



PLANNING COMMISSION

Wednesday, March 11, 2026 at 5:30 PM

AGENDA

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

MEETING INFORMATION

AGENDA

PLANNING COMMISSION MEETING

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

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

Meeting ID: 920 483 0473; passcode: 99576

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

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES

- [1.](#) February 19, 2026

APPROVAL OF AGENDA

COMMUNICATIONS

2. Agnew::Beck Update

Planner's report

- [3.](#) March 2026 Report
- [4.](#) Planning Commission Priorities

PUBLIC HEARINGS

UNFINISHED BUSINESS

NEW BUSINESS

- [5.](#) 2026-2032 CIP

COMMISSIONER COMMENTS

ADJOURNMENT



PLANNING COMMISSION

Thursday, February 19, 2026 at 5:30 PM

MINUTES

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CALL TO ORDER

- Chair Cade Woods called the meeting to order at **5:36 p.m.**

ROLL CALL

Commissioners Present:

- Cade Woods, Chair (Seat B)
- Gregg Marxmiller, Deputy Chair (Seat C)
- Jenniffer DeWinne (Seat D)
- Caelan Palmer (Seat F)
- Misa Webber (Seat G)

Commissioners Absent:

- Kaleb Westfall (Seat A) – Absent, Unexcused
- Susan Isaacs (Seat E) – Absent, Excused
- A quorum was established.

APPROVAL OF MINUTES

December 10, 2025

- Correction noted: Kaleb Westfall was incorrectly recorded as excused; absence should reflect **unexcused**.

MOTION: Commissioner Marxmiller moved to amend the December 10, 2025 minutes to reflect Kaleb Westfall's absence as unexcused.

SECOND: Commissioner DeWinne

Vote: Motion passed unanimously.

- The amended December 10, 2025 minutes were approved.

APPROVAL OF AGENDA MOTION:

Commissioner Marxmiller moved to approve the agenda as presented.

SECOND: Commissioner Webber

Vote: Motion passed unanimously.

COMMUNICATIONS

Communications to the planning commission -none

Planner's report- February 2026 Report

Planner Chris provided updates including:

Comprehensive Plan

- Draft plan released to the public on February 14, 2026.
- Posted to the City website and Facebook page.
- Flyer with QR code and comment form distributed.
- Interactive future land use map available online.
- Agnew::Beck scheduled to attend the March 11, 2026 meeting to review public comments.

Snag Point Erosion Project

- State of Alaska accepted extension request; FEMA returned request for formatting correction.
- Planner remains confident extension will be approved.
- Engineering services to proceed once extension finalized.

Water Line Extension

- Project at 35% design.
- Boring phase approaching.
- Anticipated cost increase from \$14 million to approximately \$17–20 million, creating an estimated \$5–6 million shortfall.

Wastewater System

- Approximately \$2 million reserve balance.
- Major system upgrades identified; last significant upgrade occurred in 2010.
- Potential SRF loan option available.

Harbor Improvements

- 65% design complete.
- Combination of State and federal MARAD funding secured.

Code Committee

- March 10, 2026 meeting scheduled.
- Proposed amendments regarding municipal property disposal under review.

Discussion Topics

- Planning Commission meeting scheduling consistency.
- Interest in additional project development (cemetery, parks and recreation, subdivision planning).
- Commissioners agreed to submit individual “Top Five Passion Projects” to the Planner for consolidation.

Citizen’s comments

- none

PUBLIC HEARINGS

- none

UNFINISHED BUSINESS

- none

NEW BUSINESS

A. Capital Improvement Program (CIP) 2026–2032

- Planner presented 31 staff-nominated projects.
- Commission discussed prioritization criteria, including:
 - Public health and safety impact
 - Project completion status
 - Funding availability
 - Urgency
 - Revenue generation
 - Community benefit
- Commissioners agreed to:
 - Submit individual **Top 10 project rankings** to the Planner by Monday.
 - Planner to provide expanded detail for the top half of projects prior to March 11 meeting.
 - Continue CIP discussion at March 11, 2026 meeting.

COMMISSIONER COMMENTS

Comprehensive Plan Outreach

- Discussed additional public engagement opportunities:
 - Beaver Round-Up events
 - AC store tabling (March 2 at 5:00 p.m., tentative)

- Parade day outreach (February 25, pending approval)
- Local basketball games (QR code distribution)
- Resource Fair at former courthouse (February 26, 9:00 a.m.–12:00 p.m.)
- Commissioners volunteered to assist with outreach efforts and distribution of QR code materials.

ADJOURNMENT

MOTION: Commissioner Palmer moved to adjourn.

SECOND: Commissioner DeWinne

Vote: Motion passed unanimously.

