



Petersburg Borough

12 South Nordic Drive
Petersburg, AK 99833

Meeting Agenda Borough Assembly Regular Meeting

Monday, March 04, 2024

12:00 PM

Assembly Chambers

You are invited to a Zoom webinar.
When: March 4, 2024 12:00 PM Alaska
Topic: March 4, 2024 Assembly Meeting

Please click the link below to join the webinar:

https://petersburgak.gov.zoom.us/j/85081704769?pwd=LSycgdjM_Sj5vU689VSiStLhdP7X2g.LRzkFN-3VIFVj_3e

Passcode: 119001

Or Telephone:

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

Webinar ID: 850 8170 4769

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1. **Call To Order/Roll Call**
2. **Voluntary Pledge of Allegiance**
3. **Approval of Minutes**
 - A. **February 5, 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.

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

A. Reno/Schonberg Lease Renewal

The Reno/Schonberg Lease of Tideland Parcel T-25 ATS9 is up for renewal effective March 1, 2024, at an annual rate of \$1,164.

B. Petersburg Port Dock Corner Dolphin Engineering Services Proposal

In the FY 2024 budget, the Assembly approved use of \$100,000 of the Marine Passenger Fee and Commercial Passenger Vessel Fund for design of a Passenger Tourship Mooring Dolphin at the Port Dock. PND Engineers, Inc., has provided a proposal for engineering services for this project for a cost not to exceed \$100,000.

11. Report of Other Officers

A. Petersburg Medical Center Update

PMC CEO Hofstetter is unable to attend in person due to travel but has provided a written update on activities at the Medical Center.

B. US Forest Service Update

District Ranger Born will provide an update on USFS activities.

C. Petersburg School District Turf Field

PSD Activities Director Cabral will share information regarding a possible future turf track and field.

12. Mayor's Report

A. March 4, 2024 Mayor's Report

13. Manager's Report

A. March 4, 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 or Exchange of Borough Property to be Ratified by the Voters of the Petersburg Borough - Second Reading

If adopted in three readings, Ordinance #2024-01 would increase the assessed property value requirement for sale or exchange of Borough land to be ratified by Borough voters from \$500,000 to \$2,000,000. The last time the requirement was amended was in 1990, when it was increased from \$100,000 to \$500,000. The Assembly approved Ordinance #2024-01 by a vote of 4-1 in its first reading.

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 - Second 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 reading by a vote of 4-1.

15. New Business

A. Ordinance #2024-03: An Ordinance Adjusting the FY 2024 Budget for Known Changes

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.

B. 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 Frederick Point East Area

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.

C. Limited Notice To Proceed (NTP) to Dawson Construction for the WERC Project

PMC CEO Hofstetter requests authorization to issue an NTP to Dawson Construction for an amount not to exceed \$3,300,000 to provide foundation work and to install underground mechanical, electrical and plumbing, and to procure structural steel and long lead mechanical and electrical equipment for the Wellness, Education & Resource Center. The \$3,300,000 is secured through the \$20,000,000 Department of Treasury grant which was awarded to PMC in December of 2023.

D. Support for Reappointment of John Jensen to the North Pacific Fishery Management Council

Mayor Jensen requests Assembly approval to send the attached letter of support for reappointment of John Jensen to the North Pacific Fishery Management Council to Governor Dunleavy and the Office of Boards & Commissions.

E. Support for Southeast Alaska Solid Waste Authority's (SEASWA) Grant Application for a Regional Solid Waste Management Planning Grant Offered by the Denali Commission

Public Works Director and SEASWA Chair Cotta requests approval of a letter of support for SEASWA's application for a grant offered by the Denali Commission for regional solid waste management planning.

F. Approval to Hire a Grant Writer for the Banana Point Breakwater

Manager Giesbrecht requests approval to use approximately \$5,000 to hire a grant writer to complete a Denali Commission grant for the Banana Point Breakwater. There

is \$4,397 in Special Revenue Fund 200 specifically budgeted for the Banana Point Breakwater.

16. Communications

A. Correspondence Received Since February 1, 2024

17. Assembly Discussion Items

A. Assembly Member Comments

B. Recognitions

18. Adjourn