



Petersburg Borough

12 South Nordic Drive
Petersburg, AK 99833

Meeting Agenda Borough Assembly Regular Meeting

Monday, March 18, 2024

6:00 PM

Assembly Chambers

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

Please click the link below to join the webinar:

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

Passcode: 479851

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

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

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

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

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

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

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

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

6. Bid Awards

7. Persons to be Heard Related to Agenda

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

8. Persons to be Heard Unrelated to Agenda

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

9. Boards, Commission and Committee Reports

10. Consent Agenda

11. Report of Other Officers

A. Borough Safety Committee Report

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

12. Mayor's Report

There is no written report for this meeting.

13. Manager's Report

A. March 18, 2024 Manager's Report

14. Unfinished Business

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

15. New Business

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

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

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

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

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

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

16. Communications

A. Correspondence Received Since February 20, 2024

17. Assembly Discussion Items

A. Assembly Member Comments

B. Recognitions

18. Adjourn



Petersburg Borough

12 South Nordic Drive
Petersburg, AK 99833

Meeting Minutes Borough Assembly Regular Meeting

Monday, March 04, 2024

12:00 PM

Assembly Chambers

1. Call To Order/Roll Call

Mayor Jensen called the meeting to order at 6:00 pm.

PRESENT

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

2. Voluntary Pledge of Allegiance

The Pledge was recited.

3. Approval of Minutes

A. February 5, 2024 Assembly Meeting Minutes

The February 5, 2024 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 Newman, 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 Fine-Walsh, Seconded by Assembly Member Newman.

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

Member Stanton Gregor

5. Public Hearings

A. Public Hearing for Ordinance #2024-01: An Ordinance Amending Section 16.12.160, *Required Authorization for Disposal of Borough Real Property*, of the Petersburg Municipal Code to Increase the Assessed Property Value Requirement for Sale or Exchange of Borough Property to be Ratified by the Voters of the Petersburg Borough

No testimony was given.

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

No testimony was given.

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.

Michele Pfundt, representing herself, stated her opposition to the increase in attorney fees in the General Fund in Ordinance #2024-03.

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.

Michele Pfundt, representing herself, shared her concerns regarding the lawsuits against the Borough.

Bob Martin, representing himself and in his capacity as the Harbor Advisory Board Chair, thanked the Assembly for the joint work session with the board regarding the sale of Borough tidelands. The Harbor Advisory Board postponed the approval of the Island Refrigeration application to purchase tidelands until they have ironed out the zoning language. The board approved granting the lease assignment to Fierce Allegiance Development as long as it complied with the lease requirements that it be used for loading fish. He also announced that the Fish and Game Advisory Committee will be meeting on March 20, 2024, at 6:00 pm in the Assembly Chambers to discuss king salmon sport fishing restrictions.

Brock Snider with Island Refrigeration thanked the Assembly for the care with which they are considering the sale of borough tidelands and that he supports the marine industrial use zoning overlay.

9. Boards, Commission and Committee Reports

There were no reports.

10. Consent Agenda

A. Reno/Schonberg Lease Renewal

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

The Assembly unanimously supported the renewal.

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 Newman, Assembly Member Schwartz, Assembly Member Stanton Gregor

B. Petersburg Port Dock Corner Dolphin Engineering Services Proposal

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

The Assembly unanimously approved the proposal.

Motion made by Vice Mayor Marsh, Seconded by Assembly Member Newman.

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

11. Report of Other Officers

A. Petersburg Medical Center Update

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

B. US Forest Service Update

District Ranger Born updated the Assembly on US Forest Service activities.

C. Petersburg School District Turf Field

Director Cabral was not available to attend the meeting.

12. Mayor's Report

A. March 4, 2024 Mayor's Report

Mayor Jensen read the Mayor's report into the record.

13. Manager's Report

A. March 4, 2024 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 #2024-01: An Ordinance Amending Section 16.12.160, Required Authorization for Disposal of Borough Real Property, of the Petersburg Municipal Code to Increase the Assessed Property Value Requirement for Sale or Exchange of Borough Property to be Ratified by the Voters of the Petersburg Borough - Second Reading

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

A motion to amend the ordinance to decrease the assessed property value requirement to \$1,500,000, was approved by a vote of 6-1.

Motion made by Vice Mayor Marsh, Seconded by Assembly Member Schwartz.
Voting Yea: Mayor Jensen, Vice Mayor Marsh, Assembly Member Fine-Walsh, Assembly Member Lynn, Assembly Member Newman, Assembly Member Schwartz
Voting Nay: Assembly Member Stanton Gregor

Ordinance #2024-01 was unanimously approved in its second reading, as amended.

Motion made by Vice Mayor Marsh, Seconded by Assembly Member Fine-Walsh.
Voting Yea: Mayor Jensen, Vice Mayor Marsh, Assembly Member Fine-Walsh, Assembly Member Lynn, Assembly Member Newman, Assembly Member Schwartz, Assembly Member Stanton Gregor

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

If adopted in three readings, Ordinance #2024-02 will provide for disposal of Borough real property for less than the assessed or appraised value, or for other forms of consideration in addition to or in lieu of, in whole or in part, direct monetary payment to the Borough, when the proposed disposal is for a project meeting both of the following requirements: (1) the project consists of economic development consisting of installation, construction, or operation of new or expanded industrial, manufacturing, or commercial facilities; construction of affordable housing; or construction of large residential housing developments creating twenty (20) or more residential lots that would address the shortage of reasonably priced housing within the borough; and (2) the assembly determines the project will result in a significant short- or long-term

public benefit to the Petersburg Borough. "Public benefit", as used hereunder, means a project that provides one or more positive economic or noneconomic impacts on the community that in the assembly's determination outweigh maximizing the direct monetary payment to the borough. Ordinance #2024-02 was approved in its first reading by a vote of 4-1.

By a vote of 6-1, Ordinance 2024-02 was approved in its second reading.

Motion made by Assembly Member Fine-Walsh, Seconded by Vice Mayor Marsh.
Voting Yea: Mayor Jensen, Assembly Member Fine-Walsh, Assembly Member Lynn, Assembly Member Newman, Assembly Member Schwartz, Assembly Member Stanton Gregor
Voting Nay: Vice Mayor Marsh

15. New Business

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

If adopted in three readings, Ordinance #2024-03 will 1) transfer funds approved by the Assembly in the FY 2023 budget to begin the GIS Capital Project; 2) utilize \$9,000 of the Property Development Fund for conceptual plan design for parking and traffic flow improvements to better serve the Stedman Elementary School and the Petersburg Children's Center; 3) increase the Fire Department's Machine and Equipment budget by \$11,500 to purchase mounting cradles for Getec Tablets used for computer aided dispatch and for two Starlink Mobile units; 4) transfer \$367,599 from the General Fund FY 2023 Surplus to the Assisted Living Facility to cover the facility's operating deficit; 5) transfer \$41,616 from the Electric Department reserves to their Travel & Training budget to cover new employee moving/hiring expenses and EMD training for our Power Generation/Mechanic/Operator position; 6) transfer \$10,000 from the Sanitation Department reserves to their Machinery & Equipment budget to purchase two 20' shipping containers to store household hazardous waste items at the Landfill; 7) transfer \$12,700 to the Community Development Department to provide Petersburg with an ICC-certified official while the new Building Official is working through his credentials and \$5,000 to the Community Development Travel & Training budget to send two employees to the International Code Council conference for continuing education credits and additional training; 8) transfer \$23,399 to the Finance Department's Auditing Expenses budget to cover the Borough auditor's fees for FY 2024; 9) transfer \$60,000 to the Borough's Attorney Fees budget to cover extra expenses incurred by the Kerr and Koenigs lawsuits; and 10) transfer \$30,017 to the Borough's Property Insurance budget due to increased property insurance premiums.

By a vote of 6-1 Ordinance #2023-03 was approved in its first reading.

Motion made by Assembly Member Stanton Gregor, Seconded by Vice Mayor Marsh.
Voting Yea: Mayor Jensen, Assembly Member Fine-Walsh, Assembly Member Lynn, Assembly Member Newman, Assembly Member Schwartz, Assembly Member Stanton Gregor

Voting Nay: Vice Mayor Marsh

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

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

By a vote of 7-0, Ordinance #2024-04 was approved in its first 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 Newman, Assembly Member Schwartz, Assembly Member Stanton Gregor

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

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

By unanimous roll call vote, the Assembly approved the Notice to Proceed to Dawson Construction.

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 Newman, Assembly Member Schwartz, Assembly Member Stanton Gregor

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

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

The letter to Governor Dunleavy was unanimously approved.

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

Voting Yea: Mayor Jensen, Vice Mayor Marsh, Assembly Member Fine-Walsh,

Assembly Member Lynn, Assembly Member Newman, Assembly Member Schwartz, Assembly Member Stanton Gregor

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

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

By unanimous roll call vote, the Assembly approved a letter of support to SEASWA.

Motion made by Assembly Member Lynn, Seconded by Vice Mayor Marsh. Voting Yea: Mayor Jensen, Vice Mayor Marsh, Assembly Member Fine-Walsh, Assembly Member Lynn, Assembly Member Newman, Assembly Member Schwartz, Assembly Member Stanton Gregor

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

Manager Giesbrecht requests approval to use approximately \$5,000 to hire a grant writer to complete a Denali Commission grant for the Banana Point Breakwater. There is \$4,397 in Special Revenue Fund 200 specifically budgeted for the Banana Point Breakwater.

By unanimous roll call vote, the Assembly approved hiring a grant writer to complete the Denali Commission grant for the Banana Point Breakwater.

Motion made by Vice Mayor Marsh, Seconded by Assembly Member Lynn. Voting Yea: Mayor Jensen, Vice Mayor Marsh, Assembly Member Fine-Walsh, Assembly Member Lynn, Assembly Member Newman, Assembly Member Schwartz, Assembly Member Stanton Gregor

16. Communications

A. Correspondence Received Since February 1, 2024

17. Assembly Discussion Items

A. Assembly Member Comments

Member Schwartz says many people in the community would like to move the 6:00 pm Assembly meetings to a later time.

Member Fine-Walsh confirmed that the Fierce Allegiance lease assignment would be scheduled for the March 18, 2024 meeting.

B. Recognitions

There were no recognitions.

18. Adjourn

The meeting was adjourned at 7:49 pm.

March 18, 2024

Written Report from Safety Committee Chairman Captain Holmgrain

The Borough Safety Committee met on January 23, and February 27, 2024.

All employees will be completing Hazard Communications training.

The Committee is continuing to work on reviewing and updating all policies in the Borough Safety Manual. Chapters 1 – 21 have been reviewed and updated.

The next meeting date is Tuesday, March 19, 2024 at 1:00 pm.



**Borough Manager's Report
Assembly Meeting 18 March 2024**

- ❖ Water Staff recently replaced one an old high-pressure pump at the water plant.
- ❖ Staff is clearing alders that are getting close to the power line feeding the City Creek dam.
- ❖ Staff supplied an ADEC contractor with maps and service addresses for a federally mandated Lead Service Line Inventory. The State is helping various utilities with this effort through a grant that they received so the work is being completed at no cost to the Petersburg Water utility.
- ❖ The water department recently got results from an initial PFAS sample of our raw water sources. The level of PFAS was non-detectable across the board. The department will still have to routinely sample when the final PFAS rule gets implemented but this won't be for a couple years and based on our initial results we will only have to sample every 3 years if our results continue to be good.
- ❖ The Pump Station 4 loan application with ADEC is moving forward, having passed a financial capacity analysis and environmental review. Project design is moving forward as well.
- ❖ Stephan Harbour has reported for duty to fill our vacant Electrician/Operator position. It is great to have him on the staff.
- ❖ The DOE hydro efficiency grant administrator requested additional pre-award information ahead of the metrics and milestones negotiation process. The negotiations process is focused on how each project owner will comply with reporting and milestone achievement during the work. Since our project is complete, it is more of a process to inform the DOE of what we accomplished and to prove that we have achieved the efficiency improvements required by the grant.
- ❖ Parks and Recreation have installed a pool deck shower using ARPA funds. This convenience is for a quick rinse before getting into pools to swim, and for cooling off during sauna use.
- ❖ Facility Attendant is still needed for P&R. Hours are 1:15p-9:15p Tues - Sat. If you know any great, cheerful, people loving peeps for this position, please send them our way! This position will turn into a Fac. Specialist position with a higher pay rate once Lifeguard Cert is acquired!
- ❖ Employees in the PD are receiving CPR training.
- ❖ Officers received less lethal training & pepper spray training last week.
- ❖ Aaron Recently attended an Incident Command System (ICS) Data Management training with the USCG in Anchorage. This exercise targeted control of incoming information from ground crews, required reports,

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and effective records retention strategies. FEMA requires this information to reimburse State and Local entities after an incident.