- Meeting adjourned at **6:48 p.m.**

ATTEST:

Abigail Flynn, City Clerk
[SEAL]

Date of Approval

Mayor
Alice Ruby

Acting Manager
Jack Savo Jr.



Dillingham City C

Section . Item #3.

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

MEMORANDUM TO COUNCIL

To: Mayor and City Council Members
From: Christopher Maines, Planning Director
Through: Jack Savo Jr., Acting City Manager
Date: February 20, 2026
Re: March 2026 Report

PLANNING COMMISSION:

The Planning Commission held its meeting on February 19, 2026. We have begun grading and developing the 2026-2032 Capital Improvement Program discussion. We currently have 31 projects total and will seek to have a full list graded and submitted to the City Manager in April 2026. I am maintaining a heavy emphasis on projects that are currently in development or beginning development. I will keep the Council updated as we continue towards submission.

SNAG POINT EROSION APPROPRIATION:

I have been working with City Manager Jack Savo Jr. on this project. FEMA is in the process of reviewing our extension request. We have maintained bi-weekly conferences with our State of Alaska Representative. In our latest meeting with the State of Alaska, we were informed that the States request to FEMA for our extension was tabled. The State had failed to format its letter of request properly and were asked to resubmit. Our City Manager and I will continue monitoring the situation. When asked if there was anything we could do to aid in this process, we were plainly told that the State will handle it. I remain optimistic that we will get this extension but our request may not be received until after April.

DILLINGHAM 2036 COMPREHENSIVE PLAN:

The public review process of the draft plan was posted on the city webpage as well as the City of Dillingham Facebook page. We have also included flyers with direct links to the public comment form. This plan also includes an online interactive future land use map that will allow Dillingham residents to post comments directly to all areas within the municipality as to what they feel is best suited for future development. Members of the Planning Commission and myself will be hosting public booths to collect comments. The public comment period will end on March 18th, 2026. Agnew::Beck will be attending the March 11, 2026 Planning Commission meeting, so I invite the council to attend and participate in the discussion.

LEGISLATIVE CAPITAL BUDGET ACCOUNT 2026-2027:

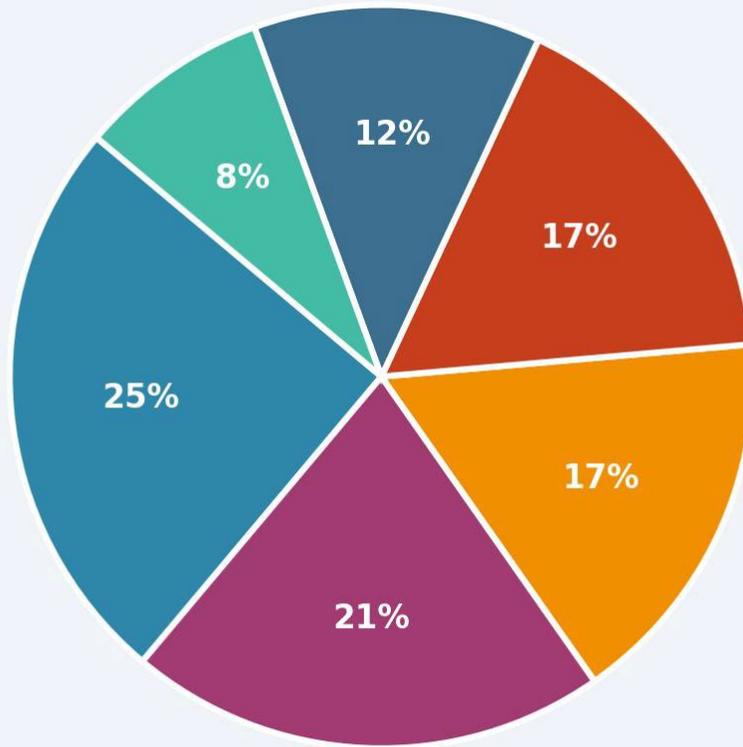
We entered five projects into CAPSIS, the legislative Capital Project Submission and Information System. These projects included the Downtown Firehall Replacement

Building, Wastewater Systems Upgrades-Improvements, Harbor Floats- includ Water/Sewer and additional Bathroom Facilities at the Harbor, Harbor Revetments and Breakwater/Emergency Bank Stabilization, and Snag Point Erosion/Sewer Lagoon Bank Stabilization. These projects will be used by the Alaska State Legislature, the Governor's Office of Management and Budget, and agency grant administrators. The backup information you provide may become part of the legislative and public record.

NPS FUNDING:

It was brought to my attention that the National Park Service has granted the City of Dillingham funding to construct the Basketball Court/ Tennis Court and the field along the Old Airstrip Subdivision. This was federally funded in 1984 and was in conjunction with support from the Alaska Court System. NPS has reached out to me because we are 40 years late on our reporting. After I get the City of Dillingham into compliance, we will be eligible for future funding to further upgrade the park area. This is the best course of action, because once you receive funding from NPS, the land can only be used for NPS purposes into perpetuity. I will solicit input from the council and staff as to what upgrades are needed for this site.

