



Petersburg Borough

12 South Nordic Drive
Petersburg, AK 99833

Meeting Agenda Borough Assembly Regular Meeting

Monday, December 18, 2023

6:00 PM

Assembly Chambers

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

Please click the link below to join the webinar:

<https://petersburgak.gov.zoom.us/j/83721275891?pwd=PR5OORyAnpESuAUabEbCj45mBJu11Q.2riVtnwoYg-6AYG6>

Passcode: 136886

Or Telephone: (253) 215-8782 or (719) 359-4580

Webinar ID: 837 2127 5891

Passcode: 136886

1. **Call To Order/Roll Call**
2. **Voluntary Pledge of Allegiance**
3. **Approval of Minutes**
 - A. December 4, 2023 Assembly Meeting Minutes**
4. **Amendment and Approval of Meeting Agenda**
5. **Public Hearings**
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. Southeast Alaska Power Agency Update

Assembly Member Lynn will update the Assembly on SEAPA activities.

B. Borough Safety Committee Report

Safety Committee Chairman Holmgren has provided a written report on Safety Committee activities.

12. Mayor's Report

A. December 18, 2023 Mayor's Report

13. Manager's Report

A. December 18, 2023 Manager's Report

14. Unfinished Business

A. Ordinance #2023-15: An Ordinance Adjusting the FY 2024 Budget for Known Changes - Third and Final Reading

If approved in three readings, Ordinance #2023-15 will 1) assign \$50,199 of Homeland Security grant revenue accepted by the Assembly on November 6, 2023 to the FY24 budget for School District Radios; 2) authorize additional funds of \$86,876 from the E911 fund to cover the cost of an upgrade to the Police Department access control system; 3) increase the budgeted amounts to cover actual costs for purchase of a new pump to replace the leaking leisure pool filtration pump (\$10,398) and replacement of two benches at the South Harbor viewing platform that were damaged (\$3,629); 4) transfer \$880,000 from the Electric Department reserves to the Blind Slough Hydro fund to finish out the project; 5) increase the FY24 budget amount for work on the EMD 16 generator that had been budgeted for in FY23 but not invoiced until now (\$5,850); 6) increase the Diesel Plant Maintenance line item to cover unanticipated work on the Caterpillar 398 generator rebuild (\$20,981); 7) increase the Motor Pool O&M budget by \$20,056 to cover unanticipated repairs on the line trucks; 8) increase the Electric Travel and Training budget by \$13,000 to cover online training of staff on the Eaton Yukon AML program; 9) transfer Wastewater reserves in the amount of \$144,000 to the Pump Station 4 project to award a professional services contract for pump station control panels and control programming; and 10) increase the Electric Department payroll budget by \$132,366 for FY24 to cover the cost of ratifying the new IBEW Collective Bargaining Agreement. Ordinance #2023-15 was unanimously approved in its first and second readings.

15. New Business

A. Resolution #2023-18: A Resolution to Vacate and Convey a Portion of the Ramona Street Right-of-Way Between North Nordic Drive and Valkyrie Street and to Authorize Acquisition of Lot 10A and a 20' Utility Easement

If adopted, Resolution #2023-18 will vacate a portion of the Ramona Street right-of-way and convey it to John and Miriam Swanson in exchange for Lot 10A and a 20' utility easement to accommodate the Pump Station 4 Replacement Project.

B. Resolution #2023-19: A Resolution to Authorize the Sale of the Borough's 1991 Pierce Pumper Fire Engine (Engine 5) to the City of Hyder Volunteer Fire Department for One Dollar (\$1.00) in an "As Is, Where Is" Condition

Approval of Resolution #2023-19 will authorize the sale of Engine 5, which has been decommissioned and removed from service in Petersburg, to the City of Hyder Volunteer Fire Department.

C. Support for House Bill 201, An Act Changing the Residency Requirements for Hunting, Trapping, and Sport Fishing Privileges

Assembly Member Newman requested a letter of support for House Bill 201, sponsored by Representatives Himschoot and Hannan, which will align the residency requirements for hunting, trapping, and sport fishing privileges with the requirements to receive a Permanent Fund Dividend.

D. Work Session with Mental Health Trust Land Office

TLO Senior Project Manager, Chandler Long, and State of Alaska Platting Officer Amy Orange-Posma request a work session with the Assembly to discuss platting, planning, and working together in the best interest of Petersburg. They plan to travel to Petersburg for the work session and request the Assembly choose a date and time between January 16 and 25, 2024. The Assembly Chambers is not available the evening of January 18, 2024.

E. Entrance Island Dock

The Assembly is asked to decide whether the Borough would accept ownership (and future maintenance) of the Entrance Island Dock from the State of Alaska if it was fully restored.

16. Communications

A. Correspondence Received Since November 30, 2023

17. Assembly Discussion Items

A. Assembly Member Comments

B. Recognitions

18. Adjourn



Petersburg Borough

12 South Nordic Drive
Petersburg, AK 99833

Meeting Minutes Borough Assembly Regular Meeting

Monday, December 04, 2023

12:00 PM

Assembly Chambers

1. Call To Order/Roll Call

Mayor Jensen called the meeting to order at 12:00 p.m.

PRESENT

Mayor Mark Jensen
Vice Mayor Donna Marsh
Assembly Member Thomas Fine-Walsh
Assembly Member Bob Lynn
Assembly Member Rob Schwartz
Assembly Member Jeigh Stanton Gregor

EXCUSED

Assembly Member Scott Newman

2. Voluntary Pledge of Allegiance

The Pledge was recited.

3. Approval of Minutes

A. November 20, 2023 Assembly Meeting Minutes

The November 20, 2023 Assembly meeting minutes were unanimously approved.

Motion made by Assembly Member Stanton Gregor, Seconded by Assembly Member Lynn.

Voting Yea: Mayor Jensen, Vice Mayor Marsh, Assembly Member Fine-Walsh, Assembly Member Lynn, Assembly Member Schwartz, Assembly Member Stanton Gregor

4. Amendment and Approval of Meeting Agenda

The agenda was approved as submitted.

Motion made by Assembly Member Lynn, Seconded by Assembly Member Stanton Gregor.

Voting Yea: Mayor Jensen, Vice Mayor Marsh, Assembly Member Fine-Walsh, Assembly Member Lynn, Assembly Member Schwartz, Assembly Member Stanton Gregor

5. Public Hearings

A. Public Hearing for Ordinance #2023-15: An Ordinance Adjusting the FY 2024 Budget for Known Changes

No testimony was received.

6. Bid Awards

There were no 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.

Mary Clemens, representing herself, shared her support for PIA's land purchase application for lots on 8th Street and her feelings regarding the importance of the Boardwalk Nature Trail that runs through the properties. She requests the Assembly designate a 50 to 100 foot wide buffer for the portion of the trail between the school and 8th Street.

Cris Morrison, PIA Tribal President, stated she agrees with Mary Clemens. PIA does not wish to own the trail and a plat they have commissioned shows a 50 foot wide area along the trail that PIA is not asking to purchase.

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.

No views were shared.

9. Boards, Commission and Committee Reports

There were no reports.

10. Consent Agenda

There were no consent agenda items.

11. Report of Other Officers

A. Petersburg Medical Center

PMC CEO Hofstetter reminded the public of the ground breaking ceremony set for Friday, December 8, at noon, shared that PMC's FY 2023 audit is complete, recognized our first responders and PMC staff for their response to the recent USCG crash incident, and stated that his heart goes out to Wrangell for the landslide event.

B. 2024 Capital Projects List

Manager Giesbrecht requested the Assembly look at the priority community projects list which will be updated and/or approved in January of 2024. This list is important as it is shared with our Alaska Legislature and Federal Delegation for funding opportunities.

12. Mayor's Report

A. December 4, 2023 Mayor's Report

Mayor Jensen read his report into the record.

13. Manager's Report

A. December 4, 2023 Manager's Report

Manager Giesbrecht read his report into the record, a copy of which is attached and made a permanent part of these minutes.

14. Unfinished Business

A. Ordinance #2023-15: An Ordinance Adjusting the FY 2024 Budget for Known Changes - Second Reading

If approved in three readings, Ordinance #2023-15 will 1) assign \$50,199 of Homeland Security grant revenue accepted by the Assembly on November 6, 2023 to the FY24 budget for School District Radios; 2) authorize additional funds of \$86,876 from the E911 fund to cover the cost of an upgrade to the Police Department access control system; 3) increase the budgeted amounts to cover actual costs for purchase of a new pump to replace the leaking leisure pool filtration pump (\$10,398) and replacement of two benches at the South Harbor viewing platform that were damaged (\$3,629); 4) transfer \$880,000 from the Electric Department reserves to the Blind Slough Hydro fund to finish out the project; 5) increase the FY24 budget amount for work on the EMD 16 generator that had been budgeted for in FY23 but not invoiced until now (\$5,850); 6) increase the Diesel Plant Maintenance line item to cover unanticipated work on the Caterpillar 398 generator rebuild (\$20,981); 7) increase the Motor Pool O&M budget by \$20,056 to cover unanticipated repairs on the line trucks; 8) increase the Electric Travel and Training budget by \$13,000 to cover online training of staff on the Eaton Yukon AMI program; 9) transfer Wastewater reserves in the amount of \$144,000 to the Pump Station 4 project to award a professional services contract for pump station control panels and control programming; and 10) increase the Electric Department payroll budget by \$132,366 for FY24 to cover the cost of ratifying the new IBEW Collective Bargaining Agreement. Ordinance #2023-15 was unanimously approved in its first reading.

By unanimous roll call vote, Ordinance #2023-15 was approved in its second reading.

Motion made by Assembly Member Stanton Gregor, Seconded by Assembly Member Lynn.

Voting Yea: Mayor Jensen, Vice Mayor Marsh, Assembly Member Fine-Walsh, Assembly Member Lynn, Assembly Member Schwartz, Assembly Member Stanton Gregor

15. New Business

A. Resolution #2023-16: A Resolution Approving the Disposal of Borough Owned Tideland Property Located at 103A Dock Street (Parcel #01-010-037) by Direct Sale to John B. and Sheri L. Wikan dba Wikan Enterprises, Inc., for \$112,564

Resolution #2023-16 was unanimously approved.

Motion made by Assembly Member Stanton Gregor, Seconded by Assembly Member Lynn.

Voting Yea: Mayor Jensen, Vice Mayor Marsh, Assembly Member Fine-Walsh, Assembly Member Lynn, Assembly Member Schwartz, Assembly Member Stanton Gregor

B. Resolution #2023-17: A Resolution Adopting an Alternate Allocation Method for the FY24 Shared Fisheries Business Tax Program and Certifying that this Allocation Method Fairly Represents the Distribution of Significant Effects of Fisheries Business Activity in FMA 18: Central Southeast Area

The Assembly unanimously approved Resolution #2023-17.

Motion made by Assembly Member Lynn, Seconded by Assembly Member Fine-Walsh.

Voting Yea: Mayor Jensen, Vice Mayor Marsh, Assembly Member Fine-Walsh, Assembly Member Lynn, Assembly Member Schwartz, Assembly Member Stanton Gregor

C. Petersburg Indian Association Application to Purchase Borough Owned Property on N. 8th Street (Parcel ID #01-006-060 and #01-006-070)

The Petersburg Indian Association (PIA) filed an application to purchase Borough owned parcels #01-006-060 and #01-006-070 on N. 8th Street for the purpose of constructing residential rental properties in the form of duplexes and small apartment buildings. On November 14, 2023, the Planning Commission held a duly noticed public hearing, considered and reviewed applicant materials, public comments and testimony, and staff comments, and recommend the Assembly approve the property for sale with the condition that the existing walking trail between the elementary school and the ballfield not be included in the sale, or that the trail be granted a public access easement to ensure continued use.

Motion was made to approve the sale of said N. 8th Street properties by direct negotiations with PIA.

An amendment to the original motion that the Dolphin Street right-of-way between 7th and 8th Streets be preserved failed by a vote of 2-4.

Motion made by Assembly Member Lynn, Seconded by Assembly Member Stanton Gregor.

Voting Yea: Mayor Jensen, Vice Mayor Marsh
Voting Nay: Assembly Member Fine-Walsh, Assembly Member Lynn, Assembly Member Schwartz, Assembly Member Stanton Gregor

The original motion passed unanimously.

Motion made by Assembly Member Stanton Gregor, Seconded by Assembly Member Lynn.

Voting Yea: Mayor Jensen, Vice Mayor Marsh, Assembly Member Fine-Walsh, Assembly Member Lynn, Assembly Member Schwartz, Assembly Member Stanton Gregor

D. Pump Station 4 Controls and Panel Professional Services Contract Award

By unanimous roll call vote, the Assembly awarded a professional services contract to RMC Engineering Services in the amount of \$144,000 to design the control system for Pump Station 4.

Motion made by Assembly Member Lynn, Seconded by Assembly Member Fine-Walsh.

Voting Yea: Mayor Jensen, Vice Mayor Marsh, Assembly Member Fine-Walsh, Assembly Member Lynn, Assembly Member Schwartz, Assembly Member Stanton Gregor

E. Contract Increase for the Blind Slough Hydro Project for Project Management, Inspection, Commissioning and Close Out

The Assembly unanimously approved to increase the Blind Slough Hydro Project contract amount by \$105,000 to cover the need for extended onsite inspection due to project delays.

Motion made by Assembly Member Stanton Gregor, Seconded by Vice Mayor Marsh.

Voting Yea: Mayor Jensen, Vice Mayor Marsh, Assembly Member Fine-Walsh, Assembly Member Lynn, Assembly Member Schwartz, Assembly Member Stanton Gregor

F. Trade of Development Work on the Borough's Rock Quarry and Mud Dump Access Road in Exchange for Use of up to 60,000 Cubic Yards of Borough Rock for the New Hospital Site

The Assembly approved Rock-N-Road's proposal to make needed modifications to the Borough's rock quarry and mud dump access road in exchange for use of up to 60,000 cubic yards of rock from the Borough's quarry.

Motion made by Assembly Member Stanton Gregor, Seconded by Assembly Member Lynn.

Voting Yea: Mayor Jensen, Vice Mayor Marsh, Assembly Member Fine-Walsh, Assembly Member Lynn, Assembly Member Schwartz, Assembly Member Stanton Gregor

G. Work Session with the Hospital Board

January 30, 2024 at 5:30 p.m. was chosen for the next Hospital Board / Assembly work session.

16. Communications

A. Correspondence Received Since November 16, 2023

17. Assembly Discussion Items

A. Work Session with Mental Health Land Trust Office

The Assembly suggests a work session be held on February 1, 2024 at 6:00 p.m.

B. Entrance Island Dock

Mayor Jensen received communication from a Territorial Sportsman, Inc. Board Member in Juneau wondering if the Borough would be interested in taking ownership of the Entrance Island dock from the State of Alaska if it were either brand new construction or repaired to a safe and usable condition.

The Assembly requested Manager Giesbrecht investigate whether a public dock inside the Petersburg Borough could be owned and maintained by another municipality, such as the City and Borough of Juneau.

