

Mayor
Alice Ruby

Acting Manager
Jack Savo Jr.



Dillingham City Council
Bertram Luckhurst
Michael Bennett
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: September 22, 2025
Re: October Report

PLANNING COMMISSION: The Planning Commission held its meeting on September 10, 2025. We had two agenda items to consider. The Dillingham Streets and Roads issue was discussed at length. I provided the Planning Commission with six options for consideration to resolve the current issue. This will be a standing agenda item for the next few months, and we are on target to give a recommendation to the City Council by the December target date I outlined in previous discussions. The second item was hiring Agnew & Beck to finish the 2025 Comprehensive Plan. The previous contract expired. The City Council previously approved a resolution for \$65,000 dollars in 2023. Before the contract expired only \$13,780 was spent. Agnew & Beck agreed to extend the contract for \$46,250, this keeps the project under budget from the approved amount of \$60,000 for FY 2026. Additionally, it's \$5,970 less than the original project contract in FY 2024. The Planning Commission voted for a resolution in concept which will be included in the City Council packet for October.

PLANNING DEPARTMENT:

EPA Landfill Appropriation:

The final paperwork has been submitted to the EPA. Public Works Director Phil Baumgartner and I were assured that we should be receiving a grant agreement for the City of Dillingham's 4.72-million-dollar project by the first week of October. The project start date has shifted multiple times on account of federal financial freezes and federal staff turnover. We are expecting further progress before the October City Council meeting, and we will report any changes to Acting City Manager Jack Savo Jr. so he can update the Council.

AHFC Rural Professional Home Grant:

I attended the training for this funding opportunity. Of the 72 original applicants, the City of Dillingham was part of the 31 communities that attended the training and the only community represented in our region, giving us a 1/3 chance to get awarded. The total award ceiling is \$700,000 and only 10 communities will be selected for this year's program. The primary focus is housing teachers, public health workers, and public safety workers. I am requesting that the Council allows me to apply for this opportunity as I feel we have a great chance at getting this funding and its an annual program that we can apply for next year. The funding deadline is October 17, 2025. They are looking for shovel ready projects with funds available in Spring of 2026. I thank you for your consideration.

Harbor Lights and Harbor South End:

We have been in communication with Nushagak Electric on behalf of the City of Dillingham. Nushagak has been staking the proposed project area, and we are looking to have two resolutions brought before the Council by the October Council meeting. One resolution to fix the current lighting issue, and the second would fix the current issue, but also extend power to the end of the South Ramp to correspond with the Harbor Improvement Project and for future expansion of services to the Harbor. I request your consideration to extend the power line, as it would be cheaper to do it all at once.

Alaska Mapping Co:

I will be resuming our contract with Alaska Mapping Co. This company has helped maintain and update our GIS for years and knows our community. They have not maintained our map and layers for a few years, as their contract has expired. I have a list of changes and updates that will be implemented once we finalize a service agreement. I will keep the Acting City Manager and Council up to date once the changes take effect.

Parking Lot Standards in Dillingham:

The City currently has no standards requiring businesses to maintain parking lots in safe condition. This creates public safety risks from potholes and deteriorating surfaces, potential liability issues for the City, and negatively impacts community appearance. An ordinance establishing clear maintenance standards, providing reasonable enforcement procedures with adequate notice periods, and giving the City legal authority to address unsafe parking lot conditions should be considered. The Code Committee or Planning Commission should evaluate the technical standards, enforcement mechanisms, penalty structure, and coordination with existing municipal codes before recommending action to the full Council

Amending Chapter 5.30 Disposal of Municipal Property:

Amending Chapter 5.30 of the Dillingham Municipal Code deserves immediate consideration as a critical tool for addressing our community's housing shortage. With land acquisition representing the primary barrier to residential development in Dillingham where few new subdivisions exist and extensive native allotments and ANCSA lands limit available parcels, the city must maximize the housing potential of municipal property. This ordinance provides essential flexibility to dispose of city-owned land at below-market rates specifically for housing projects, while incorporating accountability measures to ensure development actually occurs. Given our constrained land availability and growing housing needs, adopting these provisions could unlock significant residential development opportunities that would otherwise remain economically unfeasible.

Upcoming Meeting:

Active Transportation Roundtable: 9/23/25