**City of Dillingham · Planning Commission
Member-Submitted Priorities by Category — March 2026**



Recreation & Parks (6 initiatives)	Housing & Downtown (4 initiatives)
Community & Cultural Spaces (5 initiatives)	Quality of Life & Seniors (3 initiatives)
Harbor & Economic Dev. (4 initiatives)	Infrastructure & Resilience (2 initiatives)

Introduction

As part of the Planning Commission's ongoing work to identify community priorities and guide the City of Dillingham's long-range planning efforts, members were asked to submit up to five projects, initiatives, or plans they believe deserve attention in the coming years. The responses reflect a broad and thoughtful cross-section of community values, from outdoor recreation and cultural preservation to economic development, housing, and quality of life. This document compiles all submitted responses into a unified narrative, organized by theme, to serve as a working reference for the Commission and as an attachment to the Chair's report.

I. Recreation, Parks & Outdoor Infrastructure

A recurring theme across member submissions is the desire to invest in Dillingham's outdoor recreational assets. Several members highlighted the need for a dedicated Recreation Center, a year-round facility that could serve youth, adults, and families across a range of activities. Complementing this is interest in developing and better maintaining the City's Hiking Trail Systems, which represent an underutilized natural asset with strong potential to support both resident wellness and visitor experience.

Members also called for improved lighting along City roads and extending that infrastructure all the way to the end of the Bike Path, addressing a genuine safety concern and making the trail more usable through more of the year. Along similar lines, there is interest in supplementing the existing bike trail with workout stations, additional trash receptacles, and park benches, amenities that would elevate the trail from a simple path to a genuine recreation corridor.

To coordinate and sustain these efforts, one member proposed the formal creation of a Parks and Recreation Committee. This body would oversee a range of parks-related initiatives including community covered spaces, hiking trail maintenance, dumpster and waste management in park areas, and the softball field. The committee model would help ensure these projects receive sustained attention rather than being addressed on an ad hoc basis.

II. Community & Cultural Gathering Spaces

Multiple members identified the absence of adequate indoor and multipurpose gathering space as a significant gap in Dillingham's infrastructure. The most frequently mentioned priority in this category is a Community Center, a space that could host meetings, events, youth programming, and community-wide activities throughout the year. One member suggested launching this effort with a community-wide open house or town hall meeting, at which residents could weigh in on what the center should look like, how to bring community stakeholders together (including the Bristol Bay communities), and what role the City should play in the project. From that foundation, an elected steering committee could be formed to carry the initiative forward.

Closely related is the call for an Indoor Youth Center capable of accommodating a variety of activities including sports, and a Multipurpose Convention Center designed to host a wide range of events year-round. These facilities would fill a real need for structured, climate-appropriate space in a community where weather significantly shapes what is possible.

Members also expressed strong support for the Qassiq Traditional Men's House Center, a project with deep cultural significance for Dillingham's Yup'ik community. This initiative reflects the Commission's recognition that planning for the future must be grounded in the community's cultural identity and heritage.

Rounding out this category is the North Harbor Food Court and Park concept, which envisions the harbor area as not just a working port, but a vibrant public gathering space that supports local vendors, recreation, and community life.

III. Harbor Development & Economic Diversification

The harbor area appears prominently across member submissions as a site of major opportunity. A comprehensive Plan for the Harbor and Bingman Land was identified as a top priority, and members envision this planning process as a vehicle for transforming an underutilized asset into an economic and community resource.

One concrete revenue-generating idea is the development of Boat Storage and Lot Rental facilities in the Harbor area. With Dillingham's strong commercial and subsistence fishing culture, demand for boat storage is real and ongoing and formalizing this as a City-managed income stream could provide meaningful revenue with relatively modest upfront investment.

More broadly, members emphasized the importance of establishing Solid Income Streams for the City, with the Fish Tax specifically named as a mechanism worth examining and optimizing. As a major commercial fishing port in Bristol Bay, Dillingham has an economic foundation in the seafood industry that should be reflected in the City's revenue strategy. Developing and diversifying those streams, rather than depending on grants alone, was a clear priority for the Commission.

One additional infrastructure note: a Sand Purchasing System was identified as a needed improvement, likely related to road maintenance and winter safety operations. Formalizing how the City acquires and manages this resource reflects an interest in operational efficiency and cost management.

IV. Housing, Property Management & Downtown Revitalization

Several members expressed concern about Dillingham's housing stock and the state of properties within City limits. One member raised specific questions about Carlson Park — including the history of the property's donation process and what contractual obligations the City may carry. Given the City's already full plate of capital projects, this member suggested the City consider putting the property on the market to allow a private buyer the opportunity to demolish or renovate the structure for residential use. The broader sentiment: there are already enough deteriorating properties in town, and every opportunity to convert one into functional housing should be explored.