C. Assembly Member Comments

Assembly Member Lynn shared that he was told by first responders to the Wrangell land slide that they were impressed with the amount of help from Petersburg for Wrangell and he thanked everyone in Petersburg who took part in the effort. He also shared that for the first 3 or 4 days no one could walk on the slide material as it was liquid mud so SEAPA helped the rescue/recovery effort by using their drones.

D. Recognitions

There were no recognitions.

18. Adjourn

The meeting was adjourned at 1:17 p.m.

Motion made by Assembly Member Stanton Gregor, Seconded by Assembly Member Lynn.

Voting Yea: Mayor Jensen, Vice Mayor Marsh, Assembly Member Fine-Walsh, Assembly Member Lynn, Assembly Member Schwartz, Assembly Member Stanton Gregor

SEAPA Report from the November 30, 2023 Meeting

- Both Swan and Tyee reservoirs are full going into the winter power generation season. That will provide sufficient water for power generation till the spring.
- The Board voted to hold wholesale power rates steady for 2024. There will be no rate increases. There will probably need to be a quarter cent increase in 2025 but that will not be determined till next fall.
- The Board approved the 2024 operating budget. The big projects for 2024 are the beginning of relicensing both Swan and Tyee reservoirs with the Federal Energy Regulatory Agency (FERC), initiating the design and permit dialogue with FERC to approve the addition of a third turbine at Tyee, and completing a study on grid stability.
- Last, I want to give credit to our SEAPA CEO who has been working diligently to maximize power production from our two hydro facilities across the Swan Tyee-Intertie thereby reducing spill and maximizing returns. The result is a major contribution to keeping our wholesale power rates the lowest in Alaska.

December 2023

Written Report from Safety Committee Chairman Captain Holmgrain

The Borough Safety Committee met on November 21, 2023.

Each committee member reported the status of their department's response to the APEI recommendations.

Sixty-two Borough employees responded to a safety survey that the committee sent to all borough employees, and the results were discussed. No respondent to the survey asked for follow-up contact from the safety committee. The compiled results were shared with all department heads.

The Committee is working on updating sections of the Borough Safety Manual.

The next meeting date is Tuesday, December 19, 2023 at 1:00 pm.

**Mayor's Report
For
December 18, 2023 Assembly Meeting**

- 1. Trident Seafoods Petersburg Plant For Sale:** On December 12, 2023, Trident Seafoods announced they will be selling four of its Alaska processing plants, one of which is in Petersburg. A news release regarding Trident's restructuring plan is attached.

- 2. Merry Christmas and Happy New Year!:** On behalf of the Petersburg Borough Assembly, we wish you a very Merry Christmas and a safe and Happy New Year! Cheers to 2024!



NEWS RELEASE

5303 Shilshole Ave NW, Seattle, WA 98107



NOT FOR RELEASE BEFORE 9 A.M. PST ON TUESDAY, DECEMBER 12TH 2023

FOR MORE INFORMATION, CONTACT:

Alexis Telfer (Trident Seafoods, Corporate Communications)
atelfer@tridentseafoods.com

Stefanie Moreland (Trident Seafoods, Corporate Spokesperson)
smoreland@tridentseafoods.com

Trident Seafoods seeks buyers for select plants and assets in Alaska as part of its plan to streamline and modernize operations.

The moves, which include downsizing its support functions in Seattle, position the company to fund the reinvestments necessary to continue to lead in the Alaska seafood industry.

Seattle, Wash. – December 12, 2023 – Trident Seafoods, a company that has been operating continuously in Alaska for more than 50 years, will seek potential buyers for four of its Alaska shoreside plants as part of a comprehensive restructuring initiative. This move puts the company on a path toward streamlining its Alaska operations and refocusing its global commercial strategy.

The restructuring is designed to focus operations and investments on assets that fuel the company's shift. This includes plans to seek buyers for its diverse operations in Kodiak, Alaska, while operating a significantly scaled-back winter season. The Kodiak plants operate nearly year-round and support multiple species, primarily pollock, salmon, Pacific cod, and crab. "Bold action today is necessary to deliver fair value to fleet, communities, and all stakeholders into the future," said Joe Bundrant, CEO of Trident Seafoods.

"Our Kodiak operations are integral to the Gulf of Alaska fisheries," said Jeff Welbourn, Senior Vice President of Alaska Operations at Trident Seafoods. "They are highly efficient, multispecies plants, and we are working diligently to find a new owner to support the fleet and the Kodiak community."

Trident also announced that its regional salmon strategy would refocus operations in Southeast Alaska and Area M. The move will see the company seeking buyers for its seasonal plants in Ketchikan, Petersburg, and False Pass. "These are all well-maintained operations that align better with other operators' strategies," added Welbourn. "We are optimistic the combination of new ownership and our continued service to the fleet through our other locations will mean little to no disruption for regional salmon fleets."

To round out the Alaska operations strategy, Trident is retiring or seeking buyers for other assets, such as the historic South Naknek Diamond NN cannery facility and the support facilities in Chignik. The company is also assessing its overall company-owned vessel strategy.

The restructuring effort is not confined to Alaska alone. Trident is also streamlining and optimizing its head office support functions, resulting in a 10% reduction in headcount.

The restructuring effort enables Trident to execute its strategic drive to modernize its processing plants throughout Alaska. In August, the company announced a delay to the three-year plan to build a new, state-of-the-art processing plant in Unalaska's Dutch Harbor to replace an aging plant in Akutan, Alaska. Construction is likely to resume once the restructuring activities are complete.

"We are modernizing and re-tooling the remaining Alaska plants to be more efficient, effective, and sustainable operations," said Welbourn. "This will allow us to continue supporting as many fleets and communities as possible across Alaska for the long term."

This long-term vision underscores Trident's commitment to operational excellence while adapting to the changing dynamics of the global seafood industry. As Trident embarks on this transformational journey, it remains focused on maintaining its world-class quality and safety standards and exploring innovative solutions to meet customer demands.

Trident's strategy reflects the realities facing U.S. seafood producers in global markets. Across many species, the combination of declining demand, excess supply, and foreign competition has driven prices down, squeezed margins, and displaced U.S. producers from markets that they developed over decades.

"We are competing against producers in other countries that do not share our commitment to or investments in environmental sustainability, social responsibility, and product quality," said Bundrant. "Many of our foreign competitors operate with minimal regulatory costs and oversight, inexpensive infrastructure, and exploitive labor practices."

In this global business environment, Trident is betting that it can remain competitive by attracting customers who value the sustainability, quality, and integrity of wild Alaska seafood—while also aggressively reducing costs and improving productivity.

"Overall, I remain confident in the Alaska seafood industry and our role in it. These are significant changes, and we are focused on treating our impacted employees and communities with the respect and compassion they deserve," added Bundrant. "Embracing these changes and operating a more streamlined company will allow us to reinvest in the communities, people, processes, and assets that enable us to continue our mission of responsibly sharing wild Alaska seafood with the world."

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About Trident Seafoods.

Trident Seafoods is the largest vertically integrated seafood harvesting and processing company in North America. Trident is a privately held, 100 percent USA-owned company with global operations in 6 countries and serves customers in over 50 countries. Headquartered in Seattle, Washington (USA), Trident employs approximately 9,000 people worldwide each year and partners with over 5,400 independent fishermen and crewmembers. Species harvested and processed by Trident include virtually every commercial species of salmon, whitefish, and crab harvested in the North Pacific and Alaska. The global supply chain also includes cultured and wild species from a network of trusted sources worldwide.

Follow Trident on the Web at www.tridentseafoods.com or on social media on [Facebook](#), [X \(Twitter\)](#), [Instagram](#), [Pinterest](#), [YouTube](#), or [LinkedIn](#).



Borough Manager's Report
Assembly Meeting 18 December 2023

- ❖ Water Staff performed some maintenance on air relief valves recently and the sedimentation basins at the treatment plant were cleaned. We also spent some time at Cabin Creek reservoir to secure some loose logs that had floated into the protective log boom.
- ❖ Wastewater staff has been working on replacing a sludge pump in the digester room at the treatment plant.
- ❖ Our sincere condolences go out to the Dennis Jones family for their recent loss of Dennis Jones Sr.
- ❖ The Blind Slough Hydro project is winding down. The construction contractor is working on punch list items and the electrical sub-contractor is working on finishing up final details. The Gilkes team is monitoring the generator during the required reliability run, and Electric Power Systems is working with OS Engineering to fully integrate the hydro controls and monitoring into PMPL's SCADA system. The generator is working well with only a couple of minor issues to correct.
- ❖ Thank you, Petersburg, to all of those that attended the Jingle & Mingle winter event! And thank you to all the community donations to help make it a success, we look forward to celebrating the season with you again next year.
- ❖ Parks and Recreation will be hosting the next Dive-In Movie: The Nightmare Before Christmas. Call or see front desk for details or check our FB page.
- ❖ The Community Center will be closing at 1p on Saturday, the 23rd for the holidays and reopening on Tuesday, Dec. 26th for regular programming.
- ❖ Parks and Recreation Youth Volleyball season is now open for registration. Register online or in person.
- ❖ Winter Break extra swim and gym times will be happening, check for flyers around the Community Center and on FB with details.
- ❖ Lifeguard Course scheduled for Jan 19th - 21st at Aquatic Center. Contact Scott Burt for more information and to sign up. Six hours of online coursework required before attending the 3-day class.
- ❖ Parks & Rec. is working with Borough staff and an outside vendor to outline the sewer issues in the Aquatic Center locker rooms and to develop cost estimates on maintenance issues including paint and HVAC changes.

- ❖ We are in the process of filling our final open slots at Assisted Living. First time in over a year we have been able to get to full staff.
- ❖ Christmas is going well at the Manor. We have the decorations put up and have choirs (children) coming and singing to the residents. They love it.
- ❖ We have had no call outs or reported infrastructure damage from the recent storms.
- ❖ With continuing warmer weather, the Streets crew has been catching up on online orders and ditching projects. Snow removal equipment is ready for action when needed.
- ❖ Sam is putting in some overtime to keep up with the business of the department. We are still looking for a mechanic to fill the position that has been vacant since May.
- ❖ The Motor Pool is auctioning multiple surplus vehicles and equipment via sealed bids. Bid responses are due on December 21st. Details are available on the Borough's Facebook page or by calling Public Works at 907-772-4430.
- ❖ We have started vehicle replacement inspections for the FY25 budget year.
- ❖ Building Maintenance is assisting Mountain View Manor with some deck repairs.

**PETERSBURG BOROUGH
ORDINANCE #2023-15**

**AN ORDINANCE OF THE PETERSBURG BOROUGH ADJUSTING
THE FY 2024 BUDGET FOR KNOWN CHANGES**

Section 1. Classification: This ordinance is not of a permanent nature and shall not be codified in the Petersburg Municipal Code.

Section 2. Purpose: The purpose of this ordinance is to adjust the FY 2024 budget for known changes.

Section 3. Substantive Provisions: In accordance with Section 11.09(a) of the Charter of the Petersburg Borough, the budget for the fiscal period beginning July 1, 2023 and ending June 30, 2024 is adjusted as follows:

Explanation: Necessary revisions in the FY 2024 budget identified after adoption of the Budget. This is the second supplemental budget of the year.

Account Number	Account	Original Budget	Increase (Decrease)	Amended Budget
<u>FISCAL YEAR 2024 REVENUE / EXPENSE BUDGET ADJUSTMENTS</u>				
Homeland Security Grant Fund – Fund 711				
711.000.402277	Homeland Security Grant Revenue	0	\$50,199.	\$50,199.
711.000.501460	School District Radios & Base Station Expense	0	(\$50,199.)	(\$50,199.)
The Borough Assembly approved acceptance of this grant in the consent agenda at the 11/6/23 assembly meeting. This grant provides funding for the purchase and installation of an antenna with repeater, 2 base stations, 20 portable radios and the fees for FCC licensing of the School District's own frequency.				
E911 Surcharge Fund – Fund 270				
270.000.506520	Police Facility Access Control System	\$0	(\$86,876)	(\$86,876)
Use E911 Fund to cover the cost of Arctic Fire & Security's proposal to provide installation services and access control system upgrade to facility.				
Parks & Recreation – Leisure Pool Filtration & South Harbor Viewing Platform				
110.574.501330	Maintenance Supplies - Pump & Shipping	(\$24,000.)	(\$9,161.)	(\$33,161.)
110.574.501410	Professional Services – Labor to install pump	(\$32,000.)	(\$1237.)	(\$33,237.)
110.574.501480	Repairs & Maintenance – Benches & Shipping	(\$10,000.)	(\$3,619)	(\$13,619.)

Purchase of a new pump was needed to replace the leaking leisure pool filtration pump. The South Harbor viewing platform was damaged in a driving incident and replacement was needed of the two benches.

Blind Slough Hydro Project – Fund 747

410.000.501960	Electric Reserves Transfer to Capital Project	\$0	(\$880,000)	(\$880,000)
747.000.402240	Blind Slough Hydro Transfer In	\$0	\$880,000	\$880,000

Transfer funds from Electric Enterprise reserves to capital project fund to finish out the project.

PMPL Electric Department Misc. Accounts

410.405.501352	Diesel Plant Maintenance - Supplies	(\$9,500)	(\$5,850)	(\$15,350)
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To cover late invoices sent by Marine Services that were budgeted for in FY23 for work on the EMD 16 Generator.

410.405.501353	Diesel Plant Maintenance – Services	(\$8,300)	(\$20,981)	(\$29,281)
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To cover unanticipated work by NC Machinery on the Caterpillar 398 generator rebuild and invoicing received after the fiscal year had ended.

410.000.501449	Motor Pool Charges – O&M	(\$63,440)	(\$20,056)	(\$83,496)
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To cover unanticipated repairs by Altec for our line trucks. The digger had an issue with the boom controls and both bucket trucks need replacement platforms (buckets) to remain safe to operate.

410.000.501430	Travel and Training	(\$28,400)	(\$13,000)	(\$41,400)
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To cover online training of PMPL staff on the Eaton Yukon AMI program,

Wastewater Pump Station 4 Project – Fund 739

430.000.501960	Wastewater Transfer to Capital Project	\$0	(\$144,000)	(\$144,000)
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739.000.402240	Pump Station #4 Project Transfer In	\$0	\$144,000	\$144,000
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Transfer needed in order to award a professional services contract for pump station control panels and control programming while waiting for a loan increase from ADEC.

Electric Department – IBEW Contract - Payroll

410.XXX.500110	IBEW Contract Payroll	(\$818,657)	(\$170,678)	(\$989,335)
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410.XXX.500120	IBEW Contract Payroll Overtime	(\$50,893)	(\$12,309)	(\$63,202)
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410.XXX.500200	IBEW Contract Payroll Benefits	(\$500,903)	\$50,621	(\$450,282)
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Cost of ratifying the IBEW contract and the health insurance adjustment switching to Moda.

Section 4. Severability: If any provision of this ordinance or any application to any person or circumstance is held invalid, the remainder of this ordinance and application to any person and circumstance shall not be affected.

Section 5. Effective Date: This ordinance shall become effective immediately after the date of its passage.

Passed and approved by the Petersburg Borough Assembly, Petersburg, Alaska this 18th day of December, 2023.

