

CITY OF UNALASKA
UNALASKA, ALASKA

RESOLUTION 2026-42

A RESOLUTION OF THE UNALASKA CITY COUNCIL AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH WESTERN PIONEER, INC. FOR A PERPETUAL EASEMENT ON GSA SALE PARCELS 7 AND 8, TRACT B, PLAT 20211-06, ALEUTIAN ISLANDS RECORDING DISTRICT

WHEREAS, the Unalaska City Council approved the Subtransmission Upgrades (EL26D) capital project to improve the reliability of the City's electric grid; and

WHEREAS, the planned equipment upgrades will require the re-location of electric infrastructure on land owned by Western Pioneer, Inc.; and

WHEREAS, Western Pioneer, Inc. has offered the City a perpetual easement at no cost.

NOW THEREFORE BE IT RESOLVED that the Unalaska City Council authorizes the City Manager to enter into an agreement with Western Pioneer, Inc. for a perpetual easement on GSA Sale Parcels 7 and 8, Tract B, Plat 20211-06, Aleutian Island Recording District.

PASSED AND ADOPTED by a duly constituted quorum of the Unalaska City Council on July 14, 2026.



Vincent M. Tutiakoff, Sr.
Mayor

ATTEST:



Estkaeren P. Magdaong, CMC
City Clerk



MEMORANDUM TO COUNCIL

To: Mayor and City Council Members
From: Erik Hernandez, Utilities Director
Through: Marjie Veeder, Acting City Manager
Date: July 14, 2026
Re: Resolution 2026-42: Authorizing the City Manager to enter into an agreement with Western Pioneer for a utility easement on GSA Sale Parcels 7 and 8 Tract B, Plat 20211-06, Aleutian Islands Recording District.

SUMMARY: This Resolution would authorize the City Manager to sign an agreement acquiring a perpetual easement on land owned by Western Pioneer, Inc. near Ballyhoo Road to facilitate electric infrastructure improvements as part of the Subtransmission Upgrades (EL26D) project.

PREVIOUS COUNCIL ACTION: Previous Council actions are outlined below:

- Ordinance 2025-05: Adopting the Fiscal Year 2026 Operating and Capital Budget for the City of Unalaska: authorized the Subtransmission Upgrades (EL26D) project and appropriated funds.
- Resolution 2026-18: Authorizing the City Manager to enter into an agreement with the Ounalashka Corporation for a fifty-year utility easement on Tract A, Base of Spit Subdivision, Plat 82-4, Aleutian Islands Recording District.

BACKGROUND: The Subtransmission Upgrades project consists of multiple upgrades to the City's electrical grid needed for continued reliability, and to increase capacity to accommodate new generation sources and customers. Resolution 2026-18 authorized the City Manager to acquire an easement along Ballyhoo Road near the Northern Victor. That easement provided the necessary space for new equipment and a secondary feeder, both requiring a larger footprint. This Resolution continues that same effort near Kloosterboer's facility on Ballyhoo Road.

DISCUSSION: An easement along Ballyhoo Road near the Kloosterboer Dock, commonly referred to as the "Old Trident Dock," contains equipment necessary to provide electric service to businesses and port facilities along the Spit. DPU plans to upgrade this circuit from a radial (single-feed) configuration to a looped system with redundancy, while also replacing aging infrastructure to improve reliability and service availability along Ballyhoo Road as part of the



Subtransmission Upgrades project. The new equipment requires a larger footprint than is available within the existing easement.

Staff approached Kloosterboer, the lessee, to discuss options for expanding the easement. After discussions with Kloosterboer, it was determined that relocating the easement approximately 300 feet north would be in the best interest of both the City and Western Pioneer. The new location would provide the necessary space for the upgraded infrastructure while better protecting electric facilities from dock traffic including trucks, loaders, and top picks.

ALTERNATIVES: None.

FINANCIAL IMPLICATIONS: None. Western Pioneer intends to grant perpetual easement to the City at no cost.

LEGAL: The City Attorney wrote the Easement Agreement.

STAFF RECOMMENDATION: Staff recommends adoption of Resolution 2026-42.

