



Petersburg Borough

12 South Nordic Drive
Petersburg, AK 99833

Meeting Agenda Borough Assembly Regular Meeting

Monday, September 18, 2023

6:00 PM

Assembly Chambers

You are invited to a Zoom webinar.
When: September 18, 2023 06:00 PM Alaska
Topic: September 18, 2023 Assembly Meeting

Please click the link below to join the webinar:

[https://petersburgak-
gov.zoom.us/j/84432157862?pwd=NTRTYWFEVTFKUFg3UWJmeERHQnN4dz09](https://petersburgak.gov.zoom.us/j/84432157862?pwd=NTRTYWFEVTFKUFg3UWJmeERHQnN4dz09)

Passcode: 167981

Or Telephone:

(720) 707-2699, (253) 215-8782

Webinar ID: 844 3215 7862

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- 1. Call To Order/Roll Call**
- 2. Voluntary Pledge of Allegiance**
- 3. Non-Compliance Hearing Under the Dangerous Buildings Code for 410 Mitkof Highway**

The Borough Building Official and Utility Director believe the structure located at 410 Mitkof Highway meets the definition of a "dangerous building" under Chapter 9.20 of the Municipal Code, in that it continues to be used as a residence despite the fact that it is not connected to the Borough's sanitary sewer system. This hearing is held for the Assembly 1) to receive evidence from Borough staff, Courtney Johnson (the owner of the property), and any witnesses provided, and 2) to determine whether the "dangerous building" designation applies and an order to vacate the structure until it is properly connected to the Borough's sewer system should be issued.

The order of presentation is as follows:

1. The Building Official
2. Other Borough employees and witnesses presented by the Building Official
3. The owner(s) of the subject property
4. Witnesses presented by the owner(s)

5. All other interested parties (occupant, mortgagee, lessee or any other person having an interest in the building)
6. Witnesses presented by such other parties
7. Rebuttal and Closing Comments by the Building Official
8. Rebuttal and Closing Comments by the building owner(s) and other interested parties

All parties offering testimony shall be sworn in by the Clerk prior to testifying.

4. Approval of Minutes

A. September 5, 2023 Assembly Meeting Minutes

5. Amendment and Approval of Meeting Agenda

6. Public Hearings

7. Bid Awards

A. Scow Bay Generator #2 Procurement Award

Utility Director Hagerman requests approval to award a contract to Marine Services, Inc./Virdi Power for supply of a 3.5MW EMD diesel generator, remote radiator, coolant expansion tank, motor control center, compressed air starting system, equipment engineering and on-site commissioning support for a cost not to exceed \$2,047,000.

8. Persons to be Heard Related to Agenda

Persons wishing to share their views on any item on today's agenda may do so at this time.

9. Persons to be Heard Unrelated to Agenda

Persons with views on subjects not on today's agenda may share those views at this time.

10. Boards, Commission and Committee Reports

11. Consent Agenda

A. The 420 Retail Marijuana Store License Renewal

The Alcohol and Marijuana Control Office Director has approved to renew a retail marijuana store license for The 420. The Assembly may support or protest the application approval. A protest may not be arbitrary, capricious or unreasonable.

B. Sea*Weed Farms Standard Marijuana Cultivation Facility License Renewal

The Alcohol and Marijuana Control Office Director has approved to renew a standard marijuana cultivation facility license for Sea*Weed Farms. The Assembly may support or protest the application approval. A protest may not be arbitrary, capricious or unreasonable.

12. Report of Other Officers

A. Alaska Public Entity Insurance

APEI Executive Director, Barbara Thurston, will present the Safety and Human Resources Review report requested by the Assembly.

B. Administration / Human Resources

The Administration and Human Resources staff wishes to share plans to implement APEI recommendations.

C. US Forest Service

Bret Uppencamp, USFS Special Uses Permit Administrator, will update the Assembly on an upcoming film proposal to take place in Little Duncan Bay.