Mark Jensen, Mayor

ATTEST:

Debra K. Thompson, Borough Clerk

Adopted:
Published:
Effective:



Police Department Access Control System Proposal

The Petersburg Police Department's access control system/electronic locking system has failed. The locking system computer software will not allow any modifications to the system and will not allow any access to the software. Chief Kerr contacted HID who provided electronic keycards and asked for a new software program. HID explained they only provide hardware and not the software system. HID checked the job code which revealed the contractor who installed the system installed 1996 technology into the municipal building when it was remodeled. HID explained the security concerns with the current system and recommended changes to the system to reflect industry standards.

HID sent out Petersburg Police Department's request to vendors servicing Alaska. Chief Kerr received two responses one from Arctic Fire & Security and the other from a different vendor. Arctic Fire & Security was the only vendor to show up in person to conduct an evaluation of the current needs and see what equipment could be reused in the updated access control system. Arctic Fire & Security is also the same vendor the Petersburg School District used for their access control proposal.

The Petersburg Police Department is proposing to use E911 funds for this project in the amount of \$86,876.00. The use of E911 funds is an appropriate funding source since the Petersburg Dispatch Center is housed inside the Petersburg Police Department. Current E911 fund balance is \$242,823 as of November 13, 2023.

If you have any question or want more information on this project please contact Chief James Kerr.

Petersburg Borough Police Department

PO Box 329 Petersburg, AK 99833 · Phone (907)772-3838 Fax (907)772-3504

www.petersburgak.gov



PROPOSAL

TO: Petersburg Police Department
Petersburg, AK

DATE: 10/16/2023

ATTN: James Kerr

PROPOSAL NUMBER: AFS.101623

SCOPE: New Access Control System Installation and Upgrade

Arctic Fire & Security (AFS) appreciates the opportunity to submit the following proposal to provide installation services and access control system upgrade. The following proposal information breaks down our scope of work based on the walk-through conducted and information provided for the Petersburg Police Department. Based on this information, we propose to provide a new Genetec access control platform that will utilize most of the existing hardware such as security enclosures, controller boards, power supplies, electrified and wired door hardware, and cabling. We have the following project deliverables and project overview that encompasses key phases of this project:

Scope of Work:

Demo of Existing Access Control System Details:

Demo the existing Best Stanley/Lenel access control field hardware throughout the Police Department which includes:

- Removal of (26) Best Stanley wired card reader keypads
- Removal of (6) Best Stanley wireless lock sets
- Removal of (1) Lenel LNL-2220 two door network controller board

New Access Control Material Details:

Provide a new access control platform that will utilize Genetec Security Center with Synergis access control management platform. The Genetec system will be capable of reusing the existing (4) Lenel security enclosures, (16) two door controller boards, (1) 16 input/output board, all hard-wired electrified door hardware, door contacts, network switch, and security cabling. New hardware that will be provided and installed for the Genetec access control system will include:

- (1) Genetec Security Center 5.11 with Synergis Standard Access Control Management Platform
- (1) Genetec Cloudlink Controller
- (1) Mercury LP1502 Two Door Network Controller
- (26) HID Signo Card Reader Keypads
- (6) Assa Abloy Sargent IN100 Series Wireless Locksets with Cover Plate Kits and Batteries
- (3) Assa Abloy PoE Wireless Hubs
- (1) USB Enrollment Card Reader
- (100) HID Seos Credential Badges
- (100) HID Seos Key Fobs
- (1) Access Control 1U Management Server and
- (1) Workstation with Monitor
- (1) Partial CAT6 Cable



Installation Details:

The new access control server will be programmed and configured to the extent possible prior to installation in the police department Comm Room. AFS will work with the Police Department personnel to establish door names, door access rules, door schedules, door overrides, personnel access groups, employee names, etc. The Genetec Cloudlink controller and LP1502 will be installed in the existing Lenel enclosure located in the main Comm Room and the new server will be rack mounted in an exiting equipment rack. (26) new HID Signo card reader keypads will be installed at each door that currently has the Stanley reader keypads. The doors with wireless Stanley card reader/locks will be removed and the (6) new Assa Abloy Aperio wireless locks will be installed on the same doors. Three new wireless security hubs will be installed in strategic areas to connect the wireless locks to the Genetec system. New CAT6 cable will be installed from each wireless security hub back to the existing security network switch. A new client workstation will be installed in a room designed by the Police Department what will be used to enroll new badges and allow for management of the overall access control system. AFS will work with Professional Computer Services (PCS) and ProComm for networking information, coordination, remote system access, and to ensure the remote touch-screen features remain intact with the new Genetec access control system.

Once the system is installed, AFS will thoroughly test each door, card reader, and electrified lock for proper operations, functions, and system reporting. AFS will work with Police personnel to test the touch-screen functionality and make sure doors unlock like the current sequence of operations. Once testing is complete, AFS will provide end user training on the Genetec access control daily operations, badge enrollment, and system features.

Alternate Option – Install (6) Wired Doors Instead of Wireless Readers and Locks: \$13,680.00 (not included in base price)

As an alternate to installing the wireless Assa Abloy card reader and locks, provide and install (6) new electric mortise locksets, (6) electrified hinges, (3) Mercury two door controller boards, (6) HID Signo standard card readers, (1) door lock power supply with back-up batteries, and new access control cable to each of the six doors. Each door will be core drilled, new electrified mortise locksets, hinges, and card readers will be installed at each of the six doors. A new door lock power supply and (3) new two-door controller boards will be installed in the main comm room where the new security cables will be terminated. Once installation is complete, AFS will thoroughly test each door, card reader, and electrified lock for proper operations, functions, and system reporting.

Project Remarks:

- Standard warranty 1 year provided, which includes labor and materials. Warranty takes effect upon substantial completion, which is defined as beneficial use of the systems provided above.
- Petersburg Police Department agreed to provide vehicle and ladders during installation.
- Removed equipment to be turned over to the Police Department.
- All air fare, lodging, vehicle costs for the duration of the project are included.
- Remote service and support will be billed separately as time and material.

Scope of Work Total Project Amount: \$86,876.00



Project Exclusions:

- Lifts, Ladders, Bucket trucks
- Ceiling tile replacement
- Performance & Payment Bonding cost
- Permits and Permit fees
- Warranty on existing equipment, cabling, hardware
- Network switches, equipment racks
- Additional cost incurred due to COVID-19 restrictions, delays, quarantine requirements
- Videography of testing or training, if required
- Patching, touchups, and painting
- Cost incurred due to weather delays, product delays, or delays by others
- All work not mentioned in this proposal will be billed out at Time and Materials

This proposal is hereby accepted, thus allowing Arctic Fire & Security authorization to proceed with the work mentioned in this proposal.

This proposal is valid until: 11/30/2023

Purchaser:

Arctic Fire & Security

Signature:

Signature:

Name:

Brandon Skeel

Title:

Brandon Skeel

Date:

Director of Operations

Date: 10/16/23



7133 Arctic Blvd. Unit 15
Anchorage, AK 99522
907-229-4614
www.afs-ak.com

TERMS AND CONDITIONS.

1. **SCOPE OF WORK:**
 - Customer shall permit AFS, free and timely access to areas and equipment, and allow contractor to start and stop the equipment as necessary to perform required services. All planned work under this agreement will be performed during AFS normal working hours.
 - Any alteration to, or deviation from, this agreement involving extra work, cost of material or labor will become an extra charge (fixed amount to be negotiated or on a time and material bases at AFS street rate then in effect) over the sum stated in this agreement.
 - AFS will not be required to move, replace or alter any part of the building structure in the performance of this agreement.
2. **TERMINATION OF CONTRACT:**
 - Either Party may terminate the contract with a thirty (30) day written notice. Customer agrees to pay for all work and material purchased for work rendered during the length of the agreement.
3. **MODIFICATIONS:**
 - No change or modification to the contract or terms & agreement stated herein shall be binding upon AFS unless accepted by AFS in writing.
4. **WARRANTY:**
 - In case of any failure to perform its obligations under this agreement, AFS liability is limited to repair or replacement as its option, and such repair or replacement shall be customer's sole remedy. This warranty is conditioned upon proper operation and maintenance by customer and shall not apply if the failure is caused or contributed to by accident, alteration, abuse or misuse, act of God and shall not extend beyond the term of this agreement.
 - Third party parts will carry manufactures warranty only.
5. **ENTIRE AGREEMENT:**
 - This proposal, upon acceptances shall constitute the entire agreement between the parties and supersedes any prior representations or understanding.
 - The annual agreement price is subject to adjustment on each commencement anniversary to reflect increasing labor, material and other costs.
6. **INVOICE & PAYMENT:**
 - Customer will promptly pay invoice within 20 days of customer receipt. Should payment become 30 days or more delinquent contractor may stop all work under this agreement without notice, and/or cancel this agreement, and the entire agreement amount shall become due and payable immediately upon demand.
7. **TAXS:**
 - Customer shall be responsible for all taxes, applicable to the service, and/or material hereunder.
8. **LIABILITY:**
 - In the event AFS must commence legal action in order to recover any amount payable under this agreement, customer shall pay AFS all court costs and attorney's fees incurred by AFS.
 - Under no circumstances, whether arising in contract, tort (including negligence), equity or otherwise, will AFS be responsible for loss of use, loss of profit, increased operating or maintenance expenses, claims of customer's tenants or clients, or any special, indirect or consequential damages.
9. **INDEMNITY:**
 - To the fullest extent permitting by law, customer shall indemnify and hold harmless AFS, its agent and employees from and against all claims, damages, losses and expenses, including but not limited to attorney's fees, arising out of or resulting from the performance of work hereunder, providing that such claim, damage, loss or expense is caused in whole or in part by an active or passive act or omission of customer, anyone directly or indirectly employed by customer, or anyone for whose acts customer may be liable, regardless of whether it is caused in part by negligence of AFS.
 - AFS should not be liable for any delay, loss, damage or detention caused by unavailability of machinery, equipment or materials, delays of carriers, strike, including those by AFS employees, lockouts, civil or military authority, priority regulations, insurrection or riot, action of these elements, force is of nature, or by any cause beyond its control.
10. **OCCUPATIONAL SAFETY:**
 - Customer shall make available to contractor's personnel all pertinent Material Safety Data Sheets (MSDS) pursuant to OSHA'S Hazard Communication Standard Regulations.
 - AFS expressly disclaims any and all responsibility and liability for the indoor air quality of the customer's facility, including without limitation, injury or illness to occupants of the facility or third parties, or any damage to the customer's facility, arising out of or in connection with AFS work. Under this agreement, including without limitation any illness, injury, or damage resulting in any manner from any fungus(es) or spore(s), any substance, vapor or gas produced by or arising out of any fungus(s) or spore(s), or any material, product, building component or structure that contains, harbors, nurtures or acts as a medium for any fungus(es) or spore(s).
 - AFS obligation under this proposal and any subsequent contract does not include the identification, abatement or removal of asbestos or any other toxic or hazardous substances, hazardous waste or hazardous material, or any fungus (s) or spore(s); substance, vapor or gas produced by or arising out of any fungus(es) or spore(s); or any material, product, building component or structure that contains, harbors, nurtures or acts as a medium for any fungus (s) or spore(s). In the event such substance, waste and materials are encountered, AFS sole obligation will be to notify the owner of their existence. AFS shall have the right thereafter to suspend its work until such substance; waste or material and the resultant hazards are removed. The time for completion of the work shall be extended to the extent caused by the suspension and the contract price equitably adjusted.

INTEROFFICE MEMORANDUM

TO: JODY TOW, FINANCE DIRECTOR

FROM: KARL HAGERMAN, UTILITY DIRECTOR

SUBJECT: FY 2024 SUPPLEMENTAL BUDGET ITEMS

DATE: 11/12/23

CC: STEVE GIESBRECHT, BOROUGH MANAGER
DEBRA THOMPSON, BOROUGH CLERK

I'm providing this memo to go over my proposed inclusions in the next supplemental budget ordinance. As some of these are quite large, a detailed explanation that can be attached to the ordinance and forwarded to the Assembly seemed prudent.

PMPL Blind Slough Hydro project

Increase/transfer **\$880,000** from electric fund reserves to capital project fund 747 to finish out the project. I have waited for a long time to request this transfer as I believed that the department would hear favorable news about the \$2.7 million grant from the DOE Section 243 program that would nullify the need for a transfer at all. The definitive news has not come, although we recently heard that we have been found eligible to proceed with the next phase of the award process, which includes ranking and awarding of grant funds. The project is fast approaching conclusion, with the current goal to have the hydro fully operational by December 13th. Many invoices will be coming due in concurrence with project completion so it is necessary to ensure the project budget can support payments to our vendors, contractors, and engineers.

Often there are transfers needed at the conclusion of a project but usually not this large. Many issues have contributed to this large transfer, including a bond ordinance that was based on the best estimate for the construction contract that we had at the time. The bond planned on a construction cost of \$5,098,800 and the construction award was for \$5,744,000. Also, there were many ancillary services and expenses that were not estimated at the time of the bond ordinance discussion but were needed in the project. These included purchasing long lead time project valves and a flow meter, as well as ensuring that the Crystal Lake Hatchery had reliable equipment and a backup pump for the project period. Many professional service contracts were needed to ready the project for bidding and to support the project during construction, including welding inspections, concrete testing, SCADA integration and commissioning support, hazardous materials evaluations of existing equipment and paint, onsite powerhouse crane testing/certification, and payments to the bond counsel. Lastly, our project engineering firm, McMillen, is fast approaching the limits of their contract and this needs to be increased in order to get the project to close out. McMillen has provided excellent support to the project but the largest issue that we've had with their contract is that the construction support line item was not sufficient. The onsite engineer and inspector was estimated to be needed for 3 months total and instead he

needed to be onsite for 5 ½ months. An increase to McMillen's contract will be forthcoming to the Assembly so the project can be completed.

Although this is a big transfer, Electric fund reserves can support it. It will be the intent of the department to transfer these supplemental funds back to electric reserves when the grant money is received.

PMPL Increase 410 405 501352 by \$5,850.00 to cover invoices from Marine Services Inc. for work on the EMD 16 generator that were received after the fiscal year had ended.

PMPL Increase 410 405 501353 by \$20,981.00 to cover additional unanticipated work by NC Machinery on the Caterpillar 398 generator rebuild and also for invoicing that was received after the fiscal year had ended.

PMPL Increase 410 000 501449 by \$20,055.89 to cover unanticipated repairs by Altec for our line trucks. The digger derrick had an issue with the boom controls and both bucket trucks need replacement platforms (buckets) to remain safe to operate.

PMPL Increase 410 000 501430 by \$13,000.00 to cover online training of PMPL staff on the Eaton Yukon AMI program. Staff were trained by Eaton when the AMI metering system was first installed, but turnover has resulted in a lack of sufficient training that must be resolved. The training is offered online by live trainers with no travel required by PMPL staff.

Wastewater Dept Pump Station 4 Force Main Project

Transfer \$144,000 to capital project fund account 739 000 501410 in order to award a professional services contract for pump station control panels and control programming.

