Jr, City Manager
From: Anita Foran, Finance Director
Through:
Date: November 24, 2026
Re: Petroleum Fuels for FY27

SUMMARY: The City of Dillingham went out to bid for Furnish Petroleum Fuels for FY27 with RFB 2026-06.

The bid was to furnish Petroleum Fuels for the period of 12/7/2026-06/30/2027. This is a republish as directed by the council at the last council meeting held on 10/22/2026.

The first advertisement went out on 10/27/2026, and the second advertisement went out on 11/3/2026. Bid packets were due on 11/17/2026 at 1pm. The bid packet opening was scheduled at 2pm. Only one bid was received. Two bids were expected. A call was made after 1pm to the company that had not submitted a bid and it was discovered that they were unaware of the bid having been published. It was determined by the administration to extend the bid submittal and opening by an additional week to provide time to determine if an error was made. Bid submission closed on 11/24/2026 at 1:00 PM. Bid opening was held the same day at 2:00 PM.

PREVIOUS ACTION: City of Dillingham adopted resolution 2025-17 to award a fuel contract to Vitus LLC for FY26. A bid was conducted and resolution 2026-35 was presented to council on 10/22/2026. Council vote failed 2-4. The stated direction upon failure of the resolution was for staff to restart the bidding process and return with an evaluated recommendation.

STAFF RECOMMENDATION: Passing the resolution to award the contract to Bristol Bay Fuels will reduce expenditures for the City in heating fuel, diesel, and unleaded fuel and will provide a company that is able to provide all fuel options as requested in the original RFB.

PROPOSED MOTION: I move to adopt RESOLUTION 2026-46, a resolution of the council of the City of Dillingham, Alaska, awarding a contract for the delivery of petroleum fuel to Bristol Bay Fuels.

ALTERNATIVES: no suggested alternative.

FINANCIAL IMPLICATIONS: This action will save the City of Dillingham a minimum of $24,548.10 for the months of 12/7/2026-06/30/2027 in fuel expenses.

City of Dillingham
Fiscal Note

Agenda Date: December 3, 2026

Award Bristol Bay Fuels for petroleum fuel bid for 12/07/2026-06/30/2027

ORIGINATOR: Finance Director

FISCAL ACTION (TO BE COMPLETED BY FINANCE)		FISCAL IMPACT ☑ YES ☐ NO
AMOUNT REQUESTED:		FUNDING SOURCE **City of Dillingham**
FROM ACCOUNT		Project
xxxx 7385 xx xx xxxx x	Gas, Oil Grease various funds	Contract for Petroleum & Propane Fuel
xxxx 7350 xx xx xxxx x	Propane,various	
xxxx 7730 xx xx xxxx x	Heating Fuel,various	
TO ACCOUNT:	VERIFIED BY: Anita Foran	Date: 11/24/2026

EXPENDITURES

OPERATING	FY27	FY28	FY29	FY30
General Fund (1000)	$ 283,525.62			
Water/Wastewater (2100)	$ 24,479.03			
Landfill (2200)	$ 49,231.57			
Dock (2300)	$ 5,854.71			
Harbor (2400)	$ 25,846.57			
Senior Center (2610)	$ 41,896.90			
TOTAL OPERATING	**$ 430,834.40**	$ -	$ -	$ -

CAPITAL	$ -			

REVENUE	-			

FUNDING

General & Special Rev. Funds	$ 430,834.40	$ -		
State/Federal Funds				
Capital Project				
Other				
TOTAL FUNDING	**$ 430,834.40**	$ -	$ -	$ -

POSITIONS

Full-Time				
Part-Time				

Analysis: (Attach a separate page if necessary) See Resolution 2026-46
Support based on FY27 Budget percentages. Original budget was a 20-24% increase. Current usage is at 18% as of 1

PREPARED BY: Anita Fuller November 24, 2026
DEPARTMENT: Finance
APPROVED BY: Jack Savo, Jr. 11/24/2026