PROPOSED MOTION: I move to adopt Resolution 2026-42

CITY MANAGER COMMENTS: I support the Staff Recommendation. This utility easement is necessary to facilitate the Subtransmission Upgrades Project and is being offered by Western Pioneer at no cost to the City.

ATTACHMENTS:

- Draft Easement Agreement
- Exhibit A: Site Map

RECORD IN THE ALEUTIAN ISLANDS RECORDING DISTRICT

UTILITY EASEMENT AGREEMENT

For good and valuable consideration, the sufficiency of which is hereby acknowledged, **WESTERN PIONEER, INC. ("GRANTOR")**, P.O. Box 70438, Seattle, Washington, 98127, hereby dedicates, conveys, and warrants to the **CITY OF UNALASKA ("GRANTEE")**, P.O. Box 610, Unalaska, Alaska, 99685, an easement ("Easement") in perpetuity, for the purpose of locating, constructing, maintaining, altering, operating and repairing electrical, water, and sewer utilities in, on, over, and across land owned by Grantor described as:

GSA Sale Parcels 7 and 8 Tract B, according to the official plat thereof, Plat No. 20211-06, records of the Aleutian Islands Recording District, Third Judicial District, State of Alaska

with said Easement consisting of 300 square feet and approximately located in the location depicted in Exhibit A attached hereto, until such time as this Easement is amended to permanently fix the location of the Easement following initial construction of utilities.

GRANTEE shall have the right to clear, cut, fell, remove and dispose of any and all trees, underbrush, improvements and/or obstructions within the Easement to the extent reasonably necessary to maintain utilities within the Easement and access thereto. **GRANTEE** shall not commit waste within the Easement.

GRANTOR reserves unto itself and its assigns such rights and privileges which may be enjoyed without interfering with **GRANTEE's** use of the Easement. **GRANTOR** agrees that this easement shall run with the land described above.

DATED this ____ day of July 2026.

GRANTOR
WESTERN PIONEER, INC.

Name: _____
Title: _____

STATE OF _____)
) ss.
_____)

The foregoing instrument was acknowledged before me this _____ day of _____ 2026, by _____, the _____ of Western Pioneer, Inc., a _____ (state of incorporation) corporation, on behalf of the corporation.

Notary Public
For the State of _____
My Commission Expires: _____

**GRANTEE
CITY OF UNALASKA**

Marjie Veeder
Acting City Manager

STATE OF ALASKA)
) ss.
THIRD JUDICIAL DISTRICT)

The foregoing instrument was acknowledged before me this _____ day of July 2026, by Marjie Veeder, in her capacity as Acting City Manager for the City of Unalaska

Notary Public for the State of Alaska
My Commission Expires: _____

After recording, return to:

City of Unalaska
P.O. Box 610,
Unalaska, AK 99685

EXHIBIT A

NPF TANK FARM

TRACT A

ROW

BALLYHOO ROAD

ROW

1198235 N,
5321299 E

PROPOSED EASEMENT

TRACT B

10'

18'

18'

300 SQFT

1'

1'

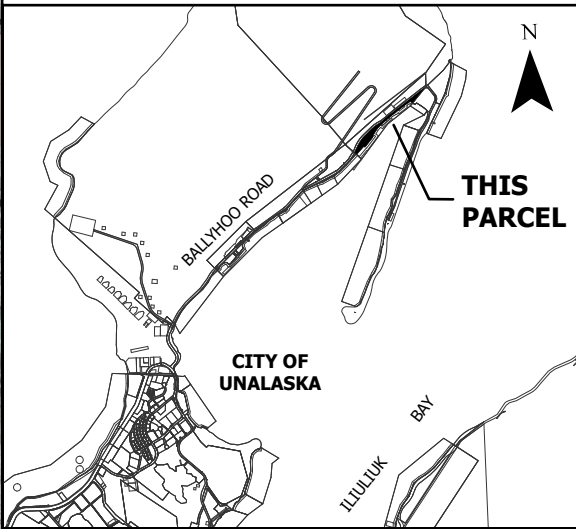
10'

10'

12'

KDH DOCK

VICINITY MAP GSA SALE PARCELS 7 AND 8 TRACT B



NOTES
COORDINATES: NAD83 ALASKA
STATE PLANE 10 FIPS 5010

0 20 40
US Feet