I am working on a loan increase with ADEC for this project, but it will be some time before that process is complete. In order to keep the project moving forward toward a bid date this winter, a budget increase is needed to award a professional services contract to RMC Engineering of Juneau. As has been the department's practice on large WW pump station projects, we are able to reduce overall costs to the project and ensure that new control systems are compatible with department standards by directly soliciting a vendor with extensive experience with our system. This reduces design development costs and gives us access to engineers and technicians that understand our system very well. The current loan for the project is being consumed by the principal design engineering firm, so an increase to the project budget of \$144,000 is needed to engage RMC and move forward with control design and control panel construction. I am pulling the loan increase application documents together and planning to see this project out to bid this winter with a 2024 construction period.

**PETERSBURG BOROUGH, ALASKA
RESOLUTION #2023-18**

**A RESOLUTION TO VACATE AND CONVEY A PORTION OF THE RAMONA
STREET RIGHT-OF-WAY BETWEEN NORTH NORDIC DRIVE
AND VALKYRIE STREET AND AUTHORIZE ACQUISITION OF LOT 10A
AND A 20' UTILITY EASEMENT**

WHEREAS, a majority of the property owners along the subject right-of-way applied to vacate a portion of Ramona Street between North Nordic Drive and Valkyrie Street; and

WHEREAS, proper notice was sent to adjacent property owners and a public hearing was held on November 14, 2023, by the Planning Commission; and

WHEREAS, the Planning Commission considered comments from borough staff and the public; and

WHEREAS, the Planning Commission determined the right-of-way has no value to the municipality and approved vacation of a portion of the Ramona Street right-of-way as part of the approval of the Swanson Subdivision (attached); and

WHEREAS, the Planning Commission recommends, as allowed by code, and requested by the surrounding property owner, the portion of the public right-of-way vacated be attached in its entirety to Lot 10, USS 1252A to create Lot 10B; and

WHEREAS, the borough assessor has determined the full and true assessed value of the vacated portion of the Ramona Street right-of-way to be \$59,200; and

WHEREAS, PMC 18.30.040(E) authorizes the Assembly to approve terms and conditions for purchase of a street right-of-way other than payment of the full and true assessed value; and

WHEREAS, the borough requires Lot 10A and a 20' utility easement across Lot 10B to proceed with rebuilding of Pump Station #4; and

WHEREAS, the assessor has determined the full and true value of Lot 10A to be \$25,000.00 and of the 20' utility easement to be \$5,300.00 for a total of \$30,300.00; and

WHEREAS, the cost of not acquiring Lot 10A and the 20' utility easement would be in excess of \$100,000 and place an additional burden on rate payers; and

WHEREAS, the Planning Commission recommends, as required by code, that within 18-months of approval, the applicants present a final plat, signed by all property owners of record, depicting the vacation, as approved for signature and recording.

THEREFORE, BE IT RESOLVED, the Petersburg Borough Assembly authorizes the Borough Manager to:

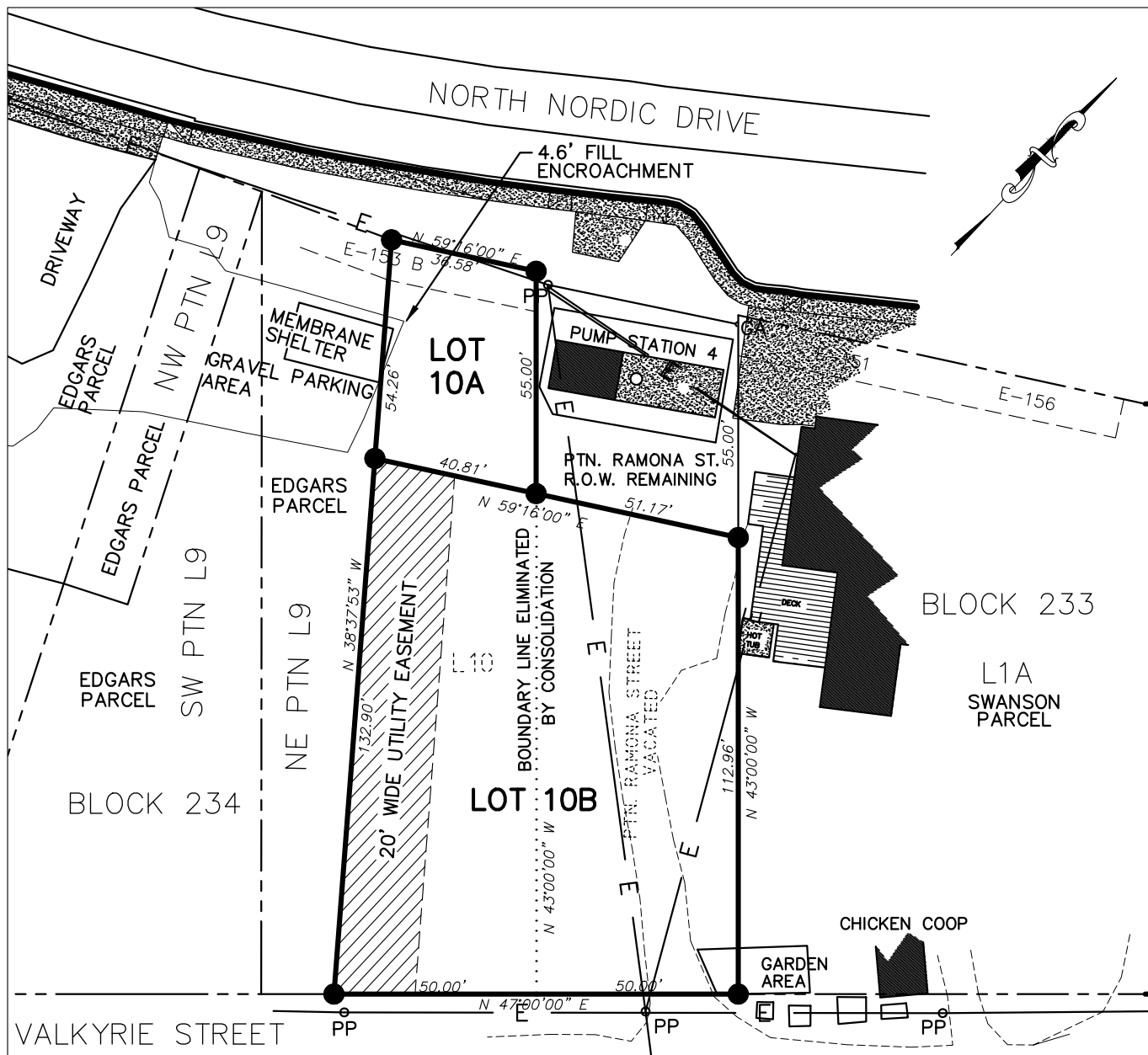
- a. Execute documents necessary to vacate and convey a portion of the Ramona Street right-of-way per the Swanson Subdivision plat as approved by the Planning Commission.
- b. Execute documents necessary for the borough to acquire Lot 10A and a 20' utility easement along the southern property line of Lot 10B per the Swanson Subdivision plat approved by the Planning Commission.

PASSED AND APPROVED by the Petersburg Borough Assembly on December 18, 2023.

Mark Jensen, Mayor

ATTEST:

Debra K. Thompson, Borough Clerk



**PRELIMINARY PLAN
LOT 10 CONSOLIDATION SUBDIVISION**

A CONSOLIDATION & SUBDIVISION OF
LOT 10, BLOCK 234 OF U.S.S. 1252 AND
OF A VACATED PORTION OF RAMONA STREET R.O.W.
INTO LOTS 10A AND 10B
PETERSBURG RECORDING DISTRICT

NOTE:
THIS PLAN ASSUMES PRIOR APPROVAL OF THE
PARITAL VACATION OF RAMONA STREET.
EXISTING LOT 10 IS OWNED BY SWANSON.

AREA SUMMARY:
PTN. RAMONA VACATED & ABSORBED
INTO LOT 10B = 5,920 S.F.
PTN. LOT 10 TO LOT 10B = 5,782 S.F.
PTN. LOT 10 TO LOT 10A = 2,080 S.F.
BOROUGH TOTAL = 2,080 S.F.
SWANSON TOTAL = 11,702 S.F.
RAMONA R.O.W. REMAINING = 2,750 S.F.




SURVEYOR
CENTRAL SOUTHEAST SURVEYORS
P.O. BOX 533, PETERSBURG AK 99833
PH (907) 518-0075

SURVEY COMPLETED 10/05/23 **DRAWN BY D.C.T.**

DRAWING No. LT10 BLK234 CON/SUBD 2023

MEMORANDUM

TO: PETERSBURG BOROUGH PLANNING COMMISSION
FROM: KARL HAGERMAN, UTILITY DIRECTOR 
SUBJECT: RECOMMENDATION FOR APPROVAL OF ASSEMBLY RESOLUTION 2023-18
DATE: 12/13/2023
CC: LIZ CABRERA, ECONOMIC DEVELOPMENT DIRECTOR
 STEVE GIESBRECHT, BOROUGH MANAGER
 DEBRA THOMPSON, BOROUGH CLERK
 JODY TOW, FINANCE DIRECTOR

The wastewater department has made good progress toward finalizing the Pump Station 4 Replacement project land acquisition. The Assembly packet for December 18, 2023 includes a Resolution that approves the vacation of Ramona Street, as recommended by the Planning Commission. This memo provides some additional information and context to the resolution.

As part of the land acquisition process, the Borough Assessor researched and determined values for the land involved in the Pump Station 4 project. The parcels in question include a portion of the Ramona Street right of way, a subdivided portion of Lot 10 for siting of the new pump station (new Lot 10A), and a 20' utility easement that crosses Lot 10B. Assessments are stated below:

Portion of Ramona Street (Borough ownership)	\$59,000
Lot 10A (Swanson ownership)	\$25,000
Lot 10B 20' Utility Easement (Swanson ownership)	\$5,300
Swanson Land Total	\$30,300

The Swanson's have been very gracious and helpful during the project discussions of what is needed to build this project with the least amount of cost to the department and impacts to the neighborhood. The land values of these three pieces indicate that on a strict land value basis, the Swanson family would owe the Borough \$28,700 to complete this deal. However, it has been the intent of the wastewater department from the outset of the project that a land acquisition take place without the need for money to change hands.

In keeping with that goal, I would like the Assembly to consider that this land deal is of greater value to the Borough due to the fact that alternative approaches to constructing the new pump station using the existing Ramona Street right of way increases costs dramatically. Due to the pump station depth, a large excavation behind the existing pump station would put the generator building and the Swanson's house at risk of foundation damage. Also, and potentially more costly would be the need to perform bypass pumping of all the wastewater flow around the construction site during the time period when the old station is demolished and piping is extended to the new station. Bypass pumping with pumps large enough to move the amount of water that flows to the station, and construction provisions to reduce risks to adjacent structures, was estimated to exceed \$100,000 during the project. Avoiding this cost, and the risk of damaging foundations in the project area, is easily accomplished by following through with the land acquisition.

As is the Assembly's right, the elected body can approve terms and conditions for land acquisitions and purchases. It is recommended that the Assembly approve the vacation of Ramona Street in exchange for procurement of Lot 10A and the utility easement across Lot 10B, and further to consider the avoidance of additional costs to the Pump Station 4 project, provided the land acquisition is completed, as full and proper reimbursement to the Borough in recognition of the Swanson's good will toward the project.

Thank you for your consideration.

Appraisal Company of Alaska LLC

405 W. 27th AVE
ANCHORAGE, ALASKA 99503
office@appraisalalaska.com
EIN#26-2071908

December 11, 2023

Karl Hagerman
Utility Director
Petersburg Borough
P.O Box 329
Petersburg, AK. 99833

Re: Swanson Trade

Dear Mr. Hagerman,

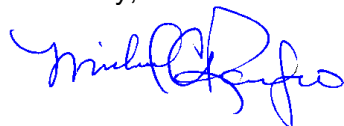
I have completed a preliminary valuation of the parcel included in the trade with Swanson's. All of my calculations are in my work file.

Based on my analysis I find the market value of the lots in questions are as follows:

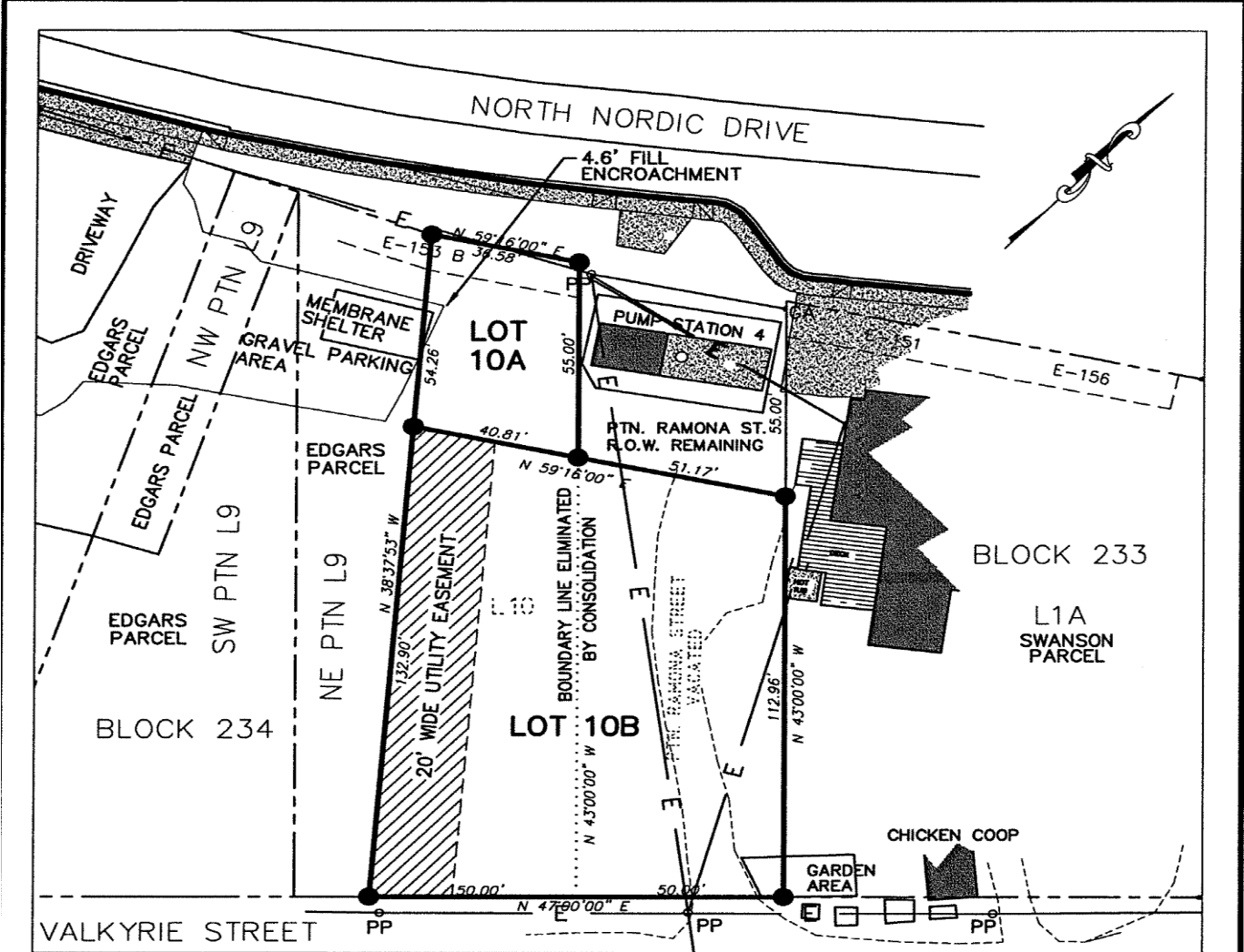
Romona St. ROW to be vacated	\$59,200
Utility easement on lot 10 (10B)	\$5,300
Portion of lot 10 to be purchased by Borough (10A)	\$25,000

If you have any questions, please feel free to call or text.