13. Mayor's Report

A. September 18, 2023 Mayor's Report

14. Manager's Report

A. September 18, 2023 Manager's Report

15. Unfinished Business

A. Ordinance #2023-13: An Ordinance Adjusting the FY 2024 Budget for Known Changes – Third and Final Reading

Ordinance #2023-13 will update the FY 2024 Budget as follows: 1) to increase the Community Center Sewer Line project budget by \$84,115 as approved with Resolution #2023-08 on June 3, 2023; 2) to accept a \$23,000 grant to the Library from the Rasmuson Foundation; 3) to accept a \$75,120 grant to conduct an energy efficiency audit at the Community Center; 4) to use up to \$100,000 of the Property Development Fund to provide utility connection stubs to residentially zoned Borough property lines to prepare lots for future sale as approved with Resolution #2023-09 on July 17, 2023; 5) to use \$14,640 of Elderly Housing reserves for design development to remedy structural issues due to rot and deterioration of the wood on the building's main entrance ramp and cover; 6) to increase the Fire Department's communications budget by \$5,000 and the small tools budget by \$1,000; and 7) to increase payroll and benefits by a total of \$186,225 to cover the wage increases approved by the Assembly for PMEA covered employees and Department Heads; 8) to include an additional expense of \$26,000 to the supplemental budget for two 14-yard Roll-off Garbage Containers to be paid for by the Sanitation Department; 9) to include an additional expense of \$16,075 to the supplemental budget for work at the Assisted Living facility to repair water damage in the kitchen.

Ordinance #2023-13 was unanimously approved with two amendments (8 and 9 above) in its second reading.

16. New Business

A. Resolution #2023-12: A Resolution Approving the Disposal of Borough Owned Property Located at 10 N. 12th Street (Parcel #01-006-431) by Direct Sale to the Petersburg Indian Association for \$45,000

Manager Giesbrecht and Tribal Administrator Wright have negotiated a purchase price of \$45,000 for parcel #01-006-431 and request Assembly approval to proceed with the sale.

B. Land Exchange to Benefit Pump Station 4 Project

Utility Director Hagerman requests approval to exchange Borough owned land for privately owned land to benefit the Pump Station 4 project.

C. Letter to the Alaska Trust Land Office Regarding Proposed Development of the South Mitkof Subdivision

If approved by the Assembly, the attached letter will explain to the Trust Land Office the Assembly's concerns regarding the sale of lots without completed central access.

D. Approval of 2023 Election Officials for the October 3, 2023 Municipal Election

Clerk Thompson requests approval of the following Borough residents to act as Election Officials in the October 3, 2023 Municipal Election:

- | | |
|--------------------|-------------------|
| Joe Bertagnoli | Patti Reid |
| Tim Chittenden | Tina Sakamoto |
| Dianne Christensen | Julianne Thompson |
| Martha Cummins | Yvonne Thynes |
| Angela Davis | Marina Whitacre |
| Mara Lutomski | Cena Worhatch |
| Malena Marvin | Erica Worhatch |
| Stephanie Payne | |

17. Communications

A. Correspondence Received Since August 31, 2023

18. Assembly Discussion Items

A. Extending Platting Authority Outside of Service Area 1

Assembly Member Meucci requests a discussion regarding extending the Borough's platting authority outside of Service Area 1.

B. Housing Task Force

Assembly Member Kensinger requests a discussion regarding the Housing Task Force.

C. Petersburg Municipal Code Chapter 4.35 Property Development Fund

Assembly Member Meucci requests a discussion regarding the Property Development Fund code.

D. Scholarship Program for Trade Schools

Assembly Member Meucci requests a discussion regarding a Borough sponsored scholarship program for individuals wishing to attend a trade school.

E. Southeast Alaska Sea Otter Stakeholder Update

Assembly Member Meucci wishes to share information from the Southeast Alaska Sea Otter Stakeholder Group.

F. Assembly Member Comments

G. Recognitions

19. Adjourn