



Petersburg Borough

12 South Nordic Drive
Petersburg, AK 99833

Meeting Agenda Borough Assembly Regular Meeting

Monday, March 18, 2024

6:00 PM

Assembly Chambers

You are invited to a Zoom webinar.
When: March 18, 2024 06:00 PM Alaska
Topic: March 18, 2024 Borough Assembly Meeting

Please click the link below to join the webinar:

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gov.zoom.us/j/87495479501?pwd=VJI5mzCF9RZfngcscLzKFK_ax9Zlhw.QnZAf16FeVkJvQO7](https://petersburgak.gov.zoom.us/j/87495479501?pwd=VJI5mzCF9RZfngcscLzKFK_ax9Zlhw.QnZAf16FeVkJvQO7)

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(253) 215-8782 or (720) 707-2699
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1. **Call To Order/Roll Call**
2. **Voluntary Pledge of Allegiance**
3. **Approval of Minutes**
 - A. **March 4, 2024 Assembly Meeting Minutes**
4. **Amendment and Approval of Meeting Agenda**
5. **Public Hearings**
 - A. **Public Hearing for Ordinance #2024-01: An Ordinance Amending Section 16.12.160, *Required Authorization for Disposal of Borough Real Property*, of the Petersburg Municipal Code to Increase the Assessed Property Value Requirement for Sale or Exchange of Borough Property to be Ratified by the Voters of the Petersburg Borough**

Any public testimony regarding Ordinance #2024-01 should be given during this public hearing. A copy of Ordinance #2024-01 may be found under agenda item 14A.

B. Public Hearing for Ordinance #2024-02: An Ordinance Amending Section 16.12.030 of the Petersburg Municipal Code to Allow for Disposal of Borough Land for a Public Benefit Purpose

Any public testimony regarding Ordinance #2024-02 should be given during this public hearing. A copy of Ordinance #2024-02 may be found under agenda item 14B.

C. Public Hearing for Ordinance #2024-03: An Ordinance Adjusting the FY 2024 Budget for Known Changes

Any public testimony regarding Ordinance #2024-03 should be given during this public hearing. A copy of Ordinance #2024-03 may be found under agenda item 14C.

D. Public Hearing for Ordinance #2024-04: An Ordinance Amending Section 10.20.010, *Discharge of Firearms Prohibited*, of the Petersburg Municipal Code, to Remove Prohibition of Discharge of Firearms in the Area of Frederick Point East Subdivision

Any public testimony regarding Ordinance #2024-04 should be given during this public hearing. A copy of Ordinance #2024-04 may be found under agenda item 14D.

6. Bid Awards

7. 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.

8. Persons to be Heard Unrelated to Agenda

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

9. Boards, Commission and Committee Reports

10. Consent Agenda

11. Report of Other Officers

A. Borough Safety Committee Report

Committee Chairman Captain Holmgrain has provided a written report on Safety Committee activities.

12. Mayor's Report

There is no written report for this meeting.

13. Manager's Report

A. March 18, 2024 Manager's Report

14. Unfinished Business

A. Ordinance #2024-01: An Ordinance Amending Section 16.12.160, *Required Authorization for Disposal of Borough Real Property*, of the Petersburg

Municipal Code to Increase the Assessed Property Value Requirement for Sale of Exchange of Borough Property to be Ratified by the Voters of the Petersburg Borough - Third and Final Reading

If adopted in three readings, Ordinance #2024-01 will increase the assessed property value requirement for sale or exchange of Borough land to be ratified by Borough voters from \$500,000 to \$1,500,000 (as amended and unanimously approved by the Assembly in the second reading). The last time the requirement was amended was in 1990, when it was increased from \$100,000 to \$500,000.

B. Ordinance #2024-02: An Ordinance Amending Section 16.12.030 of the Petersburg Municipal Code to Allow for Disposal of Borough Land for a Public Benefit Purpose - Third and Final Reading

If adopted in three readings, Ordinance #2024-02 will provide for disposal of Borough real property for less than the assessed or appraised value, or for other forms of consideration in addition to or in lieu of, in whole or in part, direct monetary payment to the Borough, when the proposed disposal is for a project meeting both of the following requirements: (1) the project consists of economic development consisting of installation, construction, or operation of new or expanded industrial, manufacturing, or commercial facilities; construction of affordable housing; or construction of large residential housing developments creating twenty (20) or more residential lots that would address the shortage of reasonably priced housing within the borough; and (2) the assembly determines the project will result in a significant short- or long-term public benefit to the Petersburg Borough. "Public benefit", as used hereunder, means a project that provides one or more positive economic or noneconomic impacts on the community that in the assembly's determination outweigh maximizing the direct monetary payment to the borough. Ordinance #2024-02 was approved in its first and second readings.