FY27 Furnish Fuels Fiscal Note

Final Audit Report 2026-11-25

Created:	2026-11-25
By:	Anita Foran (anita.foran@dillinghamak.us)
Status:	Signed
Transaction ID:	CBJCHBCAABAA_VHZIoBs-bP60KYctUwihWxBo4XPo0wB

"FY27 Furnish Fuels Fiscal Note" History

Document created by Anita Foran (anita.foran@dillinghamak.us)
2026-11-25 - 2:05:25 AM GMT

Document emailed to Jack Savo, Jr. (manager@dillinghamak.us) for signature
2026-11-25 - 2:05:29 AM GMT

Email viewed by Jack Savo, Jr. (manager@dillinghamak.us)
2026-11-25 - 2:05:58 AM GMT

Document e-signed by Jack Savo, Jr. (manager@dillinghamak.us)
Signature Date: 2026-11-25 - 2:06:34 AM GMT - Time Source: server - Signature Appearance Selected: MOBILE_TYPE

Agreement completed.
2026-11-25 - 2:06:34 AM GMT

Adobe Acrobat Sign

Mayor
Alice Ruby

City Manager
Jack Savo Jr.

CITY OF
DILLINGHAM
ALASKA

Dillingham City Council
Triston Chaney
Tracy Hightower
Steven Carriere
Curt Armstrong
Kaleb Westfall
Kevin McCambly

MEMORANDUM TO MANAGER

To: Jack Savo Jr, City Manager
From: Anita Foran, Finance Director
Through:
Date: November 19, 2026
Re: Petroleum Fuels for FY27 - delay

SUMMARY: The City of Dillingham went out to bid for Furnish Petroleum Fuels for FY27 with RFB 2026-03.

The bid was to furnish Petroleum Fuels for the period of 11/1/2026-06/30/2027. This is a republish as directed by the council at the last council meeting held on 10/22/2026.

The first advertisement went out on 10/27/2026, and the second advertisement went out on 11/3/2026. Bid packets were due on 11/17/2026 at 1pm. The bid packet opening was scheduled at 2pm. Only one bid was received. Two bids were expected. A call was made after 1pm to the company without the bid to discover that they were unaware fo the bid having been published. It was determined by the administration to extend the period to submit and bid opening for an additional week to provide time to determine if an error was made.

Background: The second bid packet was published on 10/27/2026 on the website, on Public Purchase and around town at City Hall, Library and Post Office.

An email was sent to fuels@bristolbayfuels.com on 10/27/2026 which was the same as round one. No response received.

An email was sent to mikeposton@vitusmarine.com on 10/27/2026. There was confusion if that was the correct email account so a call was made to Vitus and an additional email was sent mike.poston@alaskafuelholdings.com on the same day. A response from Mike Poston was received acknowledging the receipt of the email.

Investigation: In review of what happened, it was discovered that in the first bid notification an additional contact was made to Bristol Bay Fuels to discover that the fuels@bristolbayfuels.com was not a working email, even though it is an email published on the company's website. During the first bid a phone call was made to Bristol Bay Fuels to notify them of the bid packet on the website. This discovery that the email account was not working was not known to other staff members involved in publishing the second round of the bid packet.

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.

CITY OF DILLINGHAM ALASKA

NOTICE OF INTENT TO AWARD

ISSUE DATE: **November 24, 2026**
RFP NUMBER AND TITLE: **RFB 2026-06: Furnish Petroleum Fuels**
RFP EXTENDED DEADLINE: **November 24, 2026, 1:00 P.M.**

BIDDERS OF RECORD INCLUDE:

- Vitus Terminals, LLC
- Bristol Bay Fuels (Bristol Alliance Fuels LLC)

Based on the scoring criteria established in Request for Proposal (RFB) 2026-06 and the evaluation conducted on November 2, 2026, the City of Dillingham hereby provides notice of its intent to award the contract to Furnish Petroleum Fuels to:

Bristol Bay Fuels (Bristol Alliance Fuels LLC)

who submitted the lowest responsive bid to Furnish Petroleum Fuels FY27.