This connects directly to another priority: adapting and more actively enforcing City regulations around burned-down or condemned structures within City limits. Rather than expanding the City's footprint outward, members favor policies that incentivize the rehabilitation of existing

abandoned properties — supporting families and businesses that have the means and interest to flip or restore them. This approach prioritizes density, sustainability, and the revitalization of existing neighborhoods.

A related and ambitious vision shared by one member is a revamped Dillingham downtown, a defined community square or downtown corridor with space for local businesses, gathering, and civic activity. This would likely involve strategic acquisition of private properties, and members expressed interest in learning more about the administration's long-term vision for the downtown space.

A formal Housing Plan was also named as a top-five priority, reflecting the reality that housing availability and affordability remain persistent challenges in Dillingham, as they do across rural Alaska. A coordinated plan would help the City take a proactive approach rather than simply responding to individual pressures as they arise.

V. Quality of Life: Seniors, Library & Social Services

Preserving and enhancing Dillingham's quality of life infrastructure, particularly for its most vulnerable residents, was a consistent thread across member input. Members specifically named a cluster of interrelated assets: the Senior Center, the Library, Grandma's House, the UAF Cooperative Extension presence, community volunteers, Public Works support, and existing recreational areas. Taken together, these represent the social fabric of the community, and members are unified in their desire to protect and strengthen it.

Senior Center Phase II was named as a specific capital priority, reflecting ongoing work to expand and improve services for Dillingham's senior population. Given the City's remote location and the importance of local services for residents who may have limited mobility or access to outside resources, investment in senior infrastructure is both a practical necessity and a statement of community values.

VI. Infrastructure & Environmental Resilience

One member flagged Bank Stabilization as a priority, a concern that reflects the environmental realities facing Dillingham and many Southwest Alaska communities, where coastal and riverbank erosion poses long-term risks to property, infrastructure, and safety. This is an area where coordination between the City, tribal entities, state agencies, and federal partners will likely be essential.

The Ice Rink Roof was also identified as a needed improvement, both for extending the usable season of an existing recreational asset and for protecting the infrastructure investment already in place.

Closing Observations

The collective input from Planning Commission members reveals a community that is thinking carefully about its future, balancing immediate infrastructure needs with longer-term questions about identity, economy, and sustainability. Recurring priorities across multiple members include: the need for a Community Center, strategic use of harbor land, a proactive housing strategy, and investment in recreation and parks. There is also a shared appreciation for the importance of cultural heritage, reflected in support for the Qassiq Traditional Men's House and in the respect, members expressed for the perspectives of long-time Dillingham residents and those connected to the land.

City of Dillingham

Capital Improvement Plan 2026-2032

Detailed Project Descriptions

Condition Rating Scale

Excellent (5):	New or recently renovated, fully functional, no issues
Good (4):	Minor wear, well maintained, minimal repairs needed
Fair (3):	Moderate deterioration, functional but requires attention
Poor (2):	Significant deterioration, frequent repairs, nearing end of life
Critical (1):	Failed or failing, safety concerns, immediate action required

Project 1: Downtown Fire Hall Replacement

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

Current Condition:	2 - Poor. Existing facility has structural inadequacies, insufficient bay clearances for modern equipment, lacks fire suppression systems, located in flood zone, not ADA compliant.
Current Status:	Pre-Design Phase. Preliminary design completed. Site location identified. Ready to submit RFP for geotechnical investigation and survey work.
Funding Status:	Partially Funded. \$600,000 secured for design and engineering. Construction funding not yet secured.
Estimated Cost:	\$8,500,000 - \$12,000,000

Project 2: Wastewater Systems Upgrades, Improvements

Continue facility improvements to achieve and maintain compliance with Alaska Department of Environmental Conservation (ADEC) regulatory discharge requirements. Upgrades include improvements to the aeration system, lift station rehabilitations, septage receiving facilities, and effluent monitoring systems. This project addresses chronic overages in permitted levels and ensures proper treatment of wastewater to protect public health and the environment.

Current Condition:	3 - Fair. Treatment lagoon functional but requires ongoing upgrades. Several lift stations need rehabilitation. Septage handling inadequate.
Current Status:	Planning/Design Phase. Multiple phases of work identified in facility plan. Some improvements completed, others in design stages.
Funding Status:	Seeking Funding. Pursuing ADEC Municipal Matching Grants and state/federal sources.
Estimated Cost:	\$5,000,000 - \$8,000,000

Project 3: Harbor Upgrades, Improvements

Implement essential improvements to the Dillingham Small Boat Harbor to enhance safety, functionality, and capacity. The harbor serves as the base of operations for Bristol Bay's commercial fishing fleet, hosting 500-600 boats during the summer season. Improvements include float system replacement, water line replacement, electrical system upgrades, and potential development of additional lease lots.