Sincerely,



Michael C. Renfro
Appraisal Company of Alaska



**PRELIMINARY PLAN
LOT 10 CONSOLIDATION SUBDIVISION**

A CONSOLIDATION & SUBDIVISION OF
LOT 10, BLOCK 234 OF U.S.S. 1252 AND
OF A VACATED PORTION OF RAMONA STREET R.O.W.
INTO LOTS 10A AND 10B
PETERSBURG RECORDING DISTRICT

AREA SUMMARY:
PTN. RAMONA VACATED & ABSORBED
INTO LOT 10B = 5,920 S.F.
PTN. LOT 10 TO LOT 10B = 5,782 S.F.
PTN. LOT 10 TO LOT 10A = 2,080 S.F.
BOROUGH TOTAL = 2,080 S.F.
SWANSON TOTAL = 11,702 S.F.
RAMONA R.O.W. REMAINING = 2,750 S.F.

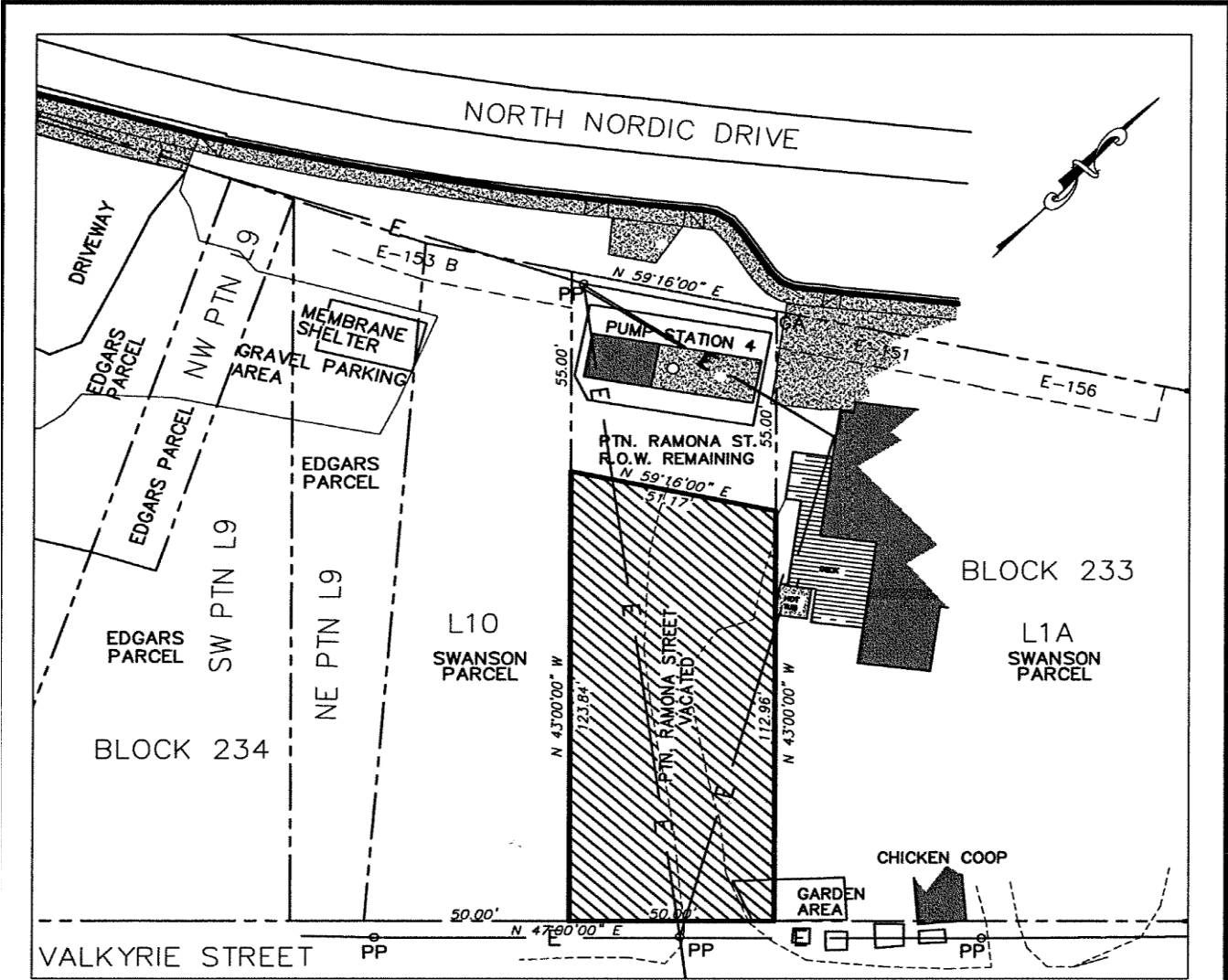
NOTE:
THIS PLAN ASSUMES PRIOR APPROVAL OF THE
PARITAL VACATION OF RAMONA STREET.
EXISTING LOT 10 IS OWNED BY SWANSON.



SURVEYOR
CENTRAL SOUTHEAST SURVEYORS
P.O. BOX 533, PETERSBURG AK 99833
PH (907) 518-0075

SURVEY COMPLETED 10/05/23 **DRAWN BY D.C.T.**

DRAWING No. LT10 BLK234 CON/SUBD 2023



**PRELIMINARY PLAN
RAMONA STREET PARTIAL VACATION**
 A VACATION OF A PORTION OF RAMONA STREET
 NORTH OF ITS INTERSECTION WITH VALKYRIE STREET
 AND SOUTH OF ITS INTERSECTION WITH NORTH
 NORDIC DRIVE
 PETERSBURG RECORDING DISTRICT

AREA SUMMARY:
 PTN. RAMONA VACATED = 5,920 S.F.
 PTN. RAMONA R.O.W. REMAINING = 2,750 S.F.



SURVEYOR	
CENTRAL SOUTHEAST SURVEYORS	
P.O. BOX 533, PETERSBURG AK 99833	
PH (907) 518-0075	
SURVEY COMPLETED 10/05/23	DRAWN BY D.C.T.
DRAWING No. RAMONA ST. PARTIAL VACATION 2023	

Appraisal Company of Alaska

Planning Commission Report & Finding of Fact

Meeting Date: November 14, 2023

APPLICANT/AGENT:

John and Miriam Swanson

OWNER(S), IF DIFFERENT:

Petersburg Borough (Ramona St)

LEGAL DESCRIPTION:

Lot 10, Block 234, USS 1252A

LOT AREA:

13,782 Sq Ft

LOCATION:

1320 N Nordic Drive

SURROUNDING ZONING:

North: Single Family Residential

South: Single Family Residential

East: Single Family Residential

West: Single Family Residential

ZONING:

Single Family Residential (SFR)

PID:

01-002-161

APPLICATION SUBMISSION DATE:

October 9, 2023

RECOMMENDATION:

Approve

I. APPLICANT REQUEST: The applicant is requesting approval of a preliminary plat for a major subdivision. The subdivision includes vacation of a portion of a borough-owned right-of-way, Ramona St.

II. APPLICABLE CODES:

18.24 MAJOR SUBDIVISION

18.30 VACATION

19.20 SINGLE-FAMILY RESIDENTIAL

III. FINDING:

- a. The subject property is a through lot on North Nordic Drive and an adjacent undeveloped right-of-way. The subject property is adjacent to municipal water, wastewater, and electric utilities.
- b. The surrounding area is partially developed with residential dwellings.
- c. The stated intended use of the property is:
 - a. Lot 10A to be acquired by the Petersburg Borough for use as the site of a new wet well and valve vault as part of the Pumpstation #4 reconstruction project.
 - b. Lot 10B will remain in private ownership and zoned single-family residential.
 - c. See details in attached memo from Karl Hagerman.
- d. Currently, Lot 10 is of an usual shape and does not meet the minimum lot size or road frontage for the single-family residential district.
- e. The proposed Lot 10A would be a substandard lot and would not meet the minimum size nor road frontage for the single-family residential district.
- f. Lot 10A will be acquired by the borough for the utility department's use and is not intended for future residential development. The limited use of the parcel will not be detrimental to public safety, welfare or injurious to adjacent properties.

Planning Commission Report & Finding of Fact

Meeting Date: November 14, 2023

- g. Following the subdivision, Lot 10B will no longer have direct access to N Nordic though electric utilities will be available from Valkyrie St.
- h. The proposed vacation eliminates most of the existing Ramona St right-of-way between N. Nordic and Valkyrie St. The vacated portion of Ramona St will attach to the adjacent lot to create Lot 10B.

IV. PUBLIC NOTICE

The borough provided public notice consistent with PMC 19.84.040. Notice was mailed by first class mail to the owner of record of the property within six hundred feet of the exterior boundary of the property that is the subject of the application.

V. APPLICATION REVIEW

The application is classified as a request to approve a preliminary plat and platting variance and partial vacation of a borough right-of-way.

a. ZONING DISTRICT STANDARDS

Minimum Standards for Zoning District and Use			
	Requirement	Proposed Lots	Analysis
Minimum Lot Size	8,000	Lot 10A – 2,080 sf Lot 10B – 11,702 sf	Lot 10A is substandard but will be owned by the borough.
Minimum Road Frontage	80 ft	Lot 10A – 36.58 ft Lot 10B- 100 ft	Road frontage for Lot 10A is substandard, but the lot will be owned by the borough.
Front Yard	20'		For Lot 10A, all improvements will be underground.
Rear Yard	20'		For Lot 10A, all improvements will be underground.
Side Yard	10'		For Lot 10A, all improvements will be underground.
Max. Height	32'		For Lot 10A, all improvements will be underground.
Max Lot Coverage	35%		For Lot 10A, all improvements will be underground.
Fire Code Separation	N/A		
Off-street Parking	N/A		
Max Height Fence	6 feet		

- c. Criteria – Per 18.24, the platting authority shall inquire into and determine the merits of the relief petitioned for and make such order as justice and the public welfare require.

PRELIMINARY PLAT	
A sketch plat was submitted and a pre-application conference with planning staff occurred.	Conforms
Application submitted no less than 30 days before the regular meeting of the platting board	Application was submitted on October 9, 2023

Planning Commission Report & Finding of Fact

Meeting Date: November 14, 2023

Plat prepared by a licensed land surveyor.	Conforms
The preliminary plat submitted was reviewed for consistency with the requirements of PMC 18.24.040, Preliminary plat submission requirements.	Conforms
A Certificate to Plat prepared by a title company licensed to do business in the state with a date of issue not more than 30 days.	Conforms
Per adopted flood insurance maps, the subject property is not located within a flood hazard area (PMC 18.24.040(D)).	Conforms
Drainage/Stream easement (PMC 18.24.080(C)2).	N/A
The application was distributed to borough departments (Power & Light, Water/Wastewater, Public Works, Fire, Community Development) for review.	Emailed to Departments on October 11, 2023. No comments.
VACATION	
The proposed plat requires a vacation of a public dedication of land.	An application and map for vacation of a borough-owned right-of-way were submitted (PMC18.24.030(A)).

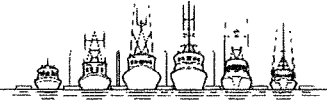
VI. ACTION

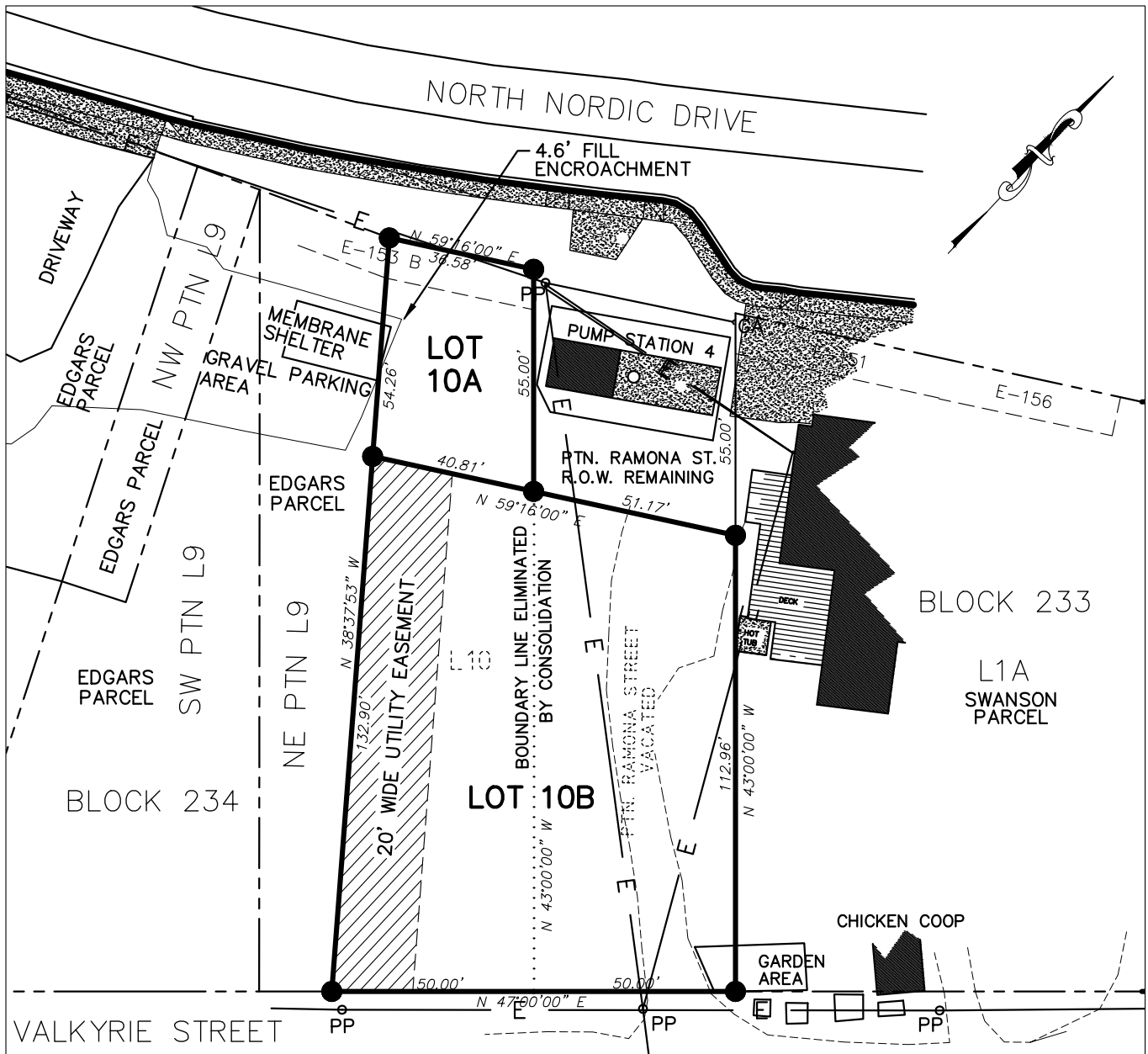
Based on the preceding findings of fact, the Petersburg Planning Commission, acting as the Platting Board, makes the following determination:

- a. The proposed preliminary plat meets the general conditions outlined in Title 18.
- b. The vacation of a portion of the Ramona St right-of-way allows for creation of a legal sized lot (Lot 10B), which would be suitable for future residential development.
- c. Lot 10A meets the criteria for a platting variance for lot size and road frontage under 18.32.
- d. Lot 10A is not intended for future residential development and will be acquired by the borough for use by the wastewater utility.
- e. As a condition of approval, the Applicant/Owner shall:
 - Submit a final plat with legible lettering meeting the generally accepted standards for good draftsmanship as prepared by a professional land surveyor, properly registered in the state of Alaska, drawn to scale, and provided in a format, size, suitable for recording.