- ❖ Tlingit and Haida invited PVFD to attend their State Tribal Opioid Conference. The conference covered drug trends within the state, effective tools to establish what, if any, a potential person/patient could be taking, and other special considerations when responding to a scene where drug paraphernalia may be present.
- ❖ Sitka Sound Science Center, along with Tlingit and Haida, hosted a SE AK regional Landslide Workshop to discuss how, as a region, Southeast communities can work together with our state and federal partners to inform the public of the dangers of landslides in SE.
- ❖ Parks and Rec Staff and Aaron worked together on the 8th to perform an Emergency Sheltering set up drill in the community gym. This allowed Aaron and Steph to draw up how to organize and arrange the most effective system for public sheltering at Parks and Rec, using the Equipment obtained from the Healthy and Equitable Communities Grant.
- ❖ March 24rd PVFD and PMC will be hosting a Wilderness First Aid Class at the Fire Hall. If interested, contact the Fire Station or PMC wellness office.
- ❖ PVFD is currently teaching an FF1 course for new members. There are 8 folks currently enrolled. These classes take place on Saturdays and will run until completed. It's not too late to join if interested, Call the station for details.
- ❖ As a reminder, PVFD has an ongoing Emergency Trauma Technician course. This is a hybrid course with online and in person portions of the class. Contact the station if interested.
- ❖ I met with Senator Murkowski's staff in DC to discuss the Borough's Congressionally Directed Spending (CDS) request for next year. We discussed the Hospital, Scow Bay Generator, Scow Bay boat yard and Banana Point facility.
- ❖ I had the first meeting with the Grant Writer who will be working on a Denali Grant for Banana Point. I am working on getting letters of support from Wrangell and Breakaway Charters for the proposed maintenance of the facility.
- ❖ Department Heads are working on finalizing their budget requests for next year. We still don't know the status of school funding or how this will impact the Borough's budget.
- ❖ I am continuing to work with PIA and Tlingit & Haida housing for a Petersburg housing project. The focus now appears to be an expansion of the Airport Subdivision.

**PETERSBURG BOROUGH
ORDINANCE #2024-01**

AN ORDINANCE AMENDING SECTION 16.12.160, *REQUIRED AUTHORIZATION FOR DISPOSAL OF BOROUGH REAL PROPERTY*, OF THE PETERSBURG MUNICIPAL CODE TO INCREASE THE ASSESSED PROPERTY VALUE REQUIREMENT FOR SALE OR EXCHANGE OF BOROUGH PROPERTY TO BE RATIFIED BY THE VOTERS OF THE PETERSBURG BOROUGH

WHEREAS, PMC Section 16.12.160 provides for the sale or exchange of Borough-owned property assessed at greater than \$500,000 by ordinance submitted to the electors of the borough for ratification; and

WHEREAS, in 1982 the assessed property value requirement for sale or exchange of Borough property to be submitted to the voters was increased from \$25,000 to \$100,000, and in 1990 the assessed property value requirement was increased from \$100,000 to \$500,000; and

WHEREAS, no additional increases have been made to the assessed property value requirement for sale or exchange of Borough property to be submitted to the voters since 1990; and

WHEREAS, another increase, from \$500,000 to \$1,500,000 is deemed desirable at this time, to account for significant inflation and higher costs for real estate and development of real estate since 1990.

THEREFORE, THE PETERSBURG BOROUGH ORDAINS, Section 16.12.160 of the Petersburg Municipal Code is hereby amended as follows. The language proposed for addition is in red and underlined and the language proposed for deletion is struck through.

Section 1. Classification: This ordinance is of a general and permanent nature and shall be codified in the Petersburg Municipal Code.

Section 2. Purpose: The purpose of this ordinance is to amend Section 16.12.160 to increase the assessed property value requirement for sale or exchange of Borough property to be ratified by the voters of the Petersburg Borough from \$500,000 to \$1,500,000.

Section 3. Substantive Provisions:

16.12.160 Required authorization for disposal of borough real property.

- A. Property valued at one and one half million dollars (~~\$500,000.00~~1,500,000) or more. The sale or equivalent value exchange of fee ownership of a borough property assessed at or greater than one and one half million dollars (~~\$500,000.00~~1,500,000) shall be by ordinance submitted to the electors of the borough for ratification. The ordinance shall incorporate the contract of sale or exchange agreement by reference. Upon approval of a majority of those voting on the question, the assembly may approve the sale or exchange on the terms and conditions approved by the voters. If the sale or exchange was initiated by application, the applicant shall pay all costs of the election in advance, unless the assembly determines the costs shall be paid or shared by the borough.

- B. Property valued at more than ~~two hundred fifty thousand dollars (\$250,000).00~~ but less than ~~one and one half million dollars (\$500,000.00)~~ one and one half million dollars (\$500,000)1,500,000. The sale or equivalent value exchange of fee ownership of a borough property with an assessed value greater than ~~two hundred fifty thousand dollars (\$250,000).00~~ but less than ~~one and one half million dollars (\$500,000)1,500,000~~ shall be by ordinance. The ordinance shall incorporate the contract of sale or exchange agreement by reference. The assembly may not authorize the sale of real property unless the assembly first determines the property is not required for municipal purposes. The ordinance shall contain an authorization of the appropriate officers of the borough to execute all deeds, agreements or other documents required to complete the transaction.
- C. Property valued at ~~two hundred fifty thousand dollars (\$250,000).00~~ or less, or disposal by leasehold or other similar temporary interest in borough property. The sale or equivalent value exchange of ~~real property of~~ fee ownership of a borough property with an assessed value of two hundred fifty thousand dollars ~~(\$250,000)~~ or less, or the disposal of property by leasehold or other similar temporary interest, shall be authorized by a resolution of the assembly. The assembly may not authorize the sale of real property unless the assembly first determines the property is not required for municipal purposes. The resolution shall incorporate the conveyance documents by reference and shall contain an authorization of the appropriate officers of the borough to execute those documents.
- D. Pursuant to section 11.13 of the Borough Charter, any sale of real property previously dedicated to a public use shall not be final until the ordinance or resolution to do so has been on file in the office of the borough clerk for ~~thirty (30)~~ days.

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 be effective immediately upon final passage.

PASSED AND APPROVED by the Petersburg Borough Assembly, Petersburg, Alaska this 18th day of March, 2024.

 Mark Jensen, Mayor

ATTEST:

 Rebecca Regula, Deputy Borough Clerk

Adopted:
 Published:
 Effective:

**PETERSBURG BOROUGH
ORDINANCE #2024-02**

AN ORDINANCE AMENDING SECTION 16.12.030 OF THE PETERSBURG MUNICIPAL CODE, TO ALLOW FOR DISPOSAL OF BOROUGH LAND FOR A PUBLIC BENEFIT PURPOSE

WHEREAS, there has been community interest in the development of affordable housing and large residential developments, in order to alleviate the shortage of available housing within the borough; and

WHEREAS, this can be addressed in part by expanding the current language of Section 16.12.030 of the borough code to allow the borough assembly to dispose of borough land for certain projects that result in significant short or long-term public benefit to the borough. These projects would include disposals for less than assessed value and by directly negotiated sale, for affordable housing projects and large residential developments.

THEREFORE, THE PETERSBURG BOROUGH ORDAINS, Section 16.12.030, *Disposal to a state or federal agency, federally recognized tribe, or nonprofit entity, or for purposes of economic development*, of the Petersburg Municipal Code, is hereby amended as follows:

Section 1. Classification: This ordinance is of a general and permanent nature and shall be codified in the Petersburg Municipal Code.

Section 2. Purpose: The purpose of this ordinance is to amend the language of the section to address disposals of borough land for a public benefit purpose.

Section 3 Substantive Provisions: Section 16.12.030 of the Petersburg Municipal Code, entitled *Disposal to a state or federal agency, federally recognized tribe, or nonprofit entity, or for purposes of economic development*, is hereby amended as follows. The language proposed for addition is underlined and in red, and the language proposed for deletion is struck through.

16.12.030 - Disposal to a state or federal agency, federally recognized tribe, or nonprofit entity, or for ~~purposes of economic development~~ a public benefit purpose.

A. The borough may dispose of borough real property for less than the assessed value to a state or federal agency, federally recognized tribe, or nonprofit entity, for considerations determined by the borough assembly to be in the best interest of the borough.

~~B. The borough assembly may authorize disposal of borough property for less than the assessed value, and by directly negotiated sale, for economic development purposes to entities wishing to install, construct and operate new or expanded industrial, manufacturing or commercial facilities within the borough, upon the terms and conditions as the assembly considers advantageous to the civic welfare of the borough. In addition to review and recommendation by the planning commission, any such proposal shall be reviewed by the Petersburg Economic Development Council, which shall research and advise the assembly on the potential benefits to the borough of the economic development proposal. The assembly may authorize the borough manager to negotiate directly for disposal of borough property for economic development purposes; the final terms of such a negotiated disposal are subject to approval by the assembly.~~

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

C. Disposals for a public benefit under section B above may be initiated by the assembly, or by developer application submitted to the assembly.

1. If a disposal is initiated by application, the application shall include, at a minimum, a conceptual plan and development timeline.

2. A proposed disposal, if initiated by the assembly or if the assembly wishes to move an application forward, shall be sent to the borough planning commission for review and recommendation, including a public hearing. The borough manager may also refer a proposed disposal for review and comment to other applicable boards or commissions. Any disposal proposing an economic development project shall be reviewed by the Petersburg Economic Development Council (PEDC). Following receipt of planning commission recommendations, as well as PEDC or other board or commission comments, the borough manager shall prepare and submit to the assembly a written report and recommendation that, at a minimum, includes:

- a) A fair market value appraisal of the property, including any borough-owned improvements, determined by a certified real estate appraiser, assuming the property was sold without any development requirements that may be imposed pursuant to this section.
- b) A descriptive summary listing of expected economic and non-economic public benefits of the project, and associated costs.
- c) Recommended disposal requirements or conditions, if any, to ensure the proper development and timely completion of the project in the public interest.
- d) A proposed method of disposal.

D. The assembly shall hold at least one public hearing on a proposed disposal for a public benefit. If the assembly wishes to approve the disposal, it shall issue written findings setting out its basis for the determination that the project provides one or more positive short- or long-term economic or noneconomic impacts on the community that outweigh maximizing the direct monetary payment to the borough of the assessed or appraised value of the property.

E. While the borough assembly may approve disposal of borough property under this section by any of the methods set out in PMC 16.12.020, competitive bidding or competitive proposals for a specific use or development are preferred unless direct negotiations are deemed to be in the best interests of the borough. If the assembly

determines to proceed by direct negotiations, the assembly may authorize the borough manager to commence such negotiations, the final terms of which are subject to approval by the assembly unless the minimum essential terms and the authority of the borough manager to execute the disposal documents are set forth in the resolution or ordinance authorizing negotiations. If the disposal is to proceed by direct negotiations, notice shall be provided to the owners of real property located immediately adjacent to the property, by certified mail to the last known address of record, at least ten (10) days prior to the public hearing held before the assembly.

F. As a condition of disposal and to ensure provision of the anticipated public benefit, the assembly may impose specific project requirements and conditions, including without limitation construction of specific improvements, a time frame for completion of those improvements or the project as a whole, price limitations, public notice requirements or purchaser restrictions on affordable housing or large residential housing development projects, and monetary impacts on the developer if the project requirements and conditions are not met. The disposal requirements and conditions shall be set out in a purchase agreement.

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 the application to other persons or circumstances shall not be affected.

Section 5. Effective Date: This Ordinance shall become effective immediately upon final passage.

PASSED AND APPROVED by the Petersburg Borough Assembly, Petersburg, Alaska this ____ day of _____, 2024.