Current Condition:	3 - Fair. Float system nearing end of service life. Water line deteriorated. Electrical systems need upgrades.
Current Status:	Design Phase - 65% Complete. Float system replacement, water line replacement, and lease lot development plans in progress. Construction anticipated 2026.
Funding Status:	Fully Funded. \$11,100,000 secured for design and construction.
Estimated Cost:	\$11,100,000

Project 4: Harbor Revetments

Install rock revetments along critical harbor shoreline areas to prevent erosion and protect harbor infrastructure from wave action and storm surge. The east bank of the harbor experiences significant erosion during southwest storm events, threatening water and electrical utilities that serve the commercial fishing fleet.

Current Condition:	2 - Poor. Significant erosion of east harbor bank. Wave action threatens utilities. Storm events cause continued deterioration.
Current Status:	Planning Phase. Erosion assessment completed. Engineering design needed. Coordinating with Army Corps of Engineers.
Funding Status:	Seeking Funding. Pursuing federal disaster mitigation funds and state appropriations.
Estimated Cost:	\$4,000,000 - \$6,000,000

Project 5: Snagpoint Erosion

Continue beach nourishment and erosion protection measures along the 1,600-foot Snagpoint bulkhead to prevent structural failure and protect municipal wastewater infrastructure. The bulkhead has experienced accelerated erosion with exposure levels below safe thresholds. Annual placement of riprap armor protects the bulkhead foundation and wastewater outfall line.

Current Condition:	2 - Poor. Bulkhead exposure below safe levels. Accelerated erosion ongoing. Wastewater outfall at risk.
Current Status:	Design Phase - Seeking Extension. Design funding secured. Project timeline being extended. Annual emergency placement continues.
Funding Status:	Design Funded. \$5,000,000 secured for design. Construction funding to be identified.
Estimated Cost:	\$12,000,000 - \$18,000,000

Project 6: Waterline Extension, Airport

Extend municipal water service to the airport area to provide fire protection capabilities and potable water access for airport facilities. The Dillingham Airport serves as a critical regional hub for nine surrounding communities. Water line extension will enable installation of fire hydrants at the airport, reducing response times and improving fire protection.

Current Condition:	1 - Critical. No water service to airport. No fire hydrants in area. Limited fire protection capability for critical regional aviation infrastructure.
Current Status:	Design Phase - 35% Complete. Preliminary engineering 35% complete. Route identified. May require extension to serve additional streets along route.
Funding Status:	Substantially Funded. \$14,700,000 secured through 100% forgivable State Revolving Fund loan. Additional funding may be needed for street extensions.
Estimated Cost:	\$12,000,000 - \$20,000,000

Project 7: Stormwater Collection Improvements

Upgrade and expand the stormwater collection and drainage system to address flooding issues, improve water quality, and protect infrastructure. Current inadequate drainage causes localized flooding during heavy precipitation events. Improvements include installation of culverts, drainage structures, catch basins, and properly sized conveyance systems.

Current Condition:	2 - Poor. Inadequate drainage in multiple areas. Localized flooding occurs during heavy rain. Undersized or failing culverts.
Current Status:	Planning Phase. Problem areas identified. Comprehensive drainage study needed.
Funding Status:	Unfunded. Seeking state and federal infrastructure improvement grants.
Estimated Cost:	\$3,500,000 - \$5,500,000

Project 8: Dillingham Port Improvements

Implement critical improvements to port facilities including the All-Tide Dock, which serves as the primary entry point for freight for communities throughout the Nushagak River and Togiak areas. Improvements include protective dolphins to prevent barge impact damage, dock surface repairs, upgraded lighting systems, and enhanced cargo handling areas.

Current Condition:	3 - Fair. Dock functional but lacks protective dolphins. Sheet piling vulnerable to barge impact. Surface deterioration.
Current Status:	Planning Phase. Protective dolphin design concepts identified. Comprehensive port improvement plan needed.
Funding Status:	Partially Funded. Limited funding for minor repairs. Major improvements seeking state appropriations.
Estimated Cost:	\$2,500,000 - \$4,000,000

Project 9: Carlson Park

Develop recreational facilities and park amenities to provide outdoor recreation opportunities. This project may include playground equipment, picnic areas, walking paths, sports courts, and landscaping. Parks and recreation facilities enhance quality of life, provide safe spaces for youth activities, and support community health and wellness.

