

**Mayor**  
Alice Ruby

**Manager**  
Robert Mawson



**Dillingham City Council**  
Kimberly Johnson  
Michael Bennett  
Aksel Buholm  
Curt Armstrong  
Kaleb Westfall  
Perry Abrams

## MEMORANDUM

**Date:** 4/28/2023  
**To:** Lori Goodell, Acting City Manager  
**From:** Patty Buholm, Planning Department  
**Subject:** Monthly Report for April 2023

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### **Acknowledgements and Recognitions:**

Thanks to Cy Two Elk, Project Manager II of Alaska Native Tribal Health Consortium's (ANTHC), for the continued assistance with seeking funds for updating the Water/Wastewater Plan. Also, a special thanks to Joy Britt, of Alaska Forum on the Environment, Green Star Program for her large role in writing the 2023 Congressionally Directed Spending (CDS) Appropriations request for the Landfill, the total request submitted was \$ 4,719,678.00.

### **Department Accomplishment and Opportunities:**

I continue to participate in the Monthly Alaska Municipal League meetings and training with other Planners throughout Alaska. These meetings (Cities of Opportunities) offer collaboration, funding resources, and an opportunity to hear from specialist to assist Planners and like-minded roles with issues that may need to be addressed. All required annual in-house training was completed by the Planning Department.

### **Projects – Progress and Public Impacts:**

- Although the Alaska Community Housing Assessment (ACHA) is not fully completed due to Maicel Fuhriman's internship ending, I do continue to correct issues that were identified during this process. Much of the work that I am continuing is correcting the addresses that needed to be added or corrected and working with the Finance Department to ensure the correct owners are listed. A full report of the ACHA results is available to review at the Planning Department Office. It is large and complex so will not be added to this report. Maicel Fuhriman's last day at ANTHC was on 4/20/23; additional research for this project will have to be completed by myself if time allows.
- A section of the ACHA was determining if private wells have been affected by Aqueous Film Forming Foam (AFFFR) also known as PFAS, contamination to get ahead of the funding that would be released for this growing issue. On February 16, 2023, the Biden-Harris Administration Announced \$18 million in Bipartisan Infrastructure Law Funding to address emerging contaminants in Drinking Water

in Alaska. I am working the Grant Team within the City of Dillingham (that Robert Mawson created) and with ANTHC seeking funding to be able to develop a plan to provide clean water to those affected. I did receive support from both Curyung Tribal Council and the Native Village of Ekuk.

- Work continues with the Wastewater Lagoon Generator in anticipation of arrival on the last barge of 2023. I am currently working with CRW to have a concrete slab engineered for the generator since the generator, the fuel tank, and the housing unit weigh more than 15,000 pounds.
- Raven Electric was successful in completing their portion of replacing the meter bases at the City Dock office and the Sea Inn Bar. Nushagak Electric is working to strip the overhead powerlines so the poles can be removed when access and manpower available. Dean Heyano has expressed he is happy to have the space in the front of the Dock office for better staging, security, and accessibility to staff and clients receiving freight.
- A stop sign was removed at the intersection of West Main Street and Central Ave for noted safety concerns that surround the stop sign. Other stop signs located in Dillingham will be replaced with "Yield to Pedestrian" signs for similar safety issues. I have been working the Public Works Foreman in ordering signage to be placed later.
- Scott Van Hoff, FEMA Regional Flood Insurance Liaison for Region 10 was able to complete 2 workshop sessions in Dillingham on Building Codes and Floodplains on April 19<sup>th</sup> to the Planning Commission and again on the 20<sup>th</sup>. In October 2022 I noted that additional Public Outreach was needed, this is the follow up from that finding. The workshop on April 19<sup>th</sup> was focused on how these codes affect the City of Dillingham and the impact of building anything (roads, gravel pads, buildings, anything that changes the grade of the land) in the City of Dillingham will affect the FEMA documented Floodplain. The workshop on April 20<sup>th</sup> was geared toward local business, contractors, individuals who had expressed interest for building. The Floodplain has changed significantly within Dillingham without any amendments or revisions to the Flood Insurance Rate Map (FIRM) which is used to determine the flood risk and permitting within the Floodplain. It was noted in that our FIRM's are outdated and incorrect so a new study will have to be completed by FEMA. I will report when this is scheduled and that will affect our current practices of building and permitting.
- A new Plotter, Printer, possibly the Trimble, and a Range Pole are in the process of being purchased for the Planning Department.
- The harbor has had several issues identified including parking, access, and signage. A plan to improve these issues was hashed out in July 2022 between the Planning Department and Acting Harbor Master CJ Roque; this plan is being implemented by Lori Goodell, Acting City Manager. New signage is being ordered through Public Works Department. Additional trailer parking has been identified and a plan to create this temporary parking is being worked out between Lori and Public Works. I will assist with the implementation as Lori sees appropriate.
- The Ground Water Wells at the Landfill have previously been tested quarterly but working with Bristol Environmental and the Alaska Department of Environmental Conservation (DEC), the monitoring will now be biannually, once in May 2023 and another in early to mid-November 2023, then a re-evaluation by the DEC will occur

using the new wells data to determine if biannual sampling can continue or if we will have to revert to quarterly sampling.

- I have been working with the State of Alaska Department of Transportation (DOT) Department to close the Downtown Streets Rehabilitation Project. The project is not fully closed until all As-Builts are received and a letter stating as such is received from DOT.
- The Nerka Road Improvements project is in the beginning stages of construction. Right of Way clearing is underway in the Nerka Subdivision by contract winner JJC Enterprises. The Planning Department has been in contact with Bristol Engineering and Curyung Tribal Council for this project. A special banner has been put on the City of Dillingham webpage that will redirect the user to all the Public Notices that have been issued by JJC or Bristol Engineering Services and will be posted on the city's social media to help spread the information. Most residents and business within the Nerka Subdivision and anyone wishing to access the Nerka Subdivision will experience some degree of impact due to this project. I encourage residents and all accessing Nerka to plan for delays, increased noise or dust, and some level of discomfort during this project. I also encourage Dillingham citizens and visitors to show patience to the flaggers, construction workers, surveyors and others working in that area as this project will improve this Subdivision.
- A resolution will be presented to the Planning Commission on the May 10, 2023 regular meeting, to become a participating community in the Green Star Program. Joy Britt, Director of Environmental Programs through the Alaska Forum on the Environment will complete a brief presentation on the benefits of participating in this program.

#### **Upcoming Calendar Items:**

The May Planning Commission meeting is scheduled for May 10, 2023.

An additional Planning Commission Workshop has been scheduled for May 15, 2023, in coordination with Agnew Beck staff to kick-off the Comprehensive Plan Update for Dillingham.

Alaska Water Laboratories will be returning to Dillingham to complete their "Dillingham Area Beach Bacteria Testing Project" which will include a total of 7 sampling events along the beaches and water accesses over the 2023 summer. This project was funded through the Alaska Department of Environmental Conservation (ADEC) Water Department. Permit 2022-08 active.

#### **Public Feedback:**

**Permits Issued:** One, Special Permit-Noise was issued for the Nerka Road Improvement Project

**Land Use Permit:** One, Short Term Encroachment for the Nerka Road Improvement Project.

**List of Attachments:** FEMA community outreach flyer, Comprehensive Plan Update 2023 Kickoff flyer, Dillingham Area Beach Bacteria Testing flyer (2022 version), Green Star Community Standards flyer, Stop sign removal notice