Mark Jensen, Mayor

ATTEST:

Debra K. Thompson, Clerk

Adopted:
Noticed:
Effective:

**PETERSBURG BOROUGH
ORDINANCE #2024-03**

**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.

<u>Account Number</u>	<u>Account</u>	<u>Original Budget</u>	<u>Increase (Decrease)</u>	<u>Amended Budget</u>
<u>FISCAL YEAR 2024 REVENUE / EXPENSE BUDGET ADJUSTMENTS</u>				
GIS Mapping Fund				
410.000.501960	Electric Transfer Out to GIS Capital Project	0	(\$60,000)	(\$60,000)
420.000.501960	Water Transfer Out to GIS Capital Project	0	(\$15,000)	(15,000)
430.000.501960	Wastewater Transfer Out to GIS Capital Proj.	0	(\$15,000)	(\$15,000)
757.000.402240	GIS Capital Project Revenue from Transfer In	0	90,000.	\$90,000.
The Borough Assembly approved transfer of these funds in the FY2023 Budget. No activity occurred in FY2023 and the funds were never transferred. Requesting to make the transfer at this time to start on the project.				
Property Development Fund				
260.000.506525	Elementary School Parking	\$0	(\$9,000.)	(\$9,000.)
If approved by the Assembly these funds would be spent to hire Harai & Associates to design conceptual plans for parking improvements and improve traffic flow to better serve the Elementary school and the Petersburg Childrens Center.				

Fire Department				
110.525.506519	Machine and Equipment	(\$27,680.)	(\$11,500.)	(\$39,180.)
\$4,200 for mounting cradles for the Getec Tablets for computer aided dispatch the fire department purchased through the E911 fund. \$7,300 for two Starlink Mobile units.				
General Fund - 50% of FY23 Surplus to Assisted Living Facility				
110.000.501960	General fund Transfer Out to Assisted Living	\$0	(\$367,599)	(\$367,599)
480.000.402240	Assisted Living Facility Transfer In Revenue	\$0	\$367,599.	\$367,599.
In the Borough's Budget policy document it states that the Borough will designate 50% of the previous year's annual General Fund surplus into the Property Development Fund. It is being proposed to instead transfer these funds to cover the operating deficit by the Assisted Living facility. As of the end of FY23 the Assisted Living facility owed the General fund \$367,599.				
PMPL – Electric Department – New Employee Expenses				
410.000.501485	New Employee Moving Expenses	\$0	(\$21,825.)	(\$21,825.)
410.000.501430	Travel & Training	(\$41,400)	(\$41,616.)	(\$83,016.)
\$6,825 Moving Expenses for August Jewell (Apprentice Lineman) & \$15,000 Moving Expenses for Steve Harbour. (New Electrician) Travel & Training - \$32,761 is to cover August Jewell's (newly hired apprentice lineman) indenture debt with Cordova Electric Cooperative. \$8,855 to cover EMD training (technical and practical) at Engine Systems, Inc. in Rocky Mount, NC for Joe Poling (Power Generation/Mechanic Operator) April 20 th -May4 th . Joe was newly hired in June 2023 and PMPL would like to see this training occur before the next shut down.				
Sanitation				
440.000.506519	Machinery & Equipment	\$0	(\$10,000.)	(\$10,000)
To purchase two 20' shipping containers for storing household hazardous waste items at the Landfill. The canvas tent being used for this purpose was destroyed by a windstorm at Christmas.				
Community Development				
110.536.501412	Temporary Building Official	(\$5,300)	(\$12,700.)	(\$18,000.)
110.536.501430	Travel and Training	(\$1,675)	(\$5,000)	(\$6,675)
An additional \$12,700 is requested to provide Petersburg with an ICC-certified official while the new Building Official is working through all his credentials. \$5,000 will cover the cost of sending two attendees to the International Code Council conference to acquire continuing education credits for Joe Bertagnoli and additional training to prepare Eric Holl for certification.				
Finance – Auditing				
110.514.501413	Auditing Expenses	(\$70,000)	(\$23,399)	(\$93,399)
BDO's auditing fees were higher then we budgeted for in FY24.				

General Fund – Attorney Fees				
110.515.501410	Attorney Fees	(\$100,000)	(\$60,000)	(\$160,000)
Attorney Fees are projected to go above budget by fiscal year end due to two lawsuits.				
General Fund – Property Insurance				
110.576.501463	Property Insurance	(\$64,270)	(\$30,017)	(\$94,287)
Property insurance premiums in FY23 increased \$35,858.57 in the General Fund. General fund buildings include the Municipal Building, Aquatic Center, Community Gym, Fire Department, Scow Bay Fire Building, Library, Public Works, Clausen Museum, and the Visitors Center Building.				

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:

Harai & Associates, Inc.

Consulting Civil Engineers & Land Surveyors

203 Sandy Beach Road ~ P.O. Box 625 Petersburg, Alaska 99833
Telephone & Fax (907) 772-9216

January 23, 2024

Steve Giesprecht
Borough Manager
Petersburg Borough
P.O. Box 329
Petersburg, Alaska 99833

Re: Elementary School Parking - Future Use Conceptual
Engineering Services Proposal

Steve,

I would like to offer engineering services for the elementary school parking, future use conceptual plans. The need for parking improvements has come to the forefront with the expanded need for improved traffic flow and parking in the area to better serve the Petersburg Elementary School and the Petersburg Children Center from the perspective of safety and efficiency.

This proposal is for site improvement conceptual drawings for various potential site improvements to the elementary school future parking area. These would include but not limited to: (1) differing traffic flow along Dolphin and 5th Street, (2) various parking lot layouts on Borough owned lots east of the Children Center and (3) various designed drop-off sites for Elementary School and Children Center. Other options can be added as the project advances.

I will be working with you, Police, Petersburg School District, Petersburg Children Center staff during this project to come up with the best plan conceptual. The final product from these engineering services is a set of conceptual drawings and preliminary cost estimate to be used as a future planning tool. These conceptual drawings and project cost estimate can be used as a guide for public discussion on the future direction for development of the Elementary School future parking area.

This proposal includes two meetings with involved staff and one revision of the conceptual drawings.

Costs for the Elementary School Parking - Future Use Conceptual Plans engineering services are estimated as follows:

Preliminary project inventory of information

Professional Engineer:

8 hrs @ \$125/hr =

\$1,000.00

Field assessment of existing site Preliminary site survey Professional Engineer: 8 hrs @ \$125/hr =	\$1,000.00
Preliminary conceptual design – 1 st review Professional Engineer 24 hrs @ \$125/hr =	\$3,000.00
Final conceptual drawings – 2 nd review Professional Engineer 12 hrs @ \$125/hr =	\$1,500.00
Project construction cost estimate Professional Engineer 20 hrs @ \$125/hr =	<u>\$2,500.00</u>
Elementary School Parking - Future Use Conceptual Engineering Services Total	\$9,000.00

The total cost for these engineering services is \$9,000.00. If you have questions or I can be of further help, please call me. If this engineering services proposal is acceptable, let me know and I can start on the project in March, 2024. This is due to the present work load. If you have questions or I can be of further help, please call me. Thank you, for considering my engineering and design services.



Susan Harai, PE/LS
Harai & Associates, Inc.



Elementary School Parking - Future Use

Memo:**To:**

Jody Tow, Finance Director

From:

Aaron Hankins, Emergency Services Director

Subject:

Supplemental Budget Requests.

Jody,

Fire has a few supplemental things to add.

Under Machine and Equipment (110.525.506519)

\$4,200 for mounting cradles for the Getac Tablets for Computer Aided Dispatch that Fire purchased through the E911 fund. These cradles not only mount the tablets but are a docking station which the internet and charging cables pass through. When we ordered these tablets, we were under the impression that these cradles were included, They were not and are required to properly mount the devices. These devices are around \$435 each, we need 7 (one for each rig), The request includes \$1,000 for shipping. These are a "Built to order Item" and are not eligible to be paid for by E911.

\$7,300 for 2 Starlink "Roamsat" Mobile units.

This originated as an item I was going to request during my next budget cycle. I have moved up this request due to availability concerns.

The specific devices I have been looking at are a 22lb packable device that can be set up anywhere there is clear sky. They use a specific Starlink antenna that the manufacturer disassembles and puts into a unit that has a battery to power the antenna. They operate for 8 hours on one battery charge but can be plugged in if a source is available. This device can also be used in motion.

These devices are a complete stand-alone unit, unlike the original portable Starlink device, which still requires a separate power source to make the device usable, such as a generator or battery setup with an inverter. The latter requirement adds to the complexity and complication of standing one of the portable Starlink devices up, especially if being setup by someone unfamiliar with the technology or during an emergency situation. The problem is that Starlink discontinued the antenna and it's replacement cannot be used in the same manner. If and when the aftermarket company redesigns the device to fit the new antenna, the new device will be heavier and less user friendly.

Originally, I was going to budget this for the next budget cycle, but the vendor has told me that they have a 4-month supply of antennas left (as long as sales hold steady). Steve recommended I go this route after consulting him. These will be used not just for the fire department, but as back-up communications for the borough should normal communications go down, or if operating in areas with poor or no communication. Examples of when this could be used include during remote SAR operations, when the PPD is assisting AST in remote operations, or going to Kake, and when PMPL is repairing or providing maintenance to equipment outside of a normal communications area. My main concern for having two of these units on hand is ensuring the borough can call for external aid or work with off-island agencies in a large-scale disaster without delay.

The \$7,300 only covers the device and shipping, we will budget the service plan in the next cycle.

See attached information at the links below.

<https://www.ingramt.com/ds-gtc-714.html>

<https://roamsat.com/product/roamsat/>

Aaron Hankins

Emergency Services Director

Ph. 907-772-3355

C.907-518-0119

AHankins@Petersburgak.gov



Havis - DS-GTC-714

was
~~\$435.00~~
\$413.25

Docking Station For Getac's Z710 and ZX70 Rugged Tablets

AVAILABILITY: **BUILD-TO-ORDER**

SKU: **DS-GTC-714**

1

 ADD TO CART



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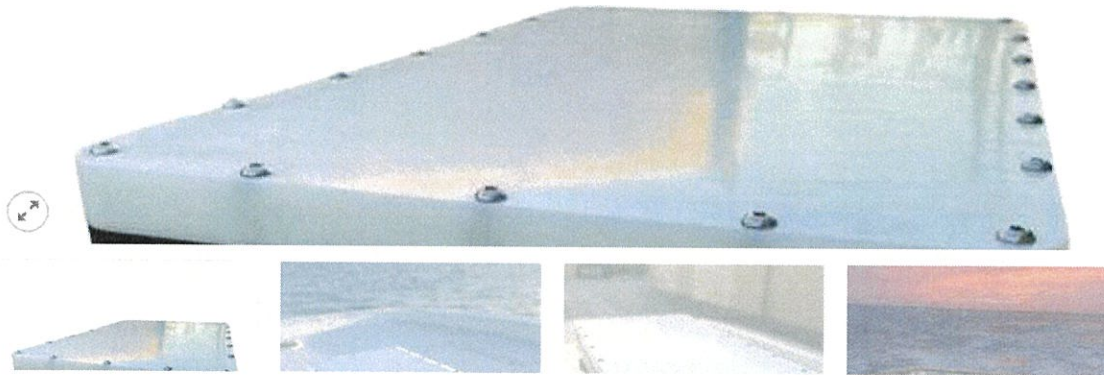
Accept Decline

Docking Station For Getac's Z710 and ZX70 Rugged Tablets
[Read our Privacy Policy](#)
<https://www.havis.com>

RoamSat

Introducing the ultimate mobile power source for the Starlink Satellite Internet Dish. The first and only purpose-built all-in-one power and wifi package with no external power or network cables, antennas, wires, modems etc. Everything you need is incorporated and self contained into an ultra compact and weather resistant cnc machined high density polyethylene box. Weighing only 22lbs and the size of a briefcase, connecting to the internet has never been easier or faster! Simply flip a power switch, aim at the sky and within minutes be surfing the internet at lightning speeds for up to 10 hrs on a single charge. Should you run out of battery or need extended run times, each RoamSat unit comes with a 110v power supply / supercharger, and 12vdc accessory cable for infinite run times without the need to reconfigure anything. For off the grid or emergency applications we now offer a 100w solar panel option which will not only power your RoamSat unit but will trickle charge the battery at the same time! For any of these power / charging options, simply plug in the appropriate cable and the RoamSat does the work for you.