Any bidder who believes the contract has been improperly awarded may file a protest with the City Clerk, Abigail Flynn, within five (5) calendar days from the date of this notice in accordance with Dillingham Municipal Code Section 4.30.100(E).

The contract award will be considered by the City Council at its regular council meeting scheduled for December 3, 2026.

The successful bidder is instructed not to begin work until the contract has been fully executed by both parties and a Notice to Proceed has been issued, in accordance with AS 36.30.365.

Sincerely,

Jack Savo, Jr.
Jack Savo, Jr. (Nov 24 2026 15:27:17 AKST)

Jack Savo Jr
City Manager
907-843-2505
manager@dillinghamak.us

FY27 Furnish Fuels Intent to Award reg meeting

Final Audit Report 2026-11-25

Created:	2026-11-25
By:	Anita Foran (anita.foran@dillinghamak.us)
Status:	Signed
Transaction ID:	CBJCHBCAABAA3fcpYnNY1o7ZMmn_-9wb3LQ44BdEJuSn

"FY27 Furnish Fuels Intent to Award reg meeting" History

Document created by Anita Foran (anita.foran@dillinghamak.us)
2026-11-25 - 0:25:15 AM GMT

Document emailed to Jack Savo, Jr. (manager@dillinghamak.us) for signature
2026-11-25 - 0:25:19 AM GMT

Email viewed by Jack Savo, Jr. (manager@dillinghamak.us)
2026-11-25 - 0:26:39 AM GMT

Document e-signed by Jack Savo, Jr. (manager@dillinghamak.us)
Signature Date: 2026-11-25 - 0:27:17 AM GMT - Time Source: server - Signature Appearance Selected: TYPE

Agreement completed.
2026-11-25 - 0:27:17 AM GMT

Adobe Acrobat Sign

File Attachments for Item:

INFORMATIONAL ITEMS

Matthew Cooper, President
Butrovich Building, 2025 Yukon Drive, Suite 202
PO Box 755000, Fairbanks, AK 99775-5000
(907) 450-8009
ua.president@alaska.edu
www.alaska.edu

UNIVERSITY of ALASKA
Many Traditions One Alaska

November 10, 2026

Dear Dillingham and Bristol Bay Campus Community,

Thank you for joining us at the Bristol Bay Campus for the townhall and listening session on October 29. Chancellor Vander Lugt, Provost Stern, Vice Chancellor Uher, and I, along with Campus Director McDonald, appreciated the opportunity to listen and we heard your passion and dedication to the campus and its impact on your community.

We heard from you that the campus is critical for the region and the community of Dillingham. From nurse training to dual credit opportunities and accessibility for high school students, to the importance of local adjuncts and the investment the community has in the Applied Sciences Building, there was broad support for the campus, and commitment to continuing its revitalization.

You also told us that the community learned about our potential sale of the Applied Sciences Building to BBAHC too late and secondhand. We weren't clear about where the sale stood, or how much time we would give for Director McDonald and the campus advisory board to renew and sustain partnerships that would make full use of the building.

I'm sorry for that miscommunication and resulting concern and confusion. We are committed to doing better. As we said during the townhall, the building sale is on hold for now. We're considering all of that feedback, and will share how we decide to move forward directly with the community in the coming weeks.

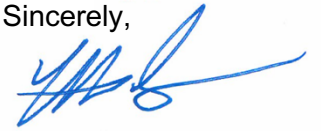
A few other things we heard that we are actively working on:

- **Registration:** UAF is looking at ways to simplify enrollment for dual-credit and non-degree students, including the parent/guardian form, to make course registration easier.
- **Bookstore bundle:** Chancellor Vander Lugt and Vice Chancellor Uher are reviewing how it applies to community campus students, and whether changes could be made to address the frustrations around it.
- **Partnerships and schools:** Director McDonald has already done great work rebuilding and investing in community partnerships. Those efforts will continue, and she has full support from UAF and UA leadership.