Current Condition:	N/A - New Development. Undeveloped site with opportunity for new park development to meet community recreation needs.
Current Status:	Conceptual Phase. Site identified. Community input needed on desired amenities. Master plan development required.
Funding Status:	Unfunded. Seeking Land and Water Conservation Fund grants and state recreation grants.
Estimated Cost:	\$800,000 - \$1,500,000

Project 10: Dock Lighting Repair

Repair and upgrade lighting systems at dock and harbor facilities to ensure safe nighttime operations, improve security, and meet maritime safety standards. This project addresses deteriorated lighting infrastructure, replaces outdated fixtures with energy-efficient LED systems, and ensures proper illumination levels for maritime operations.

Current Condition:	2 - Poor. Multiple lighting fixtures failed or inadequate. Electrical systems deteriorated. Insufficient illumination for safe nighttime operations.
Current Status:	Planning Phase. Assessment of existing systems needed. Lighting plan to be developed.
Funding Status:	Unfunded. Seeking inclusion in harbor improvement grants.
Estimated Cost:	\$250,000 - \$400,000

Project 11: Water Systems Upgrades, Improvements

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

Current Condition:	3 - Fair. System functional but limited capacity. Water source constraints. Inadequate fire flow capacity in downtown.
Current Status:	Planning Phase. Master plan update needed. Priority improvements being identified.
Funding Status:	Seeking Funding. Pursuing ADEC drinking water grants, SRF loans, and state appropriations.
Estimated Cost:	\$4,000,000 - \$7,000,000

Project 12: Groundwater Monitoring Wells Repairs

Repair and maintain groundwater monitoring wells required for regulatory compliance at the municipal landfill. This project includes well rehabilitation, replacement of damaged well casings, installation of new monitoring equipment, and establishment of proper sampling protocols.

Current Condition:	2 - Poor. Several monitoring wells damaged or non-functional. Equipment outdated. Sampling protocols need updating.
Current Status:	Planning Phase. Assessment of existing wells needed. Replacement requirements being determined.
Funding Status:	Unfunded. Seeking solid waste grants.
Estimated Cost:	\$150,000 - \$300,000

Project 13: Hydrant System Upgrade

Expand and upgrade the fire hydrant system throughout the community to improve fire protection capabilities and reduce insurance costs. Many areas lack adequate hydrant coverage, requiring fire department to transport water via tanker trucks. Installation of additional hydrants will enhance public safety and improve the community's Insurance Services Office (ISO) fire rating.

Current Condition:	2 - Poor. Significant gaps in hydrant coverage. Many areas lack fire protection. Inadequate water distribution system in some locations.
Current Status:	Planning Phase. Priority locations identified. Dependent on water system capacity improvements. Phased installation planned.
Funding Status:	Unfunded. Seeking inclusion in water system improvement funding.
Estimated Cost:	\$1,200,000 - \$2,000,000

Project 14: Landfill Cell Expansion

Develop additional landfill cell capacity to accommodate municipal solid waste disposal needs and extend the operational life of the facility. Cell development includes site preparation, liner installation, leachate collection systems, and establishment of proper grades for water management.

Current Condition:	3 - Fair. Current cell adequate for near-term. New cell needed within 3-5 years to maintain capacity for seasonal population peaks.
Current Status:	Planning Phase. Site evaluation ongoing. Design work not yet initiated.
Funding Status:	Unfunded. Seeking state solid waste grants and landfill enterprise fund reserves.
Estimated Cost:	\$1,500,000 - \$2,500,000

Project 15: Landfill Service Expansion

Expand landfill services and facilities to enhance waste diversion, recycling capabilities, and operational efficiency. Improvements may include enhanced recycling infrastructure, household hazardous waste collection facilities, improved transfer station operations, and composting programs.

Current Condition:	3 - Fair. Basic recycling program in place. Additional infrastructure needed for comprehensive waste diversion.
Current Status:	Planning Phase. Waste characterization study needed. Program expansion opportunities being evaluated.
Funding Status:	Unfunded. Seeking EPA grants, state solid waste grants.
Estimated Cost:	\$500,000 - \$1,000,000

Project 16: North Harbor Food Court and Park

Develop a food court and park area at the north harbor to provide amenities for commercial fishermen, harbor users, and the public. The facility will include food service areas, outdoor seating, restroom facilities, and landscaped park space. During the intense summer fishing season, current amenity infrastructure is insufficient.

Current Condition:	N/A - New Development. Opportunity to develop amenities in underutilized harbor area. Current amenity infrastructure inadequate for seasonal peak use.
Current Status:	Conceptual Phase. Concept development needed. Stakeholder input required.
Funding Status:	Unfunded. Seeking harbor improvement grants or public-private partnership opportunities.
Estimated Cost:	\$1,200,000 - \$2,000,000

Project 17: Bulkhead Regrade and Resurface

Regrade and resurface the bulkhead area to improve drainage, enhance accessibility, and provide better working surfaces for commercial fishing operations. The bulkhead serves as a critical work area during the fishing season for gear storage, vessel maintenance, and cargo handling.