\$2,495.00



[Build Your RoamSat](#) [Accessories](#) [Details](#) [Mail-In Instructions](#)

Mount *

- Vacuum/Suction Feet Mount (\$0.00)
- Magnetic Feet Mount (\$0.00)
- Both Mounts (\$200.00)

\$0.00

Satellite *

- Customer Supplied Starlink Roam Dish (\$0.00)
- New Starlink Roam Dish (\$699.00)

\$699.00

Auxiliary Power Cable (multiple select if needed) *

- 12v DC Cable (\$0.00)
- 12v DC Cable with Cigarette Lighter (\$30.00)
- 12v DC Cable with Jumper Clips (\$30.00)
- 12/24v DC Aux Cable with Locking Hubbell 30a Plug (\$75.00)

\$0.00

Add-On Accessories (multiple select if needed)

- RoamSat Carry Case (\$125.00)
- Carry Handle Installed (\$50.00)



100 Watt Solar Panel w/ 5a Charger and RoamSat Wire Harness (\$350.00)

110v Power Supply (\$75.00)

\$300.00

WIFI/SSID Network Name *

Your preferred WIFI network name for setup 

WIFI Password *

Your preferred WIFI password for setup

Options Price \$999.00

Product Price \$2,495.00

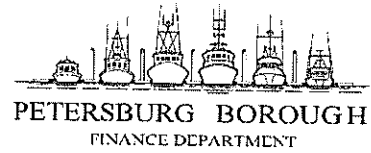
Total \$3,494.00

- 1 + ADD TO CART



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February 23, 2024

TO: Steve Giesbrecht, Borough Manager

FR: Jody Tow, Finance Director

RE: Assisted Living Operating Deficit – Supplemental Budget

This memo is to make a recommendation that the Assembly approve transferring \$367,599 (approximately 50% of the prior year’s General Fund surplus) to the Mountain View Manor Assisted Living facility to cover the facility’s outstanding IOU to the General fund.

Normally, per financial policy document, 50% of the prior years surplus has gone to the Property Development fund. This year that is not my recommendation. Below is the last few years of the operating deficit accruing to the total it is now.

	Due to the General Fund from the Assisted Living Fund	
FY20	\$	193
FY21	\$	84,099
FY22	\$	100,213
FY23	\$	367,599

I also recommend that the other 50% of the FY23 General Fund surplus remain in the General fund reserves.

February 22, 2024

TO: Jody Tow, Finance Director

FR: Liz Cabrera, Community Development Director

RE: SUPPLEMENTAL BUDGET REQUEST

The Community Development Department requests two budget line item changes to its FY24 budget:

Budget Item	Description	Increase
536 501412	Temporary Building Official	\$12,700
536 501430	Travel and Training	\$5,000

Temporary Building Official – Petersburg’s building official is ICC certified in three different areas: residential inspection, plan review, and mechanical inspection. The new building official recently acquired his certification for residential inspection, but there are still two more certifications required. In the interim, we need an ICC-certified official to review building plans and conduct mechanical inspections. As the name indicates, this is a temporary situation and we do not expect it to be an ongoing annual expense.

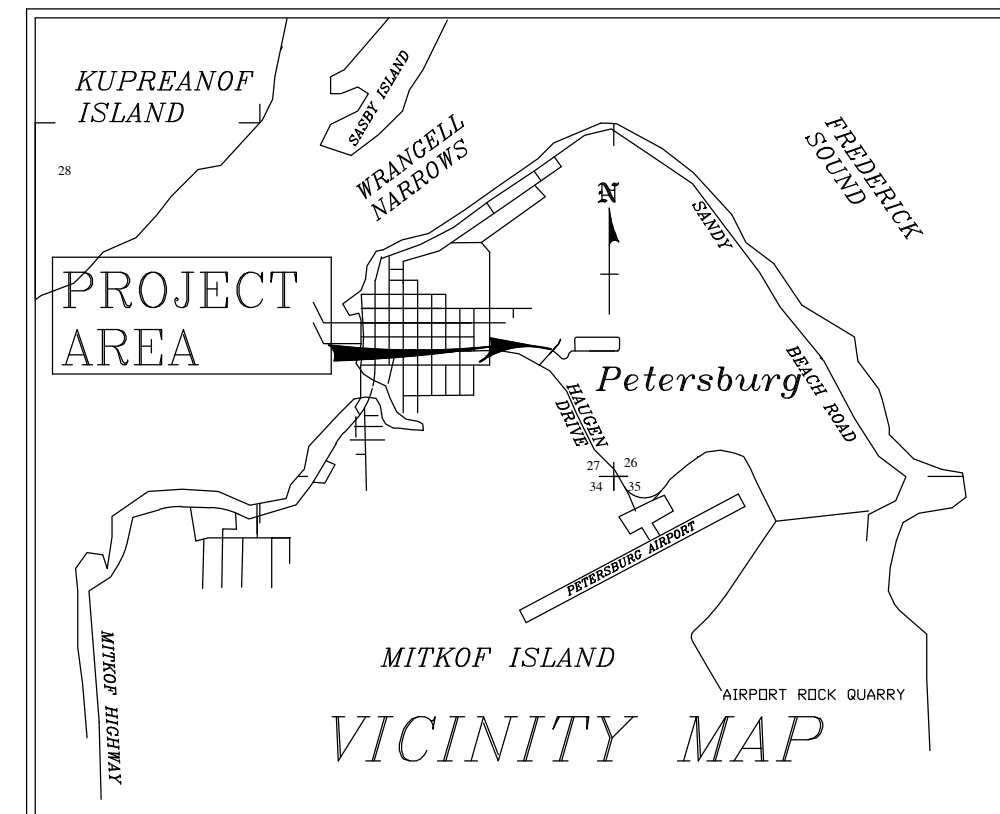
Travel and Training – The additional funds will cover the cost of sending two attendees to the International Code Council conference. Generally, the building official attends the conference once every three years. It provides an efficient way for the building official to acquire all the continuing education credits necessary to maintain their ICC certification. The temporary building official’s certification ends in March, but it is in the borough’s interest to ensure we have someone with all three certifications until the new building official is fully accredited. The new building official will also attend in preparation for taking the other two ICC exams required for certification. The travel has been approved by the borough manager. After this year, we anticipate sending only one person and returning to the once every three years schedule so this will not be an annual ongoing expense.

PROJECT SUMMARY

THE PROJECT IS THE COVERED ENTRANCE TO THE MOUNTAIN VIEW MANOR FACILITY, LOCATED AT 16 NORTH 12TH STREET. THE PURPOSE OF THIS PROJECT IS THE REPAIR AND REPLACEMENT OF SOME ROTTED WOODEN BEAMS, POSTS AND DECKING OF THE ENTRANCE. IN GENERAL THE ENTIRE DECKING AND SUB-SUPPORTS WILL BE REMOVED AND REPLACED. ADDITIONAL SIDE WOODEN POSTS AND CEILING SUPPORT WOODEN BEAMS WILL BE REMOVED AND REPLACED. MISCELLANEOUS WORK INVOLVING REPLACEMENT OF WINDOW WOODEN RETAINING STRIPS LOCATED AT THE BOTTOM OF ALL WINDOWS WILL BE REPLACED. THE ENTIRE ENTRANCE WILL BE CLEANED AND PAINTED.

INDEX OF SHEETS

1	TITLE PAGE
2	MOUNTAIN VIEW MANOR ENTRANCE PLAN VIEW
3	MOUNTAIN VIEW MANOR ENTRANCE ELEVATION VIEW
4	GENERAL NOTES
5	EXISTING ENTRANCE PLAN AND ELEVATION VIEW
6	DETAILS



PETERSBURG BOROUGH

P. O. BOX 329, PETERSBURG, ALASKA 99833 (907) 772-3445



MOUNTAIN VIEW MANOR

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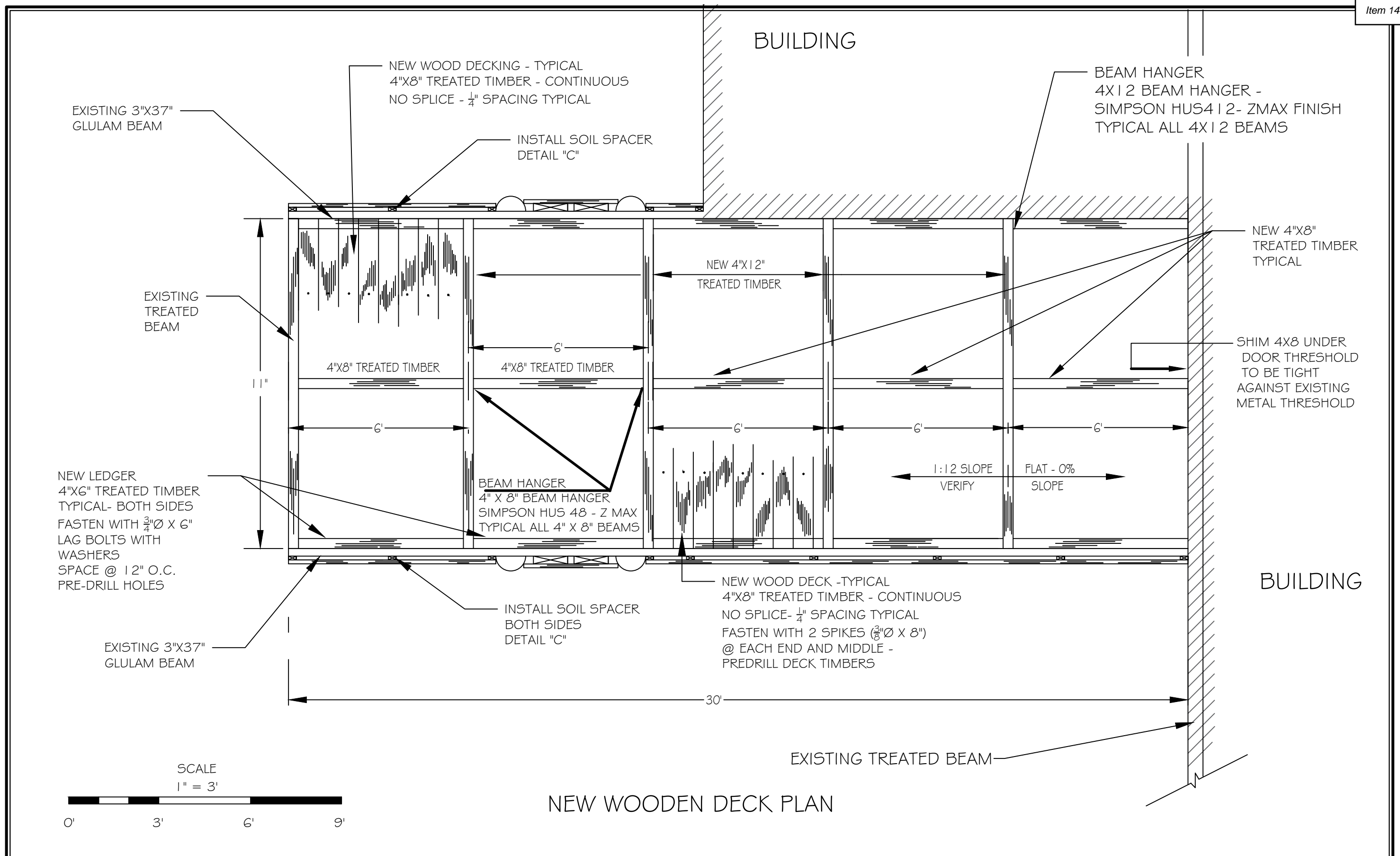
### ENTRANCE REPAIR PROJECT 2024



HARAI & ASSOCIATES, INC.  
 P. O. BOX 625,  
 PETERSBURG, ALASKA 99833



DATE: 2024\_3\_1  
 PAGE 1 OF 6



|                                 |                                                             |                                                              |                                                                                     |  |                                                                                            |
|---------------------------------|-------------------------------------------------------------|--------------------------------------------------------------|-------------------------------------------------------------------------------------|--|--------------------------------------------------------------------------------------------|
| <p><b>DRAWING NO.</b><br/>2</p> | <p><b>DRAWING TITLE</b><br/>Plan View<br/>Entrance Deck</p> | <p><b>PROJECT TITLE</b><br/>Mountain View Manor Entrance</p> | <p><b>HARAI &amp; ASSOCIATES, INC.</b><br/>P.O. BOX 625 PETERSBURG ALASKA 99833</p> |  | <p><b>DRAWN BY</b><br/>Susan Harai</p> <p><b>DATE</b><br/>2024_2_16</p> <p>Page 2 OF 6</p> |
|---------------------------------|-------------------------------------------------------------|--------------------------------------------------------------|-------------------------------------------------------------------------------------|--|--------------------------------------------------------------------------------------------|