EXHIBITS

- A. Applicant materials
- B. Vicinity & Detail Maps
- C. Public Hearing Mailout
- D. Public Comments

 PETERSBURG BOROUGH LAND USE APPLICATION		CODE TO: 110.000.404110
		BASE FEE:
		PUBLIC NOTICE FEE: \$70.00
		TOTAL:
DATE RECEIVED:	RECEIVED BY:	CHECK NO. or CC:
APPLICANT/AGENT		LEGAL OWNER (IF DIFFERENT THAN APPLICANT/AGENT)
NAME <i>JOHN & MIRIAM SWANSON</i>		NAME <i>SAME</i>
MAILING ADDRESS <i>P.O. Box 1546</i>		MAILING ADDRESS
CITY/STATE/ZIP <i>PETERSBURG AK 99833</i>		CITY/STATE/ZIP
PHONE <i>907-518-0715</i>		PHONE
EMAIL <i>JSWANSON71@YAHOO.COM</i>		EMAIL
PROPERTY INFORMATION		
PHYSICAL ADDRESS or LEGAL DESCRIPTION: <i>1320 N. NORDIC DRIVE</i>		
PARCEL ID: <i>01002161</i>	ZONE: <i>SFR</i>	OVERLAY:
CURRENT USE OF PROPERTY: <i>VACANT</i>		LOT SIZE:
PROPOSED USE OF PROPERTY (IF DIFFERENT): <i>VACANT / POTENTIAL FUTURE RESIDENCE / MUNICIPAL SEWER PUMP STATION</i>		
CURRENT OR PLANNED SEWER SYSTEM: <input checked="" type="checkbox"/> Municipal <input type="checkbox"/> DEC-approved on-site system		
CURRENT OR PLANNED WATER SOURCE: <input checked="" type="checkbox"/> Municipal <input type="checkbox"/> Cistern/Roof Collection <input type="checkbox"/> Well		
LEGAL ACCESS TO LOT(S) (Street Name): <i>VALKYRIE STREET</i>		
TYPE OF APPLICATION & BASE FEE		
<input type="checkbox"/> 19.84 Zoning Change (\$100)		
<input type="checkbox"/> 18.18 Record of Survey (\$50) (Note: No Public Notice Fee)		
<input checked="" type="checkbox"/> 18.20 Minor Subdivision/18.24 Preliminary Plat/18.19 Replat (\$75 + \$10 per lot)		
<input type="checkbox"/> 18.24 Final Plat (\$25 per lot)		
SUBMITTALS:		
For Zoning Change, please submit letter stating the new zoning and explaining the need for the change. For Subdivision approvals, please submit a prepared plat map as required by borough code. ✓		
SIGNATURE(S):		
I hereby affirm all of the information submitted with this application is true and correct to the best of my knowledge. I also affirm that I am the true and legal property owner(s) or authorized agent thereof for the property subject herein.		
Applicant(s): <i>John & Miriam Swanson</i>		Date: <i>Oct. 6, 2023</i>
Owner: _____	Date: _____	
Owner: _____	Date: _____	
Owner: _____	Date: _____	



**PRELIMINARY PLAN
LOT 10 CONSOLIDATION SUBDIVISION**

A CONSOLIDATION & SUBDIVISION OF
LOT 10, BLOCK 234 OF U.S.S. 1252 AND
OF A VACATED PORTION OF RAMONA STREET R.O.W.
INTO LOTS 10A AND 10B
PETERSBURG RECORDING DISTRICT

NOTE:

THIS PLAN ASSUMES PRIOR APPROVAL OF THE
PARITAL VACATION OF RAMONA STREET.

EXISTING LOT 10 IS OWNED BY SWANSON.

AREA SUMMARY:

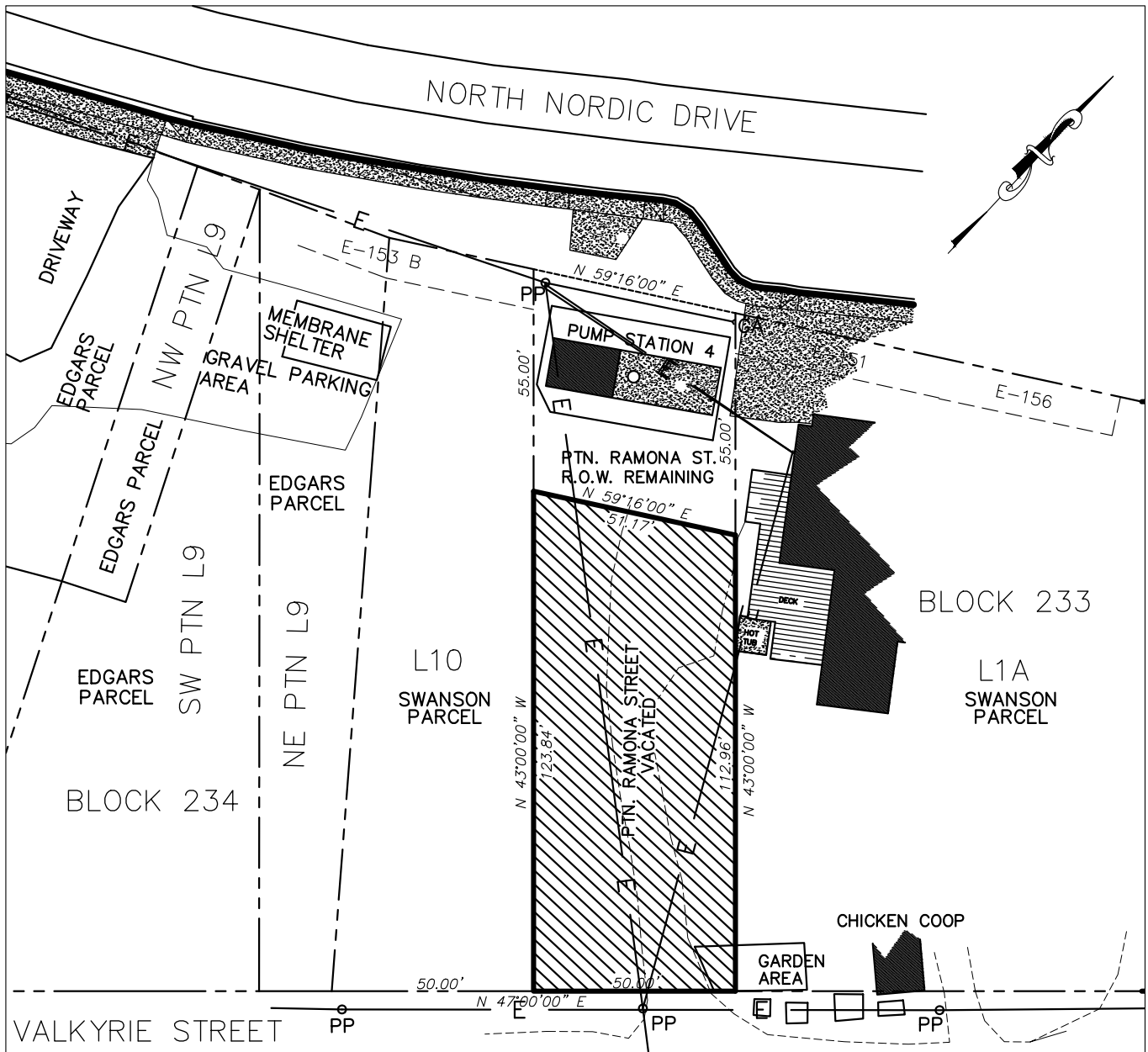
PTN. RAMONA VACATED & ABSORBED
INTO LOT 10B = 5,920 S.F.
PTN. LOT 10 TO LOT 10B = 5,782 S.F.
PTN. LOT 10 TO LOT 10A = 2,080 S.F.
BOROUGH TOTAL = 2,080 S.F.
SWANSON TOTAL = 11,702 S.F.
RAMONA R.O.W. REMAINING = 2,750 S.F.



SURVEYOR
CENTRAL SOUTHEAST SURVEYORS
P.O. BOX 533, PETERSBURG AK 99833
PH (907) 518-0075

SURVEY COMPLETED 10/05/23 **DRAWN BY D.C.T.**

DRAWING No. LT10 BLK234 CON/SUBD 2023



**PRELIMINARY PLAN
RAMONA STREET PARTIAL VACATION**

A VACATION OF A PORTION OF RAMONA STREET
NORTH OF ITS INTERSECTION WITH VALKYRIE STREET
AND SOUTH OF ITS INTERSECTION WITH NORTH
NORDIC DRIVE
PETERSBURG RECORDING DISTRICT

AREA SUMMARY:

PTN. RAMONA VACATED = 5,920 S.F.
PTN. RAMONA R.O.W. REMAINING = 2,750 S.F.




SURVEYOR
CENTRAL SOUTHEAST SURVEYORS
P.O. BOX 533, PETERSBURG AK 99833
PH (907) 518-0075

SURVEY COMPLETED 10/05/23 **DRAWN BY D.C.T.**

DRAWING No. RAMONA ST. PARTIAL VACATION 2023

MEMORANDUM

TO: PETERSBURG BOROUGH PLANNING COMMISSION
FROM: KARL HAGERMAN, UTILITY DIRECTOR 
SUBJECT: LAND EXCHANGE TO BENEFIT PUMPSTATION 4 PROJECT
DATE: 10/19/2023
CC: LIZ CABRERA, ECONOMIC DEVELOPMENT DIRECTOR
 STEVE GIESBRECHT, BOROUGH MANAGER
 DEBRA THOMPSON, BOROUGH CLERK
 JODY TOW, FINANCE DIRECTOR

The Pumpstation 4 Force Main project has been in development for some time. It is located near Hungry Point on North Nordic Drive and pumps community wastewater from all points south of that location to a gravity main about 1,100 feet closer to the final pump station in our system. Currently, the project has achieved 65% design completion by PND Engineers, with 95% completion scheduled to be achieved by the end of September. The project is anticipating a bid advertisement to start in late October with construction occurring next year.

However, one requirement of the project is to procure a portion of private land adjacent to the pump station in order to site the new wetwell and valve vault. As this station is particularly deep and is the second largest pump station in our system, it was not economically feasible to decommission the current pumps and replace them in the same footprint as the existing station. Utilizing vacant land adjacent to the station provides enough space for a deep excavation without impacting generator shed foundations and aids in the constructability of the project by eliminating a large expense for bypass pumping during the work.

The owner of the adjacent land (John and Miriam Swanson) is amenable to working with the Borough to make land available for the project. The manner in which the wastewater department would like to proceed is through a process of right of way vacation, followed by a major subdivision of Lot 10 (1320 N Nordic Drive) and conditional use permit to use the newly procured property for public utility purposes. The process is described in further detail below.

1. September 18, 2023: The Borough Assembly passed a motion approving of the concept of the land acquisition and moving forward with Ramona Street Right of Way Vacation – referring the issue to the Planning Commission.
2. The Planning Commission must review the request for the right of way vacation and the dedication of the vacated right of way to Lot 10 at 1320 N Nordic Drive and provides recommendations to the Assembly. The Assembly will receive the recommendations and have the final decision insofar as the vacation of Borough property.
3. Concurrently with the vacation request, the Planning Commission will receive and consider a Major Subdivision application of Lot 10 to separate the land being requested for the new pump station. The Commission may approve of the subdivision under their authority without making recommendations to the Assembly.
4. Lastly, the WW department will seek a conditional use permit through the Planning Commission to site and operate utility infrastructure in a lot zoned for single family residential use.

The goal of this process is to acquire permanent Borough ownership of lands where the pump station will be located, to vacate right of way and increase the size of the private land owner's Lot 10 so that

no substandard lot size will remain after the project's completion and to move overhead infrastructure to underground in the vicinity of the pump station by way of a utility easement on private property.

A preliminary plat of the vacation request and also the subdivision will be provided along with the applications for both.

It is important to note that while the Borough Wastewater department has instigated this land acquisition, the Swansons are the legal owners of lands that are impacted by this process. Therefore, the applications are presented with the Swansons as the applicant, but the Wastewater department is the driving force behind the process and will be paying for all application fees.

Please consider approval of the Vacation Request of Ramona Street as depicted on the preliminary plat, and further please consider approval of the major subdivision plat in order for the Borough to secure the property in question and maintain progress on this important project.

Thank you.

Swanson Property & Borough R.O.W.
1320 N. Nordic Drive
01-002-161 & Ramona St. R.O.W.

EXHIBIT B





October 23, 2023

**KRAVITZ MARY KRAVITZ GARRETT
 PO BOX 2073
 PETERSBURG, AK 99833-2073**

NOTICE OF SCHEDULED PUBLIC HEARINGS

The Petersburg Borough Planning Commission has scheduled a public hearing to consider:

Consideration of an application from John and Miriam Swanson for a major subdivision and vacation of a portion of the Ramona St. right-of-way at 1320 Nordic Dr. (PID: 01-002-161).

The public hearing and consideration of the application will be held:	Tuesday, November 14th 2023, at 12:00 PM Assembly Chambers, Municipal Building 12 South Nordic Drive, Petersburg, Alaska.
The meeting is open to the public. To attend via ZOOM , please contact Anna Caulum at 907-772-5409.	

Interested persons desiring to present their views on the applications, either in writing or verbally, will be given the opportunity to be heard during the above-mentioned hearing. Said hearing may be continued from time to time as necessary. If the Planning Commission is unable to meet at the date and time stated above, this application will be considered at a future meeting with no further notice provided except for the general notice provided to the public.

TO SUBMIT WRITTEN COMMENTS TO THE PLANNING COMMISSION	
By Mail:	PO Box 329, Petersburg, Alaska 99833
By Email:	acaulum@petersburgak.gov
Hand-Deliver:	Petersburg Municipal Building, 12 S. Nordic Dr.

The Petersburg Municipal Code (PMC) provides for an appeal of a Planning Commission decision to the Borough Assembly by the property owner or a governmental agency, or any property owner within 600' of the applicant property and requires that such an appeal be filed within 10 consecutive calendar days of the date the decision is made. For more information regarding appeal requirements, please see PMC Chapter 19.92.