C. Ordinance #2024-03: An Ordinance Adjusting the FY 2024 Budget for Known Changes - Second Reading

If adopted in three readings, Ordinance #2024-03 will 1) transfer funds approved by the Assembly in the FY 2023 budget to begin the GIS Capital Project; 2) utilize \$9,000 of the Property Development Fund for conceptual plan design for parking and traffic flow improvements to better serve the Stedman Elementary School and the Petersburg Children's Center; 3) increase the Fire Department's Machine and Equipment budget by \$11,500 to purchase mounting cradles for Getec Tablets used for computer aided dispatch and for two Starlink Mobile units; 4) transfer \$367,599 from the General Fund FY 2023 Surplus to the Assisted Living Facility to cover the facility's operating deficit; 5) transfer \$41,616 from the Electric Department reserves to their Travel & Training budget to cover new employee moving/hiring expenses and EMD training for our Power Generation/Mechanic/Operator position; 6) transfer \$10,000 from the Sanitation Department reserves to their Machinery & Equipment budget to purchase two 20' shipping containers to store household hazardous waste items at the Landfill; 7) transfer \$12,700 to the Community Development Department to provide Petersburg with an ICC-certified official while the new Building Official is working through his credentials and \$5,000 to the Community Development Travel & Training budget to send two employees to the International Code Council conference

for continuing education credits and additional training; 8) transfer \$23,399 to the Finance Department's Auditing Expenses budget to cover the Borough auditor's fees for FY 2024; 9) transfer \$60,000 to the Borough's Attorney Fees budget to cover extra expenses incurred by the Kerr and Koenigs lawsuits; and 10) transfer \$30,017 to the Borough's Property Insurance budget due to increased property insurance premiums. Ordinance #2024-03 was approved in its first reading by a vote of 6-1.

Elderly Housing Director Lopez is requesting to add the Elderly Housing Entrance Repair Project to the supplemental budget in the amount of \$50,000 (from the Mountain View Manor Elderly Housing reserves) to put the project out to bid. A design proposal prepared by Harai & Associates to correct structural issues on the main entrance ramp and cover caused by rot and deterioration of the wood is attached.

Suggested motion: I move to add \$50,000 of Elderly Housing reserves to the supplemental budget for the Elderly Housing Entrance Repair Project so the project may go out to bid.

D. Ordinance #2024-04: An Ordinance Amending Section 10.20.010, *Discharge of Firearms Prohibited*, of the Petersburg Municipal Code, to Remove Prohibition of Discharge of Firearms in the Area of Frederick Point East Subdivision - Second Reading

Ordinance #2024-04, if approved in three readings, will remove the prohibition of the discharge of firearms in the Frederick Point East area to include immediately adjacent lands. The Assembly unanimously approved Ordinance #2024-04 in its first reading.

E. Assignment of Ocean Beauty, Inc. Lease to Fierce Allegiance Development, LLC (Postponed from the February 5, 2024 Assembly Meeting)

Fierce Allegiance Development, LLC is in the process of purchasing the Ocean Beauty bunkhouse located at 18 Harbor Way and requests to assume the Ocean Beauty lease located across the street from the bunkhouse to be used for loading fish product and for providing parking spaces for tenants of the development. At a February 21, 2024 meeting, the Harbors and Ports Advisory Board unanimously supported the assignment of lease to Fierce Allegiance Development, LLC. The lease assignment should be contingent upon the closing of the sale of 18 Harbor Way to Fierce Allegiance Development, LLC.

Suggested motion: I move to approve assignment of the Ocean Beauty lease contingent on the closing of the sale of the bunkhouse property located at 18 Harbor Way by Ocean Beauty to Fierce Allegiance Development, LLC.

15. New Business

A. Ordinance #2024-05: An Ordinance Determining that Property Conveyed to the Borough in a Tax Foreclosure Proceeding Shall not be Retained for a Public Purpose and Shall Hereafter be Sold

If approved in three readings, land conveyed to the Borough in a tax foreclosure proceeding will be offered for public sale.

B. Resolution #2024-04: A Resolution Supporting Senate Concurrent Resolution No. 10 (SCR 10), Introduced During the Second Session of the Thirty-Third Alaska Legislature, Establishing a Joint Legislative Seafood Industry Task Force with the Inclusion of an Elected Local Official from a Coastal, Fisheries-Interdependent Community

If adopted by the Assembly, Resolution #2024-04 will convey to the Alaska Legislature Petersburg's support for establishing a Joint Legislative Seafood Industry Task Force, to include an elected local official from a coastal fisheries-interdependent community, to address elements of the current economic peril of the state's seafood industry and to develop a long-term vision for the industry as a critical element of the state's economic future.

C. Scow Bay Generator #2 Design/Build Bid Package Professional Services Award

Utility Director Hagerman requests approval to award a professional services contract to Marine Services, Inc. to develop the Scow Bay Generator #2 Design/Build Bid Package for an amount not to exceed \$164,330.

16. Communications

A. Correspondence Received Since February 20, 2024

17. Assembly Discussion Items

A. Assembly Member Comments

B. Recognitions

18. Adjourn