Current Condition:	2 - Poor. Surface deteriorated with potholes and uneven areas. Poor drainage causes ponding and ice hazards.
Current Status:	Planning Phase. Assessment needed. Design work pending.
Funding Status:	Unfunded. Seeking harbor improvement grants.
Estimated Cost:	\$600,000 - \$1,000,000

Project 18: Senior Center Phase II

Complete Phase II improvements to the Dillingham Senior Center to expand services, improve accessibility, and address facility maintenance needs. Phase II improvements may include facility expansion, kitchen upgrades, accessibility enhancements, mechanical system improvements, and interior renovations.

Current Condition:	3 - Fair. Facility functional but aging. Capacity constraints during peak use. Some accessibility issues.
Current Status:	Planning Phase. Phase I improvements completed. Phase II needs assessment and planning required.
Funding Status:	Unfunded. Seeking senior services grants and state appropriations.
Estimated Cost:	\$800,000 - \$1,500,000

Project 19: Downtown Dillingham Connector Routes

Develop pedestrian and non-motorized transportation connector routes throughout downtown Dillingham to improve walkability, safety, and accessibility. Projects include sidewalk construction, crosswalk installations, bike lane designations, and pathway lighting. Connector routes will link residential areas with schools, grocery stores, City Hall, and healthcare facilities.

Current Condition:	2 - Poor. Significant gaps in sidewalk network. Many areas lack pedestrian infrastructure. Safety concerns for pedestrians.
Current Status:	Planning Phase. Priority connector routes being identified. Pedestrian plan development needed.
Funding Status:	Unfunded. Seeking Transportation Alternatives Program funding and Safe Routes to School grants.
Estimated Cost:	\$2,000,000 - \$3,500,000

Project 20: T-Dock Repair

Conduct essential structural and surface repairs to the T-Dock facility to maintain safe operations and extend facility service life. Work includes deck surface repairs, pile replacement or reinforcement, hardware upgrades, and improvements to fendering systems.

Current Condition:	2 - Poor. Significant deterioration of deck surfaces. Some structural members showing wear. Hardware corrosion.
Current Status:	Planning Phase. Structural assessment needed. Repair plans to be developed.
Funding Status:	Unfunded. Seeking harbor improvement grants or maritime infrastructure funding.
Estimated Cost:	\$800,000 - \$1,200,000

Project 21: Transfer Station Renovation and Repair

Renovate and repair the solid waste transfer station to improve operational efficiency, enhance safety, and extend facility service life. Improvements include building envelope repairs, door and equipment replacements, improved traffic flow patterns, enhanced lighting, and safety upgrades.

Current Condition:	2 - Poor. Building showing age. Doors and equipment need replacement. Traffic flow inefficient. Lighting inadequate.
Current Status:	Planning Phase. Facility assessment needed. Priority repairs being identified.
Funding Status:	Unfunded. Seeking solid waste grants.
Estimated Cost:	\$400,000 - \$700,000

Project 22: Waskey & Emperor Subdivision

Develop infrastructure to support residential development in the Waskey and Emperor subdivision areas, addressing critical housing needs. Infrastructure development includes road construction, water and sewer line extensions, stormwater management, and utility installations. This project creates opportunities for homeownership and addresses housing availability challenges.

Current Condition:	N/A - New Development. Undeveloped subdivision areas. Infrastructure required to enable residential lot development and address housing shortage.
Current Status:	Planning Phase. Subdivision planning underway. Infrastructure needs assessment required. Phasing strategy to be developed.
Funding Status:	Unfunded. Seeking community development block grants and state appropriations.
Estimated Cost:	\$5,000,000 - \$8,000,000

Project 23: Public Works Shop Improvements

Upgrade Public Works maintenance facilities to improve operational efficiency, provide adequate equipment storage, and create safe working conditions for staff. Improvements may include building expansions, heated work bays, parts storage areas, equipment wash facilities, and office space improvements.

Current Condition:	2 - Poor. Inadequate space for equipment and operations. Insufficient heated workspace. Storage limitations.
Current Status:	Planning Phase. Needs assessment required. Facility expansion options being evaluated.
Funding Status:	Unfunded. Seeking state appropriations or general fund allocation.
Estimated Cost:	\$2,000,000 - \$3,500,000

Project 24: New Public Safety Building

Design and construct a consolidated public safety facility to house Police, Dispatch/E-911, Fire, Jail, National Guard, and DMV services. Current facilities are inadequate, non-compliant with ADA requirements, and compromise service delivery. The new facility will provide modern workspace, proper jail separation, adequate storage, and emergency operations center capabilities.