**WOOD BEAM NOTE:**

AREA HAS SOME ROT (10" X 12")  
 REMOVE ROT AND FILL IN WITH FILLER PASTE  
 SAND SMOOTH - DRIVE IN 8d  
 FINISH NAILS TO HOLD FILLER  
 SET NAILS BELOW SURFACE - 12 NAILS

REPLACE EXISTING ALUMINUM FLASHING  
 ON THE NORTH SIDE POST

MATCH EXISTING LOCATION & HEIGHT.  
 DO NOT CUT TIMBERS  
 LEAVE EXISTING TREATED ENDS  
 ALLOW LENGTH DIFFERENCE  
 ON THE BOTTOM

ASPHALT SHINGLE ROOF

FASTEN WITH 2 - 3/4"Ø X 6" LAG BOLTS WITH WASHERS  
 SPACE AS THE EXISTING BOLTS

TRIM  
 TRIM

WOOD BEAM SEE NOTE ABOVE

3 BEAMS - REPLACE WITH 4" X 14" X 12' TREATED TIMBER DETAIL "D"

FASTEN WITH 3 - 3/4"Ø X 8" LAG BOLTS WITH WASHERS,  
 OUTSIDE POST ONLY  
 INSIDE POST FASTEN WITH 3 SPIKES (3/8"Ø X 8")

3 POST - REPLACE WITH 4" X 4" TREATED TIMBER

7'-4" APPROXIMATELY

VARIES  
 18"-22"

A

4" X 14" X 12'  
 TREATED TIMBER

4" X 14" X 12'  
 TREATED TIMBER

A

BEAM - 3 1/2" X 37"  
 GLU-LAM TREATED

2 POST - REPLACE WITH 4" X 14" X 12' TREATED TIMBER (DETAIL "D")  
 FASTEN WITH 4 - 3/4"Ø X 8" MACHINE BOLT WITH WASHER @ HEAD & NUT/WASHER  
 MATCH EXISTING HOLES IN 3.5" X 37" GLULAM BEAM

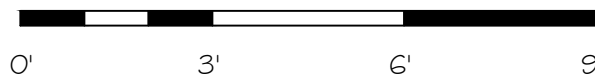
DO NOT CUT TIMBERS  
 LEAVE EXISTING TREATED ENDS  
 ALLOW LENGTH DIFFERENCE ON BOTTOM,  
 KEEP TOP END EQUAL

12"Ø WOOD PILE

12"Ø WOOD PILE

**MVM ENTRANCE  
 ELEVATION VIEW**

SCALE  
 1" = 3'



4" X 14" X 12' LONG  
 TREATED TIMBER BEAMS

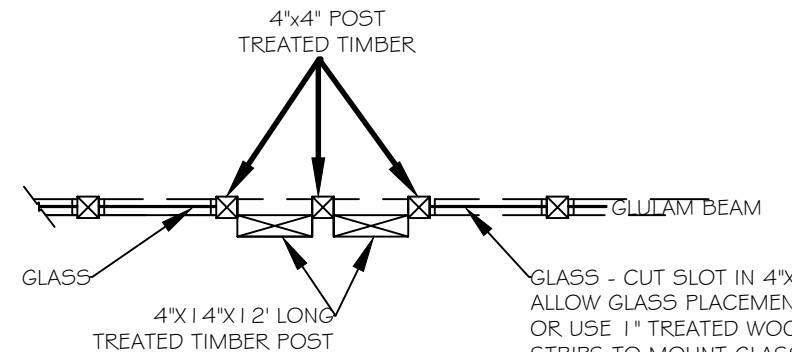
1" VARIOUS WIDTH TREATED  
 WOOD STRIPS TO  
 HOLD GLASS - BOTH SIDES

GLASS

4" X 14" X 12' LONG  
 TREATED TIMBER POST

OVER HANG EQUAL BOTH SIDES  
 DO NOT CUT TIMBERS  
 LEAVE EXISTING TREATED ENDS

**SECTION B-B  
 SCALE: 1" = 2'**



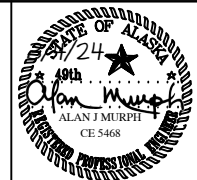
**SECTION A-A  
 SCALE: 1" = 2'**

DRAWING NO.  
 3

DRAWING TITLE  
 Elevation View  
 Entrance

PROJECT TITLE  
 Mountain View Manor Entrance

**HARAI & ASSOCIATES, INC.**  
 P.O. BOX 625 PETERSBURG ALASKA 99833



DRAWN BY  
 Susan Harai  
 DATE  
 2024\_2\_16  
 Page 3 OF 6

**GENERAL NOTES FOR THE PROJECT**

1. BEFORE WORK STARTS, THE CONTRACTOR WILL ARRANGE WITH MVM FOR SUFFICIENT EMERGENCY EXIT ACCESSIBILITY FOR THE CLOSURE OF THIS ENTRANCE DURING REPAIR WORK.
2. AN EXISTING FIRE SPRINKLER SYSTEM IS IN PLACE AS PART OF THE ENTRANCE THAT IS TO BE REPAIRED. THE FIRE SPRINKLER SYSTEM IS NOT PART OF THE PROJECT AND SHOULD NOT BE AFFECTED BY REPAIR WORK. CAUTION IS REQUIRED WHEN WORKING NEAR THE SYSTEM TO PREVENT DAMAGE. ANY DAMAGE CAUSED WILL BE AT THE EXPENSE OF THE CONTRACTOR.
3. REPAIR AND REPLACEMENT WORK WITH THIS CONTRACT WILL BE DONE TO THE HIGHEST INDUSTRY STANDARDS AND BEST CONSTRUCTION PRACTICES.
4. REMOVE AND DISPOSE OF ALL MATERIAL, TRASH, WOOD, PIPES, ET CETERA THAT ARE ON THE PROJECT AREA AND LEAVE THE AREA AS A CLEAN AS POSSIBLE. CONTRACTOR IS RESPONSIBLE FOR REMOVAL AND PROPER/LEGAL DISPOSAL OF ALL ITEMS. THE CONTRACTOR SHALL AT ALL TIMES KEEP THE PREMISES FREE FROM ACCUMULATIONS OF WASTE MATERIAL OR RUBBISH CAUSED BY HIS EMPLOYEES OR WORK, AND AT THE COMPLETION OF THE WORK, THEY SHALL REMOVE ALL THEIR RUBBISH FROM AND ABOUT THE SITE, AND ALL HIS TOOLS, EQUIPMENT, AND SURPLUS MATERIALS.
5. ALL MATERIAL REMOVED BECOMES THE PROPERTY OF THE CONTRACTOR AND WILL BE DISPOSED OF AT THE CONTRACTOR'S EXPENSE. THE APPROPRIATE DISPOSAL SITE WILL FOLLOW ALL APPLICABLE LAWS AND REGULATIONS.
6. WORK TIMES WILL BE BETWEEN 7 AM AND 7 PM, 7 DAYS A WEEK.
7. NOISE WILL BE KEPT AT A MINIMUM AS POSSIBLE.
8. ALL SAFETY REQUIREMENTS WILL BE MET TO KEEP THE PUBLIC AND WORKERS OUT OF POSSIBLE DANGER. THE CONTRACTOR SHALL EXERCISE ALL NECESSARY CAUTION TO PROTECT ALL PUBLIC AND PRIVATE PROPERTY FROM INJURY OR DAMAGE CAUSED BY THE OPERATIONS OF THE CONTRACTOR. ANY PRACTICE DEEMED TO BE OBVIOUSLY HAZARDOUS IN THE OPINION OF MVM SHALL BE IMMEDIATELY DISCONTINUED BY THE CONTRACTOR UPON RECEIPT OF EITHER WRITTEN OR ORAL NOTICE TO DISCONTINUE SUCH PRACTICE. THE CONTRACTOR SHALL COMPLY WITH ALL OSHA, AND OTHER FEDERAL AND STATE SAFETY STANDARDS.
9. THE CONTRACTOR SHALL, AT HIS EXPENSE, PROCURE ALL NECESSARY LICENSES AND PERMITS NEEDED TO CONDUCT THE WORK REQUIRED UNDER THE TERMS OF THIS CONTRACT. THE CONTRACTOR SHALL GIVE ANY AND ALL NECESSARY FORMAL NOTICES REQUIRED IN CONJUNCTION WITH THE LAWFUL PROSECUTION OF THE WORK OF THIS CONTRACT. ALL PERMIT FEES SHALL BE A PART OF THE QUOTE PRICE. MVM WILL NOT REIMBURSE CONTRACTOR FOR ANY FEES.
10. IN THE EVENT OF ACCIDENTS OF ANY KIND, WHICH INVOLVE THE GENERAL PUBLIC AND/OR PRIVATE OR PUBLIC PROPERTY, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE CITY AND SHALL PROVIDE A FULL ACCOUNTING OF ALL DETAILS OF THE ACCIDENT. THE CONTRACTOR SHALL FURNISH THE MVM WITH COPIES OF ALL REPORTS OF SUCH ACCIDENTS AT THE SAME TIME THAT THE REPORTS ARE FORWARDED TO ANY OTHER INTERESTED PARTIES.
11. INSURANCE REQUIREMENTS FOR THIS CONTRACT.

LIABILITY COVERAGES

A. THE SUCCESSFUL CONTRACTOR SHALL FURNISH AT HIS OWN EXPENSE AND KEEP IN FULL FORCE DURING THE TERMS OF THIS CONTRACT THE FOLLOWING COVERAGES WHICH SHALL LIST MVM AS AN ADDITIONAL INSURED:

- INSURANCE COVERING BODILY INJURY IN THE MINIMUM SUM OF \$1,000,000 FOR EACH OCCURRENCE.
- INSURANCE COVERING PROPERTY DAMAGE IN THE MINIMUM SUM OF \$200,000 FOR EACH OCCURRENCE, \$100,000 AGGREGATE.
- AUTOMOBILE LIABILITY INSURANCE IN THE MINIMUM OF \$500,000 COMBINED SINGLE LIMIT FOR BODILY INJURY AND PROPERTY DAMAGE.

B. WORKER'S COMPENSATION COMPLIANCE

**PROJECT WORK DETAILS**

(THIS IS A GENERAL LIST OF WORK ITEMS; MISCELLANEOUS TASK NOT LISTED MAY BE NEEDED FOR THE FINAL PROJECT.)

1. REPLACE 4x14 WOODEN POST (2 EACH SIDE) WITH NEW 4x14 TREATED TIMBER POST.
2. REPLACE 4x14 WOODEN BEAMS (3 EACH) WITH 3 NEW 4x14 TREATED TIMBER BEAMS, THIS INCLUDES SUPPORT 4x4 TREATED TIMBER POST UNDER EACH BEAM (6 TOTAL). TEMPORARY BEAM SUPPORT MAY BE NEEDED FOR THIS STEP.
3. REFIT EXISTING WINDOWS ON EITHER SIDE OF THE NEW 4x14 TREATED TIMBER POST (4 WINDOWS TOTAL).
4. ON ALL WINDOWS (19 TOTAL), REPLACE THE BOTTOM RETAINING WOOD STRIP (1x1 TREATED WOOD) DUE TO DETERIORATION.
5. REPLACE ALL DECKING WITH NEW 4x8 TREATED TIMBERS.
6. REPLACE ALL DECKING SUPPORT MEMBERS WITH NEW TREATED TIMBER BEAMS, BEAM HANGERS AND DECKING SUPPORT LEDGERS.
7. CLEAN AND REPAINT EXISTING METAL HANDRAILS (2 COATS - RED), REINSTALL IN SAME LOCATION AS ORIGINAL. FASTEN TO DECK WITH 4 - 1/4" Ø x 4" LAG BOLTS WITH WASHER (STAINLESS STEEL) @ EACH SUPPORT BASE - PREDRILL HOLE.
8. CLEAR ALL SOIL AWAY FROM EXISTING 3.5"x37" TREATED TIMBER BEAM (BOTH SIDES). INSTALL NEW 2x12 TREATED TIMBER SOIL GUARD ALONG ENTIRE LENGTH OF FROM EXISTING 3.5"x37" TREATED TIMBER BEAM (BOTH SIDES). REPLACE SOIL AGAINST NEW SOIL GUARD AND RACK SMOOTH.
9. PREPARE ENTRANCE WAY FOR PAINTING - SCRAPE & REMOVE LOOSE PAINT. LOW PRESSURE POWER WASH (1000 PSI MACHINE) ENTIRE ENTRANCE, INSIDE AND OUTSIDE.
10. PAINT ENTRANCE, BOTH INSIDE AND OUTSIDE IN ORIGINAL COLORS - TWO COATS. DO NOT PAINT NEW TIMBER DECKING OR SOIL GUARD - PROTECT FROM PAINT SPLATTER.