Sincerely,

Liz Cabrera,
 Community & Economic Development Department

Name1	Name2	Address1	City	State	Zip
CHRIST FRY		PO BOX 1440	PETERSBURG	AK	99833-1440
HEATHER O'NEIL		PO BOX 1083	PETERSBURG	AK	99833-1083
SALLY DWYER		PO BOX 1788	PETERSBURG	AK	99833-1788
JIM FLOYD		PO BOX 281	PETERSBURG	AK	99833-0281
JOHN JENSEN		PO BOX 681	PETERSBURG	AK	99833-0681
PHIL MEEKS		PO BOX 1514	PETERSBURG	AK	99833-1514
MARIETTA DAVIS		PO BOX 673	PETERSBURG	AK	99833-0673
SWANSON JOHN R	SWANSON MIRIAM M	PO BOX 1546	PETERSBURG	AK	99833-1546
ALASKA STATE OF		550 W 7TH AVE STE 1050A	ANCHORAGE	AK	99501-3579
ALBERG KAYLYNN		17904 3RD AVE NW	SHORELINE	WA	98177
BIGGERS PATRICIA L		PO BOX 1633	PETERSBURG	AK	99833-1633
BIRCHELL CURTIS W	BIRCHELL KRISTI A	PO BOX 12	PETERSBURG	AK	99833-0012
CORRAO KARLA M		PO BOX 1066	PETERSBURG	AK	99833-1066
CURRY CLYDE	CURRY JEAN	PO BOX 572	PETERSBURG	AK	99833-0572
EDGARS GORDON	EDGARS SANDRA	PO BOX 641	PETERSBURG	AK	99833-0641
EDGARS JIM	JESTEL ALISA	PO BOX 1814	PETERSBURG	AK	99833-1814
HARAI SUSAN E		PO BOX 612	PETERSBURG	AK	99833-0612
JAKOBSEN MAGNUS A	JAKOBSEN PAULINE G	PO BOX 201	PETERSBURG	AK	99833-0201
KRAVITZ MARY	KRAVITZ GARRETT	PO BOX 2073	PETERSBURG	AK	99833-2073
KVERNVIK JERALD A	KVERNVIK JANICE K	PO BOX 1221	PETERSBURG	AK	99833-1221
LYONS COLT H	CRAIN CAROLINE	PO BOX 74	PETERSBURG	AK	99833-0074
MARTINSEN JAMES H	MARTINSEN DONNA	PO BOX 385	PETERSBURG	AK	99833-0385
MARTINSEN JUDINE M	BISSET GEORGE J	PO BOX 2112	PETERSBURG	AK	99833-2112
NILSEN MATT J	NILSEN VALAREE J	PO BOX 1463	PETERSBURG	AK	99833-1463
OHMER JUDY M		PO BOX 372	PETERSBURG	AK	99833-0372
RAVEN 1 LLC		307 NE 7TH ST	MCMINNVILLE	OR	97128
STOLPE BJORN H	STOLPE SHANNON R	PO BOX 1487	PETERSBURG	AK	99833-1487
STOLPE JAMES D STOLPE TERESA G		PO BOX 1466	PETERSBURG	AK	99833-1466

**PETERSBURG BOROUGH, ALASKA
RESOLUTION #2023-19**

A RESOLUTION TO AUTHORIZE THE SALE OF THE BOROUGH’S 1991 PIERCE PUMPER FIRE ENGINE (ENGINE 5) TO THE CITY OF HYDER VOLUNTEER FIRE DEPARTMENT FOR ONE DOLLAR (\$1.00) IN AN “AS IS, WHERE IS” CONDITION

WHEREAS, On December 1, 2023, the Petersburg Borough decommissioned its “Engine 5” fire apparatus and removed the vehicle from service; and

WHEREAS, National Fire Protection Association standards provide that Engine 5 does not hold high resale value and is of limited utility to most fire departments due to its age; and

WHEREAS, Engine 5 may be of use to a community that doesn’t have any fire response equipment; and

WHEREAS, the City of Hyder, Alaska recently re-established its fire department and currently has no fire apparatus; and

WHEREAS, Engine 5 was designed for narrow, substandard roads and is off-road capable, which could be of benefit to the Hyder Volunteer Fire Department; and

WHEREAS, the Petersburg Borough agrees to hold Engine 5 until May 15, 2024, or until physical transfer of the vehicle can take place, whichever comes first; and

WHEREAS, the City of Hyder shall be responsible for all shipping and travel costs.

THEREFORE BE IT RESOLVED, the Petersburg Borough Assembly hereby authorizes the sale of its 1991 Pierce Pumper Fire Engine, known as Engine 5, to the City of Hyder Volunteer Fire Department for One Dollar (\$1.00) in an “As is, Where is” condition.

PASSED AND APPROVED by the Petersburg Borough Assembly on December 18, 2023.

Mark Jensen, Mayor

ATTEST:

Debra K. Thompson, Borough Clerk



BILL OF SALE

On December 1, 2023, the Petersburg Borough (Seller) decommissioned its “Engine 5” Fire apparatus. This 1991 Pierce Pumper (make, model, vin and hours/milage listed below) has been slated to be taken out of service and sold to another community in need.

1991 Pierce Model 4800 4x4, VIN # 1HTSENHR2MH330291
Milage: 5689 Hours: 683

The vehicle listed above will be sold to the Hyder Volunteer Fire Department (Purchaser) of Hyder, Alaska for the total amount of \$1.00 in an ‘As is, Where is” condition.

All properties, goods and equipment were sold without warranty or presentation as to condition or fitness for a particular or specific purpose. The Purchaser shall be responsible for all shipping/travel costs. The Seller agrees to hold the Engine until May 15, 2024, or until physical transfer can take place, whichever comes first. After May 15, 2024, Purchaser will need to make other storage arrangements at Purchaser’s expense. The Seller also agrees to include all service documents for the above vehicle.

The Petersburg Borough warrants that they are the legal owner of this equipment, that the equipment is free from all claims, that they have the right to sell the equipment and they warrant and will defend the title, in court if necessary, against claims of any person.

Petersburg Borough - Seller:

Hyder Volunteer Fire Department - Buyer:

Petersburg Borough Representative

Purchaser/Representative

Date: _____

Date: _____



December 18, 2023

Dear Legislators of the 33rd Alaska Legislature,

The Petersburg Borough Assembly supports House Bill 201, sponsored by Representatives Himschoot and Hannan, which will change the residency requirements for hunting, trapping, and sport fishing privileges to align with the requirements to receive a Permanent Fund Dividend (AS 43.23).

Passage of HB 201 will benefit all Alaskans by:

- 1) limiting the amount of time and reasons one can be absent from the state and still qualify for a resident license;
- 2) making residency requirements easier to enforce; and
- 3) protecting subsistence resources for year-round Alaska residents.

The statute changes proposed in HB 201 will ensure that Alaskans who qualify for a resident hunting, trapping, or sport fishing license are in fact year-round residents of Alaska who deserve the increased bag limits that are the privilege of state residents.

We urge the 33rd Legislature to pass HB 201 into Alaska law.

Respectfully,

Mark Jensen
Mayor

HOUSE BILL NO. 201

IN THE LEGISLATURE OF THE STATE OF ALASKA
THIRTY-THIRD LEGISLATURE - FIRST SESSION

BY REPRESENTATIVES HIMSCHOOT, Hannan

Introduced: 5/11/23

Referred: Resources, Judiciary

A BILL**FOR AN ACT ENTITLED**

1 "An Act changing the residency requirements for hunting, trapping, and sport fishing
2 privileges; and providing for an effective date."

3 **BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF ALASKA:**

4 * **Section 1.** AS 16.05.400 is amended by adding a new subsection to read:

5 (c) A person issued a permanent identification card under (b) of this section
6 may sport fish, hunt, or trap only if the person continues to meet the residency
7 requirements of AS 16.05.415.

8 * **Sec. 2.** AS 16.05.415(a) is amended to read:

9 (a) In AS 16.05.330 - 16.05.430, a person, except as provided in (c) - (f) of
10 this section, is a resident if the person

11 (1) is physically present in the state with the intent to remain in the
12 state indefinitely and to make a home in the state;

13 (2) has maintained the person's domicile in the state for the 12
14 consecutive months immediately preceding the application for a license;

1 (3) **has been physically present in the state at all times during the**
 2 **12 consecutive months under (2) of this subsection or, if absent, was absent only**
 3 **as allowed in AS 43.23.008;**

4 (4) is not claiming residency in another state, territory, or country; and

5 (5) [(4)] is not obtaining benefits under a claim of residency in another
 6 state, territory, or country.

7 * **Sec. 3.** AS 16.05.415(e) is amended to read:

8 (e) A person who is an alien is a resident for the purposes of AS 16.05.330 -
 9 16.05.430 if the person

10 (1) is physically present in the state with the intent to remain in the
 11 state indefinitely and to make a home in the state;

12 (2) has maintained the person's domicile in the state for the 12
 13 consecutive months immediately preceding the application for a license;

14 (3) **has been physically present in the state at all times during the**
 15 **12 consecutive months under (2) of this subsection or, if absent, was absent only**
 16 **as allowed in AS 43.23.008;**

17 (4) is not claiming residency in another state, territory, or country; and

18 (5) [(4)] is not obtaining benefits under a claim of residency in another
 19 state, territory, or country.

20 * **Sec. 4.** AS 16.05.415 is amended by adding a new subsection to read:

21 (j) The commissioner shall adopt regulations under AS 44.62 (Administrative
 22 Procedure Act) for determining the eligibility of an individual for licensure as a
 23 resident under this section. The commissioner may require an individual to provide
 24 proof of eligibility, and the commissioner may use other information available from
 25 other state departments or agencies to determine the eligibility of an individual. The
 26 commissioner shall consider all relevant circumstances in determining the eligibility
 27 of an individual.

28 * **Sec. 5.** The uncodified law of the State of Alaska is amended by adding a new section to
 29 read:

30 TRANSITION: REGULATIONS. The Department of Fish and Game may adopt
 31 regulations necessary to implement the changes made by this Act. The regulations take effect

1 under AS 44.62 (Administrative Procedure Act), but not before the effective date of the
2 relevant provision of this Act implemented by the regulation.

3 * **Sec. 6.** Section 5 of this Act takes effect immediately under AS 01.10.070(c).

4 * **Sec. 7.** Except as provided in sec. 6 of this Act, this Act takes effect January 1, 2025.

Debra Thompson

From: Klein, Chere (Murkowski) <Chere_Klein@murkowski.senate.gov>
Sent: Thursday, November 30, 2023 8:05 AM
To: Debra Thompson; Stephen Giesbrecht
Subject: \$131 Million More in Infrastructure Funds to Support Rural Ferry Service

Good morning,
 Good news for the AMHS – hopefully we will see more service in the next few years!

Chère Klein
 Ketchikan/Southern SE Delegation Office
 Office of U.S. Senator Lisa Murkowski
 (907) 225-6880

From: Press Office (Murkowski) <Press_Office@murkowski.senate.gov>
Sent: Thursday, November 30, 2023 7:23 AM
Subject: \$131 Million More in Infrastructure Funds to Support Rural Ferry Service



FOR IMMEDIATE RELEASE

November 30, 2023

Contact: [Joe Plesha \(Murkowski\) - 206.302.8317](tel:206.302.8317)
[Ben Dietderich \(Sullivan\) - 202.228.5959](tel:202.228.5959)

\$131 Million More in Infrastructure Funds to Support Rural Ferry Service

Washington, DC – U.S. Senators Lisa Murkowski and Dan Sullivan, both R-Alaska, today announced the Federal Transit Administration is awarding \$131 million more in bipartisan infrastructure investments to support the Alaska Marine Highway System’s operations and recapitalize portions of the fleet.

In January, Senator Murkowski announced [\\$285 million in infrastructure](#) funding to improve the reliability and service Alaska’s ferry system—an announcement she marked as a “[big fat deal](#)” for Alaska and its ferry system which serves more than 30 communities across 3,500 miles of coastline.

“Today’s announcement by the FTA is another ‘big fat deal’ for the Alaskans who rely on our critical ferry system—this transformational funding will help address the system’s crumbling operations and ensure sustainable connections to rural communities,” **said Senator Lisa Murkowski**. “I grew up using the ferry system to get around Southeast, and I know how important the Alaska Marine Highway System is to so many Alaskan families. By supporting operations across the state and replacing the M/V Tustumena serving Southwest Alaska, we are helping connect coastal communities across the state. When leading negotiations of the bipartisan infrastructure law, I was focused on ensuring our Alaska Marine Highway System would be healthy and strong, and today’s announcement will help that vision

succeed. I encourage the State to smartly take advantage of these investments—the future of the Alaska Marine Highway System depends on their efforts and contribution. We cannot miss this transformational opportunity.”

“The major awards announced today for the Alaska Marine Highway System are excellent news for Alaska’s coastal communities and the thousands of Alaskans who rely on the ferry system,” **said Senator Dan Sullivan**. “The vast majority of Alaska’s communities have no connection to the road system, which means ports and ferries are as essential in our state as roads and bridges are in most other parts of the country. I commend Senator Murkowski for championing this ferry program in the bipartisan infrastructure law, which continues to bear fruit for Alaska. As a member of the Commerce and EPW Committees, I will continue to press for investments in Alaska’s ports and ferries, which are vital to the economic interests and well-being of Alaskans across Southeast, the Gulf and the Aleutians.”

“Thanks to Senators Murkowski and Sullivan for their continued support in funding the much needed replacement for the M/V Tustumena and operational funds for the Alaska Marine Highway System,” **said State Senate President Gary Stevens (R-Kodiak)**.

“It is great news to have more financial assistance from the Federal Government to facilitate the rejuvenation of the operations of the Alaska Marine Highway,” **said State Senator Bert Stedman (R-Sitka)**. “I want to thank both Senator Murkowski and Senator Sullivan for their hard work in helping to stabilize the Marine Highway, and I look forward to working with the delegation to secure the necessary matching funding from the State.”

“These dollars are critical to rebuild our coastal infrastructure,” **said State Senator Jesse Kiehl (D-Juneau)**. “Replacing ships and investing in crews builds a sustainable, more efficient ferry system for the next generation of Alaskans. This summer I reassured Sen. Murkowski and Sec. Buttigieg: ‘Alaska is investing this once-in-a-generation funding with an eye on the far horizon.’ We’re grateful for these targeted investments in the ferry system from our federal partners—and we’re putting them to wise use.”

“The Alaska Marine Highway System serves a critical role in Alaska's transportation system. I thank our federal delegation for their continued bipartisan efforts to secure investments for the Alaska Marine Highway System,” **said State Senator James Kaufman (R-Anchorage)**. “I also applaud the AMHS Organization and the Operations Board for their work developing a system-wide long-range strategic plan to guide the effective deployment of these dollars. This announcement highlights a shared commitment to the ongoing success of our ferry system.”

“This is incredibly exciting news,” **said State Representative Louise Stutes (R-Kodiak)**. “This funding supports the crucial transportation system that is our Alaska Marine Highway. I and all Alaskans are grateful for all the work that Senators Murkowski and Sullivan have put into obtaining this funding for our state.”