You'll hear from us directly about the Applied Sciences Building within the coming weeks. Until then, if you have any other feedback or questions, please share them with Director McDonald and her team so we can support them in supporting all of you.

Thank you for your honesty, your ideas, and your commitment to this campus.

Sincerely,



Matt Cooper
President
University of Alaska

CURYUNG TRIBAL COUNCIL

RESOLUTION 2026-13

A RESOLUTION OPPOSING THE UNIVERSITY OF ALASKA FAIRBANKS' PROPOSED SALE OF THE BRISTOL BAY CAMPUS APPLIED SCIENCE CENTER

WHEREAS, the Curyung Tribal Council (herein the "Curyung Tribe") is a federally recognized Indian Tribal Government listed in the Secretary of Interior's annual list of federally recognized Tribes issued in accordance with Federally Recognized Indian Tribes List Act of 1997, Pub. L. No. 103-454; 108 Stat. 4791, 4792 (Dec. 11, 2024); and

WHEREAS, Curyung Tribe, acting as the duly elected governing body pursuant to the Constitution of Curyung, has the authority to establish relationships and enter into contracts; and

WHEREAS, the University of Alaska Fairbanks, Bristol Bay Campus (herein the "UAF") serves as a critical educational, vocational, and cultural anchor for the residents of the Bristol Bay region and holds ownership of the Applied Science Center; and

WHEREAS, the Applied Science Center was heavily renovated using federal Title III funds, which are legally allocated to strengthen institutions serving Alaska Native students and to improve academic quality; and

WHEREAS, the proposed sale of the Applied Science Center by the UAF administration directly undermines the federal intent of Title III funding and actively strips our tribal members of vital local access to higher education and workforce training; and

WHEREAS, the Curyung Tribe asserts that regional educational facilities must be preserved to secure the economic and social stability of our community and urges the UAF to re-focus its efforts on the intended academic purpose of the facility when purchased by addressing the rural nursing shortage, on environmental sciences and vocational training;

NOW THEREFORE BE IT RESOLVED, that Curyung Tribe formally and unequivocally opposes any plan by the UAF or the University of Alaska Board of Regents to sell, transfer, or divest itself from the Bristol Bay Campus' Applied Science Center; and

BE IT FURTHER RESOLVED, that the Curyung Tribe calls upon the University of Alaska Board of Regents to immediately halt all sale proceedings and commit to a meaningful consultation process with Bristol Bay tribal leadership regarding the future of the campus; and

BE IT FURTHER RESOLVED, that this resolution be transmitted to the UAF Chancellor, the UA President, the UA Board of Regents, and our regional congressional delegation to advocate for the protection of this facility.

CERTIFICATION:

This resolution was duly considered for authorization at a meeting of the Curyung Tribal Council in Dillingham, Alaska on this 10th Day of November, 2026, at which a quorum of Council Members was in attendance.

Signed: _____ Date: 11/10/2026

Gayla Hoseth, 1st Chief

Attest: _____ Date: 11/10/2026

Kristina Andrew, 3rd Chief

Phone: (907) 450-8000
Fax: (907) 450-8012
Email: ua.president@alaska.edu

UNIVERSITY of ALASKA
Many Traditions One Alaska

202 Butrovich Building
2025 Yukon Drive
P.O. Box 755000
Fairbanks, AK 99775-5000

November 23, 2026

Dear Dillingham and Bristol Bay Community,

We're following up on President Cooper's previous message about the Applied Sciences Building and our trip to Dillingham in October, and his promise to share directly with you once we'd decided how to approach next steps with the building.

We've decided that UAF will retain ownership of the Applied Sciences Building at this time. Given the revitalization, resilience, and community commitment that we witnessed while in Dillingham, UAF will continue to evaluate the building's overall use on an annual basis going forward to ensure continued momentum.