**GENERAL MATERIAL NOTES**

HARDWARE:

- ALL HARDWARE GALVANIZED AS PER ASTM 153
- SPIKES SHALL BE 3/8" Ø x 8" - DECKING
- NAILS SHALL BE 16d COMMON - BEAM BRACKETS
- FINISHING NAIL SHALL BE 8d - WINDOW RETAINING STRIPS
- BOLTS ASTM A307
- NUTS ASTM A563 OR ASTM A194 GRADE 2H
- WASHERS (FLAT OR BEVELED) ASTM F436

GALVANIZING TREATMENT:

ALL NAILS, BOLTS, NUTS, WASHERS, SHALL BE HOT DIPPED GALVANIZED PER ASTM A153. STEEL BEAM HANGERS MAY ALSO BE GALVANIZED PER ASTM A653 (ZMAX-G185)

WOOD TIMBERS:

MATERIALS: SAWN LUMBER SHALL BE PRESERVATIVE-TREATED, DOUG-FIR OR HEM-FIR NO. 2 OR BETTER. ALL TIMBERS SHALL BE S4S FINISHED. TIMBERS MAY BE INCISED FOR TREATMENT ARE ALLOWED.

PRESERVATIVE-TREATMENT (FACTORY):

ACZA OR CCA TO 0.60 RETENTION, LP-22. TREAT PER AWPA SECTION C2 FOR 'SOIL AND FRESH WATER USE'. USE BEST MANAGEMENT PRACTICES FOR USE IN AQUATIC ENVIRONMENTS AS PER WWPI. TREAT ALL CUTS AS PER AWPA STANDARDS OR 1 COAT OF PRESERVATIVE.

IN FIELD PRESERVATIVE-TREATMENT (SAW CUTS & DRILL HOLES)

COPPER NAPHTHENEATE-RUST-OLEUM-WOODLIFE WATER-BASED COPPER COAT GREEN WOOD PRESERVATIVE - OR APPROVED EQUAL

BEAM BRACKETS:

SIMPSON STRONG TIE (OR APPROVED EQUAL), SIMPSON HUS412 - ZMAX FINISH (4x12 BEAMS) & SIMPSON HUS48 - ZMAX FINISH (4x8 BEAMS).

PAINT:

WOOD SURFACES - SEMI-GLOSS ACRYLIC - EXTERIOR - PRATT & LAMBERT ACCOLADE 100% ACRYLIC PAINT & PRIMER SEMI-GLOSS EXTERIOR HOUSE PAINT OR APPROVED EQUAL  
METAL SURFACES (HAND RAILS) - OIL BASED EXTERIOR - RUSTOLEUM PROTECTIVE ENAMEL OR APPROVED EQUAL.

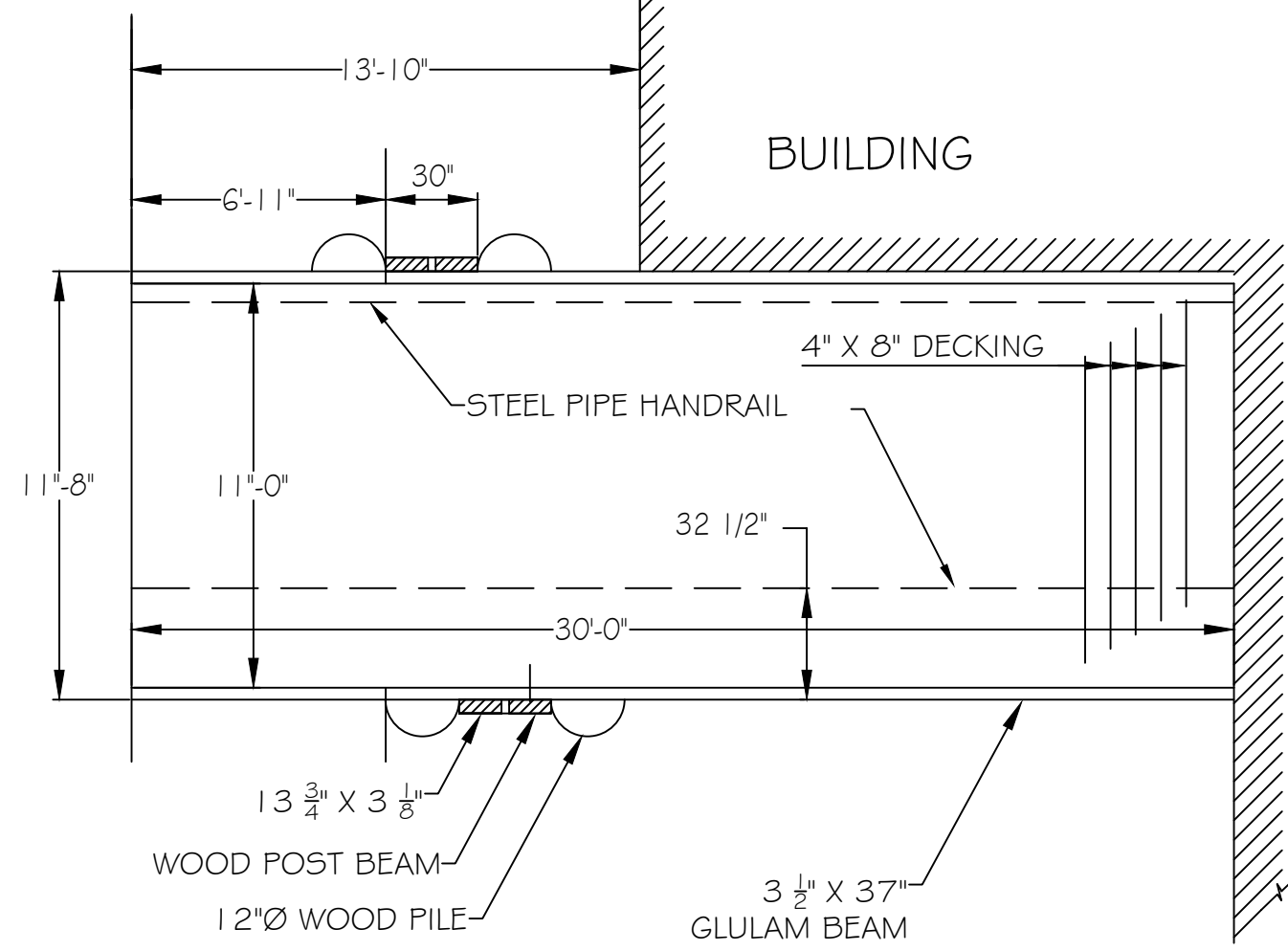
FILLER PASTE:

BONDO - SHORT STRAND FIBERGLASS REINFORCED PASTE OR APPROVED EQUAL

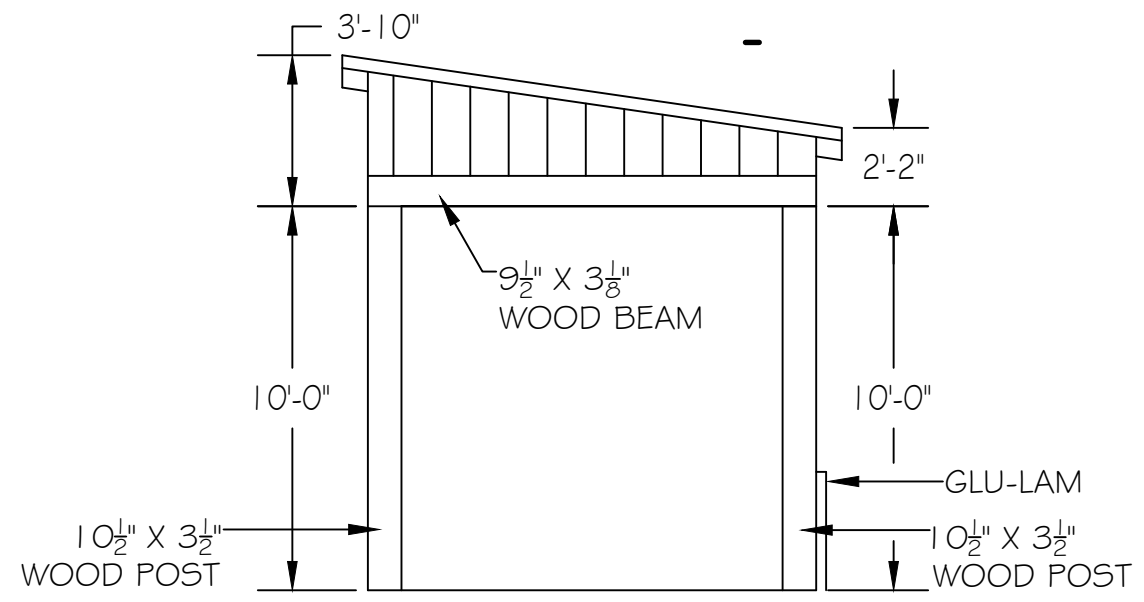
REQUIRED DOCUMENTATION:

CONTRACTOR WILL PROVIDE THE ENGINEER WITH ALL MATERIAL LIST, MANUFACTURERS INFORMATION AND CUT SHEETS OF ALL MATERIAL PRIOR TO ORDERING. ENGINEER'S APPROVAL IS REQUIRED BEFORE PROCEEDING WITH ORDERING MATERIALS AND SUPPLIES. THE ENGINEER WILL NEED TWO WEEKS LEAD TIME BEFORE CONSTRUCTION FOR APPROVE/DISAPPROVE

|                                 |                                       |                                                              |                                                                                     |                                                                                       |                                                                                      |
|---------------------------------|---------------------------------------|--------------------------------------------------------------|-------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|
| <p><b>DRAWING NO.</b><br/>4</p> | <p><b>DRAWING TITLE</b><br/>Notes</p> | <p><b>PROJECT TITLE</b><br/>Mountain View Manor Entrance</p> | <p><b>HARAI &amp; ASSOCIATES, INC.</b><br/>P.O. BOX 625 PETERSBURG ALASKA 99833</p> |  | <p><b>DRAWN BY</b><br/>Susan Harai<br/><b>DATE</b><br/>2024-2-16<br/>Page 4 of 6</p> |
|---------------------------------|---------------------------------------|--------------------------------------------------------------|-------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|



PLAN VIEW EXISTING  
SCALE: 1" = 5'