“A huge thanks for the tireless, successful efforts put forward by Senators Murkowski and Sullivan on behalf of Alaska’s vitally important Marine Highway system,” **said State Representative Dan Ortiz (NA-Southern Southeast Alaska)**. “These investments in the main cog of Coastal Alaska’s transportation infrastructure will strengthen the statewide economy and help assure continued access to vital goods and services for coastal Alaskans.”

Project Announcements:

- \$38 million through the Rural Ferry program to restore the health of the Alaska Marine Highway System for sustainable operations to rural communities. This award does not require a match by the State thanks to Senator Murkowski's advocacy with the Department of Transportation.
- \$92 million through the Rural Ferry program to support the replacement of the M/V Tustumena Vessel serving Southwest Alaska. With the \$23 million local match requirement, the total award amount is \$115.9 million.

Background:

This funding was made possible by H.R. 3684, the Infrastructure Investment and Jobs Act (IIJA), in which Senator Murkowski played a lead role writing and negotiating for Alaska. These awards are part of the IIJA's newly established [Ferry Service for Rural Communities Program](#)—Senator Murkowski's new program to provide competitive funding to states which will allow for basic essential ferry service in rural areas.

In January 2023, [Senator Murkowski announced \\$285 million for Alaska's ferry system](#). In July 2022, she announced an [historic \\$300 million](#) in funding being made available for ferries. This brings a total of \$716 million thus far to support the Alaska Marine Highway System. To date, Alaska has received over \$6 billion and counting in infrastructure investments as a result of the IIJA.

###

Note: Please do not reply to this email. This mailbox is unattended. For further information, please contact Senator Murkowski's press office at 202-224-9301 or 202-224-8069. Visit our website at <http://murkowski.senate.gov>

Debra Thompson

From: Sarah Fine <sarah@finewalshlaw.com>
Sent: Thursday, November 30, 2023 2:37 PM
To: Assembly
Cc: president@piatribal.org; tribaladmin@piatribal.org; Stephen Giesbrecht; Liz Cabrera; Stephanie Payne
Subject: In Support of Direct Sale to PIA for 8th Street Housing Development Project
Attachments: planning and zoning meeting minutes.pdf; pg 64-65 assemlly meeting packet.pdf

Dear Assembly:

I would like to voice my support of PIA's 8th Street development project, in my capacity as an Estate & Probate lawyer here on the island and as Chair of our Parks & Recreation Advisory Board.

Fine & Walsh Law is located in the PIA building and it was through this connection that PIA President Cris Morrison first let me know of this future housing development project planned for 8th Street. As Estate lawyers, many of our clients are seniors and elders, so I was pleased to hear from President Morrison that this development is specifically intended to create much needed single-story, accessibility-friendly apartments for tenants experiencing mobility issues.

On November 1st at our most recent Parks & Rec Advisory Board meeting, PIA President Morrison attended and gave a presentation about PIA's plans for 8th Street, and provided our Advisory Board with the color map now in the assembly's packet. President Morrison explained that in order to preserve the Tribal Transportation Program (TTP) funding which PIA uses to maintain this trail (and other trails) on Borough land, PIA was specifically not requesting to purchase the walking trail connecting the nature boardwalk to the ballfield, only the land around the trail. By PIA not buying the trail, and keeping that in Borough ownership, TTP trail funding, and therefore the trail itself, is ensured to be maintained.

Therefore both as the Chair of an Adv. Board supportive of maintaining walking trails for recreation and as a lawyer serving the elderly, I am in support of this project as proposed.

On November 14th, PIA's 8th Street housing proposal was heard before the Planning Commission, where the Commission voted unanimously to approve the property for sale (with the condition that the existing walking trail between the elementary school and the ballfield not be included in the sale). During this meeting, in follow up to public inquiry and comments received by the Planning Commission, Planning Commission members had a conversation about the vision of the project with PIA President Morrison. From the minutes of that meeting:

7. Public Hearing Items

A. Recommendation to the Borough Assembly on an application from the Petersburg Indian Association to purchase borough-owned property located on N. 8th St. (PID: 01-006-060, 01-006-070).

...

Motion made by Commissioner Floyd, Seconded by Commissioner O'Neil.

Commission Secretary Dwyer addressed a letter from the neighborhood where they were asking that we discuss having single family residential or duplex but not apartment buildings.

Commissioner O'Neil asked if there was a guideline for what small apartment building means to PIA.

Cris Morrison, Tribal Council President for Petersburg Indian Association spoke to say the council has not approved the structures or concept at this point. The council has approved seeking to acquire the property with

the purpose of putting in residential rental units. This is a long-term development plan. Cris would like to see a 6-to-8-unit single story for elderly or mobility challenged apartment building and to keep a very nice neighborhood feel.

Commissioner Davis thanked Cris for sharing her general vision and can see a real need for this in our community. She understands the neighbors wanting to keep the same single family feel in the neighborhood.

Commissioner O'Neil added that keeping a green space would be really nice.

Commissioner Meeks said that back in the 80's when the baseball field was being built, they were made aware that a fiber optic cable was in the area. He urged PIA to look into it.

Voting Yea: Commission Chair Fry, Commissioner O'Neil, Commission Secretary Dwyer, Commissioner Floyd, Commissioner Davis, Commissioner Meeks

As the few pieces of public feedback/concern received by the Planning Commission were specifically addressed by the Commission during their meeting before they recommended PIA's application for approval to the Assembly, I further support the Planning Commission's recommendation to the Assembly approving Petersburg Indian Association application to purchase borough-owned property located on N. 8th St.

Finally, I support the Assembly authorizing the borough manager to engage in Direct Negotiations with PIA, a federally recognized tribe, pursuant to Borough Ordinance 16.12.030, for PIA to be able to develop these lots into much-needed housing at a reasonable price.

Sincerely yours,
Sarah Fine-Walsh

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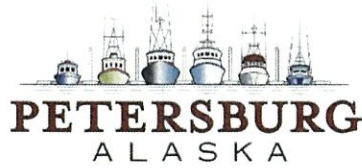


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Petersburg Borough

12 South Nordic Drive
Petersburg, AK 99833

Meeting Minutes Planning Commission Regular Meeting

Tuesday, November 14, 2023

12:00 PM

Assembly Chambers

1. Call to Order

Commission Chair Chris Fry called the meeting to order at 12:00pm.

2. Roll Call

PRESENT

Commission Chair Chris Fry
Commissioner Heather O'Neil
Commission Secretary Sally Dwyer
Commissioner Jim Floyd
Commissioner Marietta Davis
Commissioner Phillip Meeks

ABSENT

Commission Vice-Chair John Jensen

3. Acceptance of Agenda

The agenda was accepted as presented.

Motion made by Commission Secretary Dwyer, Seconded by Commissioner Davis.

Voting Yea: Commission Chair Fry, Commissioner O'Neil, Commission Secretary Dwyer, Commissioner Floyd, Commissioner Davis, Commissioner Meeks

4. Approval of Minutes

The October 10, 2023, meeting minutes were unanimously approved.

Motion made by Commissioner Davis, Seconded by Commission Secretary Dwyer.

Voting Yea: Commission Chair Fry, Commissioner O'Neil, Commission Secretary Dwyer, Commissioner Floyd, Commissioner Davis, Commissioner Meeks

5. Public Comments

None

6. Consent Calendar

None

7. Public Hearing Items

- A. Recommendation to the Borough Assembly on an application from the Petersburg Indian Association to purchase borough-owned property located on N. 8th St. (PID: 01-006-060, 01-006-070).

Community Development Director Liz Cabrera corrected an error in the staff report page 7, findings b, the total area is approximately 342,000 sq ft or just over 7.8 acres not 3 acres.

Motion made by Commissioner Floyd, Seconded by Commissioner O'Neil.

Commission Secretary Dwyer addressed a letter from the neighborhood where they were asking that we discuss having single family residential or duplex but not apartment buildings.

Commissioner O'Neil asked if there was a guideline for what small apartment building means to PIA.

Cris Morrison, Tribal Council President for Petersburg Indian Association spoke to say the council has not approved the structures or concept at this point. The council has approved seeking to acquire the property with the purpose of putting in residential rental units. This is a long-term development plan. Cris would like to see a 6-to-8-unit single story for elderly or mobility challenged apartment building and to keep a very nice neighborhood feel.

Commissioner Davis thanked Cris for sharing her general vision and can see a real need for this in our community. She understands the neighbors wanting to keep the same single family feel in the neighborhood.

Commissioner O'Neil added that keeping a green space would be really nice.

Commissioner Meeks said that back in the 80's when the baseball field was being built, they were made aware that a fiber optic cable was in the area. He urged PIA to look into it.

Voting Yea: Commission Chair Fry, Commissioner O'Neil, Commission Secretary Dwyer, Commissioner Floyd, Commissioner Davis, Commissioner Meeks

- B. Consideration of an application from John and Miriam Swanson for a major subdivision and vacation of a portion of the Ramona St. right-of-way at 1320 Nordic Dr. (PID: 01-002-161).

Utility Director Karl Hagerman spoke to say he is here to answer any questions.

Motion made by Commission Chair Fry, Seconded by Commissioner Davis.

Voting Yea: Commission Chair Fry, Commissioner O'Neil, Commission Secretary Dwyer, Commissioner Floyd, Commissioner Davis, Commissioner Meeks

- C. Consideration of an application from the Petersburg Borough to replat Lots 3, 4, 5, 6, 7, and 8, Block 264, Northeast Subdivision to create a 50-foot right-of-way and four 10,000-sf residential lots (PID: 01-003-473, 001-003-475, 1-003-476, 01-003-477, 01-003-480, 01-003-481).

Utility Director Karl Hagerman said he and Dave Thynes are here to answer any questions. This is associated with the pump station 4 project.

Motion made by Commissioner Floyd, Seconded by Commission Secretary Dwyer.

Discussion.

Voting Yea: Commission Chair Fry, Commissioner O'Neil, Commission Secretary Dwyer, Commissioner Floyd, Commissioner Davis, Commissioner Meeks

- D. Initiation of a rezone by the Planning Commission to rezone Lot 4, Skylark II Subdivision and Government Lot 13, Section 33, T58S, R79E to Open Space - Recreation.

Joe Bertagnoli spoke on his own behalf in favor of the rezone.

Motion made by Commissioner Floyd, Seconded by Commissioner O'Neil.

Voting Yea: Commission Chair Fry, Commissioner O'Neil, Commission Secretary Dwyer, Commissioner Floyd, Commissioner Davis, Commissioner Meeks

8. Non-Agenda Items

- A. Commissioner Comments

None

- B. Staff Comments

Community Development Director Liz Cabrera will not be at the next meeting but will try to zoom in.

Liz asked if the Skylark development didn't go forward, would the commission still pursue the rezone or if it was contingent on the Skylark development. Commission Chair Fry said to still pursue the rezone.

C. Next Meeting is December 12, 2023, at 12:00pm.

9. Adjournment

The meeting adjourned at 12:20 pm.

Motion made by Commission Secretary Dwyer, Seconded by Commissioner Floyd.

Voting Yea: Commission Chair Fry, Commissioner O'Neil, Commission Secretary Dwyer, Commissioner Floyd, Commissioner Davis, Commissioner Meeks



PETERSBURG INDIAN ASSOCIATION
PO Box 1410
15 N. 12th Street
Petersburg, Alaska 99833
Phone: 907-772-3636
Fax: 907-772-3637

September 12, 2023

Petersburg Borough
 PO Box 329
 Petersburg, Alaska 99833

To Whom It May Concern;

The Petersburg Indian Association (PIA) conducted a Tribal Visioning Workshop and subsequent survey of tribal households in 2018 to identify tribal citizens' needs and concerns. The data collected from the survey ranked tribal priorities in order of importance. Substance abuse treatment, affordable childcare, employment and job training, and culture were ranked in positions 2 through 5. Housing was ranked number one -- safe, affordable, accessible housing.

Preliminary results from the recent Community Housing Survey conducted in Petersburg indicate that roughly 316 housing units will be needed in Petersburg over the next 10 years. The survey also revealed that family homes were a popular choice but so were duplexes and apartments.

PIA is interested in acquiring two undeveloped lots* on North 8th Street (one on the upper side and one on the lower) for the purpose of constructing residential housing, thereby aligning its housing interests and concerns with the Borough's. The vision is to build multi-family dwellings, such as duplexes and small apartment buildings, which will be available to both tribal and non-tribal citizens. There will also be a focus on providing units that are suitable for those experiencing mobility issues (elderly, disabled, etc).

PIA is requesting that the assembly authorize the borough manager to engage in direct negotiations with PIA, a federally recognized tribe, for disposal of lots 01-006-060 and 001-006-070 (see attached), pursuant to Borough Ordinance 16.12.030.

Thank-you for your time and attention.

Sincerely,

Cris Morrison

Cris Morrison
 Tribal Council President

**The properties display as four lots on the Borough map viewer but are actually two large lots that appear to be divided by the walking trail that runs between the elementary school and ball fields.*

Attachments: Borough map of subject area
 Borough 2023 Assessment Report, Page 48

Debra Thompson

From: SharonBrad <sharonbradak@gmail.com>
Sent: Monday, December 4, 2023 8:43 PM
To: Assembly
Subject: 8th Street Land Sale

Hello and thank you for letting me comment on the proposed 8th Street land sale.

First, I would like to say that I whole heartedly support Petersburg Indian Association's efforts to provide affordable housing for our community and I'm grateful they are pursuing a remedy for this need.

I have several points that I would like to submit to the Assembly for consideration during the planning process for the proposed sale of the 8th Street property to Petersburg Indian Association and my comments are related to the Nature Trail.

1. The area the trail passes through has some excellent bird habitat and I hope that habitat can be retained as much as feasible. As evidence of this value, you should be aware that the trail is one of the Petersburg sites that the Alaska Audubon Society recommends on its website (<https://ak.audubon.org/southeast-alaska-birding-trail>) for people to visit. The riparian areas on the lower trail, and the alder patches on the upper trail are excellent habitat, and I would think some of the easiest to retain without impacting the feasibility for PIA's proposal. I think Mary Clemen's proposal to you in your December 4 Assembly meeting of 50' both sides of the trail will meet this need.
2. As I'm sure you know, several youth programs use this area, including Kinderskog. Please ensure the sites they use are kept in place. Outdoor education is important for our youth and having an area readily accessible from the school and day care is important.
3. I think having a survey of the existing trail location will help head off any unforeseen problems with the ROW location. It would be best if the trail remains located where it is. A corridor that is too narrow might necessitate making the trail steeper. It is not clear to me that the trail meander will fit within the 50' ROW as shown in the 11/12/23 drawing submitted to the Borough. The trail needs to follow a certain grade as it meanders up the hill. A second point on trail location is it would benefit from having a buffer between the trail and the new property owners. I.E. the homeowners and the trail users would be best served if the trail location was not immediately abutting the property line. An existing trail survey plotted over the proposed ROW would make it clear if there are any conflicts.

Thank you for the opportunity to comment, and thank you for all the effort you put into our community.

Brad Hunter