Current Condition:	1 - Critical. Multiple facilities with significant deficiencies. Not ADA compliant. Jail inadequate. Fire hall bays too small. Systems outdated.
Current Status:	Planning Phase. Facility plan completed in 2014. Site identified. Project on hold pending funding.
Funding Status:	Unfunded. Major state appropriation needed. Federal grants being explored.
Estimated Cost:	\$20,000,000 - \$28,000,000

Project 25: Community Fish Grinder

Install a fish waste grinder facility at the Small Boat Harbor to provide proper disposal of fish waste generated by commercial and subsistence fishing activities. The grinder will be housed in a 12x12 building with a discharge chute. This project requires an ADEC APDES discharge permit and will eliminate improper disposal practices.

Current Condition:	N/A - New Development. Fish waste disposal currently inadequate. Improper disposal creates sanitation and odor issues.
Current Status:	Pre-Design Phase. Initial planning and conceptual design completed. ADEC permit application process to be initiated.
Funding Status:	Seeking Funding. Pursuing harbor improvement grants and fisheries infrastructure funding.
Estimated Cost:	\$400,000 - \$600,000

Project 26: 2nd Ave. Street Rehabilitation

Rehabilitate 2nd Avenue including roadway reconstruction, drainage improvements, and utility upgrades. Current road conditions include potholes, rutting, inadequate drainage, and deteriorated surfaces. Rehabilitation will include base repair, proper grading for drainage, new paving, and potentially sidewalk installation.

Current Condition:	2 - Poor. Significant pavement deterioration. Potholes and rutting. Drainage inadequate. Surface at end of service life.
Current Status:	Planning Phase. Street condition assessment needed. Design work pending.
Funding Status:	Unfunded. Seeking state transportation funding.
Estimated Cost:	\$1,200,000 - \$1,800,000

Project 27: Alaska Street Rehabilitation

Rehabilitate Alaska Street to address deteriorated pavement conditions, improve drainage, and enhance safety. The project includes roadway base repairs, installation of proper drainage infrastructure, repaving, and potential addition of pedestrian facilities.

Current Condition:	2 - Poor. Pavement significantly deteriorated. Drainage problems. Safety concerns during wet conditions.
Current Status:	Planning Phase. Priority rehabilitation project identified. Design work pending.
Funding Status:	Unfunded. Seeking state transportation funding.
Estimated Cost:	\$1,000,000 - \$1,500,000

Project 28: Potable Water Station

Establish a potable water filling station to provide convenient access to municipal water for residents relying on individual water systems and for commercial users. The station will include metered fill connections, payment systems, and proper drainage.

Current Condition:	N/A - New Development. No current public water filling facility. Need identified for residents on individual well systems.
Current Status:	Conceptual Phase. Concept development needed. Site location to be determined.
Funding Status:	Unfunded. Seeking water system improvement grants.
Estimated Cost:	\$150,000 - \$250,000

Project 29: Airstrip Park Improvements

Develop recreational facilities and amenities at the former airstrip location. Potential improvements include sports fields, walking/running track, playground equipment, picnic facilities, outdoor fitness equipment, and landscaping. The site's large open area provides excellent opportunity for recreation development in a central location.

Current Condition:	N/A - New Development. Former airstrip site available for park development. Large open flat area suitable for sports fields and recreational facilities.
Current Status:	Conceptual Phase. Master planning needed. Community input required to determine priority amenities.
Funding Status:	Unfunded. Seeking Land and Water Conservation Fund grants and state recreation grants.
Estimated Cost:	\$1,500,000 - \$2,500,000

Project 30: Wastewater System Expansion

Extend wastewater collection system to serve areas currently relying on individual septic systems. System expansion includes installation of sewer mains, lateral connections, lift stations, and connection to existing treatment facilities. Approximately two-thirds of Dillingham residents currently use on-site septic systems.

Current Condition:	N/A - New Development. Large portions of community lack municipal sewer. Septic systems in marginal areas create public health concerns.
Current Status:	Planning Phase. Priority expansion areas being identified. Master plan update needed.
Funding Status:	Unfunded. Major funding required through ADEC SRF loans and state appropriations.
Estimated Cost:	\$8,000,000 - \$12,000,000

Project 31: Ice Rink Roof

Replace or repair the roof system on the community ice rink facility to prevent water infiltration, protect the skating surface, and extend building service life. The ice rink provides important winter recreation opportunities, serving youth hockey programs, public skating, and community events during the long winter season.

Current Condition:	2 - Poor. Roof showing significant age and deterioration. Water infiltration issues. Building systems at risk from moisture intrusion.
Current Status:	Planning Phase. Roof assessment needed. Project timing critical to minimize impact on skating season.
Funding Status:	Unfunded. Seeking recreation facility grants and state appropriations.
Estimated Cost:	\$300,000 - \$500,000