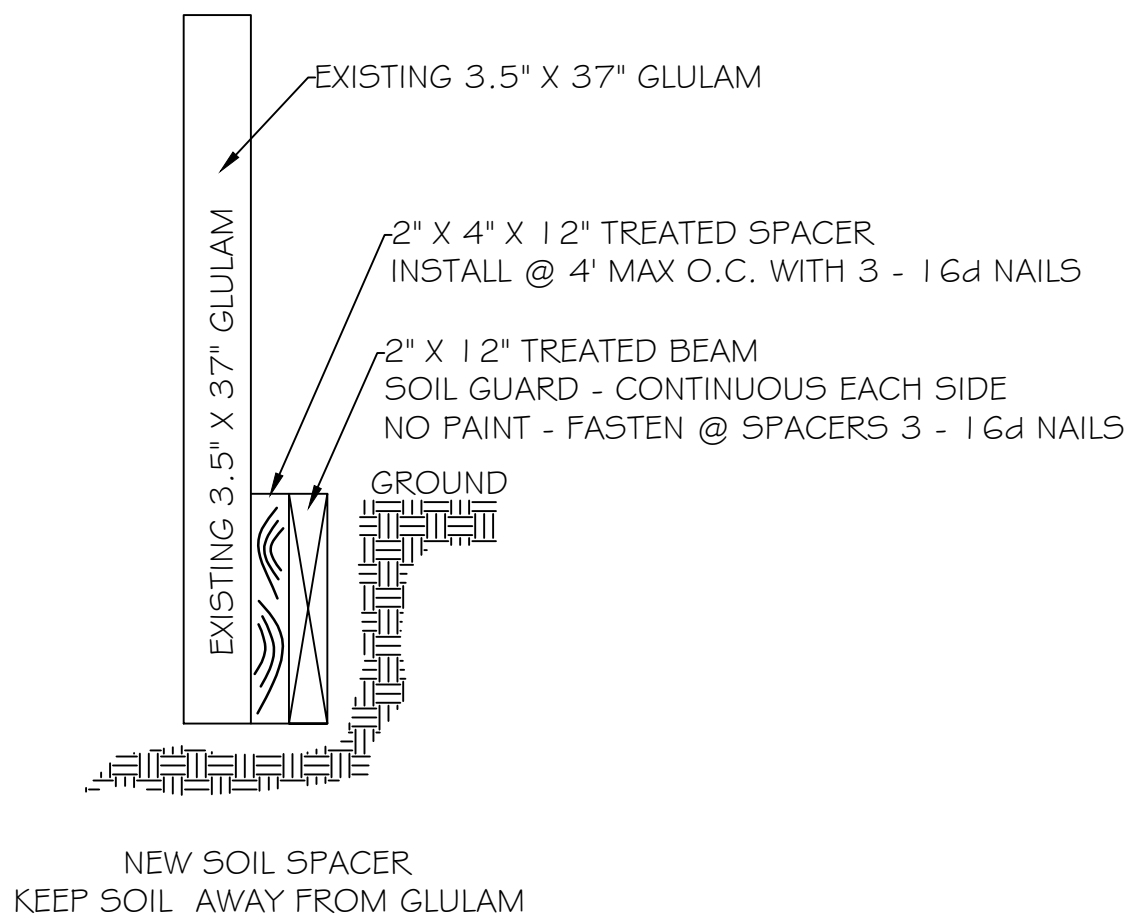


ELEVATION VIEW EXISTING  
SCALE: 1" = 5'

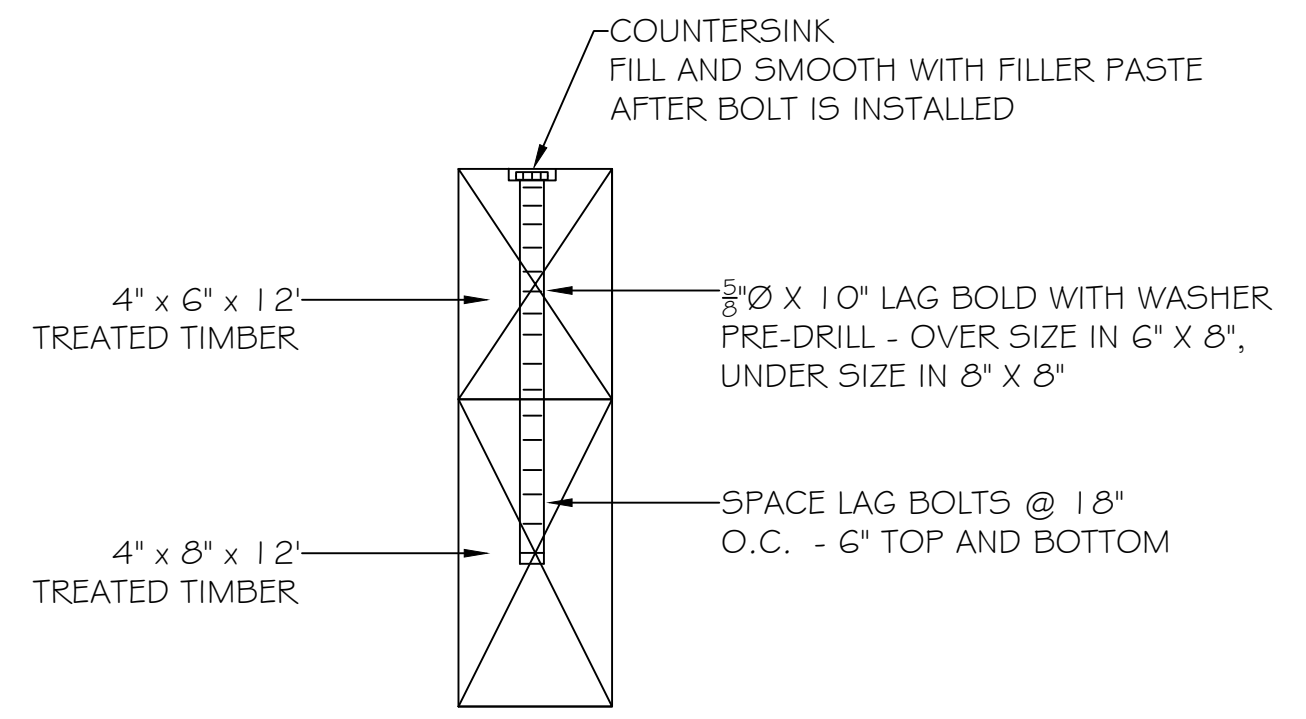
SCALE  
1" = 5'



|                                 |                                                                           |                                                              |                                                                                     |  |                                                                                      |
|---------------------------------|---------------------------------------------------------------------------|--------------------------------------------------------------|-------------------------------------------------------------------------------------|--|--------------------------------------------------------------------------------------|
| <p><b>DRAWING NO.</b><br/>5</p> | <p><b>DRAWING TITLE</b><br/>Existing Plan View<br/>and Elevation View</p> | <p><b>PROJECT TITLE</b><br/>Mountain View Manor Entrance</p> | <p><b>HARAI &amp; ASSOCIATES, INC.</b><br/>P.O. BOX 625 PETERSBURG ALASKA 99833</p> |  | <p><b>DRAWN BY</b><br/>Susan Harai<br/><b>DATE</b><br/>2024_2_16<br/>Page 5 OF 6</p> |
|---------------------------------|---------------------------------------------------------------------------|--------------------------------------------------------------|-------------------------------------------------------------------------------------|--|--------------------------------------------------------------------------------------|



DETAIL "C"



ALTERNATE 4" X 14"  
(TO BE USED IF REGULAR 4" X 14" IS  
DIFFICULT TO OBTAIN)

DETAIL "D"

|                                 |                                         |                                                              |                                                                                     |  |                                                                                     |
|---------------------------------|-----------------------------------------|--------------------------------------------------------------|-------------------------------------------------------------------------------------|--|-------------------------------------------------------------------------------------|
| <p>DRAWING NO.<br/><b>6</b></p> | <p>DRAWING TITLE<br/><b>Details</b></p> | <p>PROJECT TITLE<br/><b>Mountain View Manor Entrance</b></p> | <p><b>HARAI &amp; ASSOCIATES, INC.</b><br/>P.O. BOX 625 PETERSBURG ALASKA 99833</p> |  | <p>DRAWN BY<br/><i>Susan Harai</i></p> <p>DATE<br/>2024_2_16</p> <p>Page 6 OF 6</p> |
|---------------------------------|-----------------------------------------|--------------------------------------------------------------|-------------------------------------------------------------------------------------|--|-------------------------------------------------------------------------------------|

**PETERSBURG BOROUGH  
ORDINANCE #2024-04**

**AN ORDINANCE AMENDING SECTION 10.20.010, *DISCHARGE OF FIREARMS PROHIBITED*, OF THE PETERSBURG MUNICIPAL CODE, TO REMOVE PROHIBITION OF DISCHARGE OF FIREARMS IN THE AREA OF FREDERICK POINT EAST SUBDIVISION**

**WHEREAS**, PMC Section 10.20.010 prohibits the discharge of firearms in certain areas of the Petersburg Borough; and

**WHEREAS**, as currently written in Code, that area includes the Frederick Point East Subdivision and lands immediately adjacent thereto (see attached Exhibit A for a map of the current area where discharge of firearms is prohibited); and

**WHEREAS**, the intent of prohibiting the discharge of firearms is to prevent the discharge of firearms in residential and more populated areas of the Petersburg Borough, for safety reasons; and

**WHEREAS**, the Frederick Point East area is less populated than the remainder of the current firearms discharge prohibited area by a wide margin; and

**WHEREAS**, Frederick Point East Subdivision is accessed by Forest Service Road 6204, which is not maintained on a regular basis, and not at all during the winter months, making the Frederick Point East area largely inaccessible by land for law enforcement; and

**WHEREAS**, for the aforementioned reasons, the Petersburg Borough Assembly wishes to remove the Frederick Point East Subdivision and immediately adjacent lands from the designated area where the discharge of firearms is prohibited (see attached Exhibit B for a map of the proposed area where discharge of firearms would be prohibited upon adoption of this ordinance); and

**WHEREAS**, further, there is a typographical error in the description of the firearms discharge prohibited area, found in paragraph 2, and that error requires correction.

**THEREFORE, THE PETERSBURG BOROUGH ORDAINS**, Section 10.20.010 of the Petersburg Municipal Code is hereby amended as follows. The language proposed for addition is in red and underlined and the language proposed for deletion is struck through.

**Section 1. Classification:** This ordinance is of a general and permanent nature and shall be codified in the Petersburg Municipal Code.

**Section 2. Purpose:** The purpose of this ordinance is to amend Section 10.20.010 to remove the prohibition of the discharge of firearms in the area of the Frederick Point East Subdivision of the Petersburg Borough.

**Section 3. Substantive Provisions:**

**10.20.010 Discharge of firearms prohibited.**

- A. It is unlawful for any person, except a peace officer or other state or local official performing a lawful duty, to fire or discharge any firearm within the following described areas of the borough:
  1. ~~All land located to the east of Forest Road 6204 from the marker located at approximately mile 7.9 south to the marker located at approximately mile 10.0 (Frederick Point East Subdivision).~~
  2. All land located to the north and west of a line from Frederick Point to the highest point in Section 8, T59S, ~~R90E~~ **R80E**; to the highest point in Section 7, T59S, R80E; to the highest point in Section 13, T59S, R79E; to the highest point in Section 23, T59S, R79E; then due south to the boundary line of Service Area 1.

**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 be effective immediately upon final passage.

**PASSED AND APPROVED by the Petersburg Borough Assembly, Petersburg, Alaska this \_\_\_\_\_ day of \_\_\_\_\_, 2024.**

\_\_\_\_\_  
**Mark Jensen, Mayor**

**ATTEST:**

\_\_\_\_\_  
**Debra K. Thompson, Borough Clerk**

Adopted:  
Published:  
Effective:

**LESSOR'S CONSENT**  
**AND**  
**ASSIGNMENT AND ASSUMPTION AGREEMENT**

This Lessor's Consent and Assignment and Assumption Agreement ("Agreement") is entered into as of the date of the last signature below, by and among the Petersburg Borough, of PO Box 329, Petersburg, AK, 99833 ("Lessor"), Ocean Beauty Seafoods, Inc. (now Ocean Beauty Holdings, Inc.), of 1100 W. Ewing St., Seattle, WA, 98119 ("Assignor"), and Fierce Allegiance Development, LLC, of PO Box 11463, Bozeman, MT, 59719 ("Assignee"). Lessor, Assignor, and Assignee are collectively referred to herein as "the parties".

**Recitals**

**A.** The Assignor is the current lessee under a Lease Agreement dated April 15, 1994, which is recorded in the Petersburg Recording District at Book 0044, Pages 792-808 ("Lease") and attached hereto as Exhibit A. The Petersburg Borough, as the successor-in-interest to the former City of Petersburg, is the Lessor under the Lease. Terms defined in the Lease shall have the same meaning herein.

**B.** The property subject to the Lease is described as follows:

Lot 4A-A, according to Plat 94-05, recorded on May 24, 1994 in the Petersburg  
Recording District, State of Alaska

**C.** Assignor desires to assign and delegate to Assignee, and Assignee desires to assume from Assignor, all of Assignor's rights, duties, interests and liabilities under the Lease.

**D.** Lessor is willing to consent to said assignment under certain terms and conditions, and those terms and conditions, as set out below, are agreeable to the Assignor and Assignee.

## Agreement

In consideration of the mutual covenants set forth in this Agreement, the parties hereby agree as follows:

### **A. Assignment of Lease.**

Assignor hereby assigns and transfers to Assignee all of Assignor's right, title and interest in and to the Lease. This assignment is subject to all terms and conditions set forth in the Lease, as amended. Notwithstanding the assignment of the Lease, Assignor agrees that it shall remain fully liable for all obligations of the Lessee under the Lease coming due or to be performed after the date of the assignment, as set forth in Section 9.1 of the Lease.