We based our decision on what was shared with us at the townhall in October, as well as other conversations with Dillingham community leaders and Bristol Bay region stakeholders. We've let BBAHC know we won't be moving forward with the sale, and appreciate their patience and partnership throughout the decision-making process.

We originally planned to sell the building because it has real challenges. It costs more to operate and maintain than it brings in, and it is currently underutilized. However, **it's now clear that the community is invested in addressing those issues and committed to partnering with us to make the building work for the region and the university. It will take a commitment from all stakeholders to bring vibrancy to these campus facilities.**

After our visit, we also looked into the concerns about potential federal funding requirements and building history that could have prevented the university from selling the building. **UA's Land Management office, General Counsel, and UAF Facilities teams thoroughly reviewed the building's history and records and confirmed that no federal interest remains in the building, and that there are no other restrictions limiting how it can be used or sold.** We've chosen to keep the building because of what it means to the region and community, and because teams are committed to exploring new ways of delivery that may lead to optimal facility use.

To make this work for the long term, we'll be looking for a way to lease portions of the facility not used by the university to a regional or community partner, while maintaining spaces for campus programs. A lease will require us to post a public notice, so if you see one in the coming weeks or months, know it is for a lease, not a sale, and it will go through established university leasing procedures.

Continued university ownership of the building will depend on ongoing investment, support, and buy-in from all of you. The strength of our partnerships, level of utilization, community support, and revenue generated will all be important factors in demonstrating the building's value to the community, our educational mission, and the university as a whole. We recognize that circumstances and priorities may evolve, and we are committed to communicating clearly and transparently with campus leadership and staff, community partners, and the community as decisions are revisited and the path forward takes shape.

Director McDonald and the entire staff of the Bristol Bay Community Campus have UA and UAF leadership's full support in their efforts to continue revitalizing the campus and creating opportunities for students and the community. Director McDonald has already done tremendous work to rebuild partnerships and revitalize the campus, and we'll continue working with her and UAF staff in the coming months to address concerns about registration, the bookstore bundle, and UAF opportunities for high school students.

If you have questions, please take a look at the posted/attached FAQ document or reach out to Director McDonald. We might not have all the answers right away, but we'll work to get them to you as soon as we can.

Thank you again for your honesty and commitment to UA, UAF, and the Bristol Bay Campus.

Sincerely,

Matt Cooper
President
University of Alaska System

Russ Vander Lugt
Chancellor
University of Alaska Fairbanks

Public Notice of Upcoming Meetings

Committee	Dates of meetings	Place	Time
Regular Council Meetings (every first Thursday of the month)	12/03/2026 (AML is 12/06/2026-12/12/2026) 1/07/2026	City Hall	7:00 PM
Special Council Meeting		City Hall	5:30 PM
Planning Commission (every second Wednesday)	12/09/2026	City Hall	5:30 PM
Code Review Committee (as called for by Chair,as needed)	Regular Code Meeting will be December 1	City Hall	5:30 PM
Finance and Budget (every 3rd Monday)	12/21/2026	City Hall	5:30 PM
Port Advisory (Spring and Fall)		City Hall	6:30 PM
School Facility (3rd Wednesday in September, January and March, 2nd Wednesday in June)	January	City Hall	5:30 PM
MOU - Quarterly, last week in month, July, October, January,	January	City Hall	
Library Advisory Board		Library	5:30 PM
Friends of the Landfill, Every last Thursday of the month		City Hall	10:00 AM
Public Outreach	TBD	City Hall	5:30 PM TBD
Wood Tikchik State Park Advisory Board		City Hall	10:00 AM
Elections		City Hall	all day
		library	4:30 PM

Holidays: Nov 26-27, Dec 24, 25, 31 Jan 1 **AML Dec 6-12**

date of printing is: 11/24/2026

* Dates and times subject to change based on the availability of the committee members. Please call 907-842 5212 to confirm meeting details closer to the dates or see the City Webpage.