### **C. Assumption of Obligations.**

Assignee hereby assumes all obligations of Assignor subject and pursuant to the terms and conditions of the Lease, as amended, including but not limited to, the obligations to pay rent and obtain bonding and insurance.

### **D. Lessor's Consent.**

Lessor hereby consents to the assignment of the Assignor's interest in the Lease to Assignee. This Consent is a consent only to such direct assignment from Assignor to Assignee and is not a consent to, nor a waiver of, any requirement to obtain Lessor's consent to any other or further assignment of the Lessee's interest in the Lease. It is expressly agreed that this Consent shall not affect any duty, obligation or liability imposed on Lessee under the Lease.

### **E. Lease Amendment.**

The parties agree that Section 4.1, *Use of Premises*, of the Lease shall be amended to read as follows: The demised premises are to be used only for loading fish product, and for providing private parking for tenants of Assignee's development located at 18 Harbor Way in Petersburg.

### **F. Other Provisions.**

1. The persons executing this Agreement represent and warrant that each is authorized to execute and enter into this Agreement on behalf of the party for whom s/he has signed and that this Agreement is binding on such party without further action or approval.

2. Any notices, requests, demands and other communications provided for hereunder shall be in writing and sent by U.S. Mail, hand-delivered, or sent by electronic mail to the addresses indicated below:

-----  
Lessor's Consent and  
Assignment and Assumption Agreement  
Page 2



If to the Assignor:

Ocean Beauty Holdings, Inc.  
 1100 W. Ewing St.  
 Seattle, WA 98119  
[Tony.Ross@OceanBeauty.com](mailto:Tony.Ross@OceanBeauty.com)

If to the Lessor :

Petersburg Borough  
 PO Box 329  
 Petersburg, AK 99833  
[dthompson@petersburgak.gov](mailto:dthompson@petersburgak.gov)

If to the Assignee:

Fierce Allegiance Development, LLC  
 PO Box 11463  
 Bozeman, MT 59719  
[admazzella@gmail.com](mailto:admazzella@gmail.com)

Any party may change its address for notice purposes by giving each of the other parties notice of such change in the manner aforesaid. The above addresses shall amend those set out in paragraph 15.2 of the Lease.

3. The parties agree that this Agreement may be recorded and shall constitute a notice or memorandum of lease for purposes of notifying the public as to the terms of the Agreement.

4. This Agreement may be executed by the parties hereto by electronic signature and in counterparts, each of which shall be an original and all of which together shall constitute one and the same instrument.

5. This Agreement shall be immediately effective.

**ASSIGNOR:**

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 Lessor's Consent and  
 Assignment and Assumption Agreement  
 Page 3





**LESSOR:**

**Petersburg Borough  
PO Box 329  
Petersburg, AK 99833  
a municipal corporation of the State of Alaska**

\_\_\_\_\_  
By: Stephen Giesbrecht  
Its: Manager

Dated : \_\_\_\_\_

STATE OF ALASKA            )  
                                          ) ss.  
FIRST JUDICIAL DISTRICT)

THIS IS TO CERTIFY that before me, the undersigned Notary Public for the State of Alaska, duly commissioned and sworn as such, personally appeared Stephen Giesbrecht, to me known to be the individual named in and who executed the foregoing instrument, and acknowledged to me that he signed and sealed the same as his free and voluntary act and deed for the uses and purposes therein mentioned.

DATED: \_\_\_\_\_

\_\_\_\_\_  
[Notary Signature]

\_\_\_\_\_  
[Type or Print Name of Notary]

NOTARY PUBLIC for the State of Alaska  
My appointment expires: \_\_\_\_\_

**PETERSBURG BOROUGH  
ORDINANCE #2024-05**

**AN ORDINANCE DETERMINING THAT PROPERTY CONVEYED TO THE  
BOROUGH IN A TAX FORECLOSURE PROCEEDING SHALL NOT BE RETAINED  
FOR A PUBLIC PURPOSE AND SHALL HEREAFTER BE SOLD**

**WHEREAS**, a tax foreclosure proceeding regarding real property taxes for tax year 2021 was initiated by the Petersburg Borough in the Superior Court, First Judicial District at Petersburg, and designated 1PE-22-00037 Civil; and

**WHEREAS**, on December 7, 2022, the Court entered a Judgment and Decree, in favor of the Petersburg Borough, transferring to the Borough the properties remaining on the foreclosure list, subject only to the statutory rights of redemption; and

**WHEREAS**, starting on November 22, 2023, and in compliance with applicable state statutes and borough ordinances, the Borough caused to be published a Notice of Expiration of Redemption Period, once a week for a period of four consecutive weeks; and

**WHEREAS**, following expiration of the notice period, the 2022 taxes on the property described below remained unpaid, and the Borough thereafter sought and received a tax deed from the Clerk of Court, formally transferring ownership of that property to the Petersburg Borough, which was recorded on February 28, 2024, in the records of the Petersburg Recording District as document number 2024-000159-0; and

**WHEREAS**, under A.S. 29.45.460 and PMC 4.26.460, the Borough is now required to determine whether the foreclosed and transferred property shall be retained for a public purpose.

**THEREFORE, the Petersburg Borough ordains,**

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

**Section 2. Purpose:** The purpose of this ordinance is to determine whether a certain tax-foreclosed property shall be retained for a public purpose.

**Section 3. Substantive Provisions:**

A. The following described property, previously owned by Thomas E Cole Jr, was obtained by the Borough pursuant to a tax foreclosure proceeding:

Parcel Number 02-283-130

PTN of Lot 16, Block 2, Wrangell Narrows Subdivision, according to Plat 2003-3, of Alaska State Land Survey No. 81-7, Petersburg Recording District, First Judicial District, State of Alaska

B. It is hereby determined that a public need for the property does not exist, and that it will not be retained for a public purpose. The parcel shall hereafter be sold by the Borough.

**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 the application to other persons or circumstances shall not be affected.

**Section 5. Effective Date:** This Ordinance shall become effective immediately upon final passage.

\_\_\_\_\_  
**Mark Jensen, Mayor**

**ATTEST:**

\_\_\_\_\_  
**Debra K. Thompson, Borough Clerk**

Adopted:  
Published:  
Effective:

**PETERSBURG BOROUGH, ALASKA  
RESOLUTION #2024-04**

**A RESOLUTION SUPPORTING SENATE CONCURRENT RESOLUTION NO. 10 (SCR 10),  
INTRODUCED DURING THE SECOND SESSION OF THE THIRTY-THIRD ALASKA  
LEGISLATURE, ESTABLISHING A JOINT LEGISLATIVE SEAFOOD INDUSTRY TASK FORCE  
WITH THE INCLUSION OF AN ELECTED LOCAL OFFICIAL FROM A COASTAL, FISHERIES-  
INTERDEPENDENT COMMUNITY**

**WHEREAS**, the seafood industry plays a critical role in Alaska's economy, culture, and livelihoods of its residents; and

**WHEREAS**, sustainable management, economic growth, and regulatory challenges are essential aspects of maintaining a thriving seafood industry; and

**WHEREAS**, SCR 10 proposes the creation of a Joint Legislative Seafood Industry Task Force to address these crucial issues; and

**WHEREAS**, the task force will bring together experts, stakeholders, and legislators to collaboratively explore solutions and strategies; and

**WHEREAS**, the task force will focus on promoting sustainable practices, supporting local fishermen, and ensuring the long-term viability of Alaska's seafood resources; and

**WHEREAS**, as currently written, SCR 10 proposes the task force shall be composed of seven members (two members of the Alaska Senate appointed by the Senate President, two members of the Alaska House of Representatives appointed by the Speaker of the House of Representatives, two public members who are representatives of the United Fisherman of Alaska or the Pacific Seafood Processors Association, appointed jointly by the Senate President and the Speaker of the House of Representatives, and the Commissioner of the Alaska Department of Fish & Game or the Commissioner's designee); and

**WHEREAS**, the Petersburg Borough Assembly recommends the inclusion of an elected local official from a coastal, fisheries-interdependent community be appointed to the task force, jointly by the Senate President and the Speaker of the House of Representatives, as the local government perspective and experience in developing and maintaining the infrastructure necessary for the operation of local fisheries, and responding to industry needs as they arise, is critical to the health of Alaska's seafood industry.

**THEREFORE BE IT RESOLVED**, the Petersburg Borough Assembly strongly supports the passage of SCR 10, amended to include appointment of an elected local official from a coastal, fisheries-interdependent community to the Joint Legislative Seafood Industry Task Force.

**PASSED AND APPROVED by the Petersburg Borough Assembly on March 18, 2024.**

\_\_\_\_\_  
Mark Jensen, Mayor

**ATTEST:**

\_\_\_\_\_  
Rebecca A Regula, Deputy Borough Clerk


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**MEMORANDUM**

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**TO:** MAYOR JENSEN AND BOROUGH ASSEMBLY  
**FROM:** KARL HAGERMAN, UTILITY DIRECTOR   
**SUBJECT:** AWARD RECOMMENDATION – SCOW BAY GENERATOR #2 DESIGN/BUILD PACKAGE  
**DATE:** 3/12/2024  
**CC:** STEVE GIESBRECHT, BOROUGH MANAGER

In the fall of 2023, the Assembly awarded the purchase of a low-hour 3.5MW EMD generator to Marine Services Inc (MSI). MSI has been working on submittals and progress has been good regarding the delivery of the generator in 2024.

PMPL continues to develop this important project by seeking a design services proposal from Electric Power Systems (EPS), an experienced and knowledgeable consultant who has performed satisfactorily in many different contracts with the utility. EPS was able to resolve many issues that plagued the first Scow Bay generator and therefore confidence is high that they are the right consultant for this work. This contract will complete survey and geotechnical investigations at the Scow Bay site, supply 30% drawings (including a site plan, one-line diagram, equipment layout and conduit plan), supply building specs and general drawings, supply transformer and switchgear specifications for purchase by PMPL, coordination for the generator shipping and support during the bid phase.

A Request for Proposals was sent directly to EPS and the attached proposal was received. The project is being developed as a design/build project in order to reduce the time required for performance by a contractor/engineer construction team, as well as reducing time for the initial design work before the construction can be advertised.

PMPL recommends that Electric Power Systems be awarded a professional services contract to develop the Scow Bay Generator #2 Design/Build Bid Package for an amount not to exceed \$164,330. This award will allow EPS to assist the utility through the construction bid phase, at which time PMPL will seek an amendment proposal to accomplish the remaining project tasks associated with construction and commissioning of the new generator.

Please let me know if there are any questions. Thank you for your consideration.





March 1, 2024

Karl Hagerman, Utility Director  
 907-772-5421  
 khagerman@petersburgak.gov

**Subject: Engineering Proposal for Scow Bay  
 Generator #2 – Design/Build Bid Package**

Electric Power Systems (EPS) understands that Petersburg Municipal Power and Light (PMPL) intends to construct a new building and ancillary equipment for a 3.5 MW EMD generator that has been purchased by the City. This proposal is based on *Request for Proposal Scow Bay Generator #2 – Design/Build Bid Package*.

Our time and material (T&M) cost estimate is as follows:

| No. | Item                                 | Hours | Labor    | Travel and Subcontracts | Cost      |
|-----|--------------------------------------|-------|----------|-------------------------|-----------|
| 1   | A site scoping visit                 | 70    | \$18,480 | \$3,588                 | \$22,068  |
| 2   | Geotechnical investigation           | 8     | \$1,480  | \$20,046                | \$21,526  |
| 3   | Site Survey                          | 8     | \$1,480  | \$16,883                | \$18,363  |
| 4   | 30% Design                           | 266   | \$49,904 | \$25,417                | \$75,321  |
| 5   | Transformer & Switchgear Specs (OFE) | 32    | \$7,104  | \$0                     | \$7,104   |
| 6   | EMD Gen Logistics                    | 60    | \$11,100 | \$0                     | \$11,100  |
| 7   | Bid phase services                   | 40    | \$8,848  | \$0                     | \$8,848   |
| 8   | Design/Build support services*       | 0     | \$0      | \$0                     | \$0       |
| 9   | Construction phase support services* | 0     | \$0      | \$0                     | \$0       |
| 10  | Commissioning support*               | 0     | \$0      | \$0                     | \$0       |
| 11  | Record Drawings Certification*       | 0     | \$0      | \$0                     | \$0       |
|     | <b>Total:</b>                        | 484   | \$98,396 | \$65,934                | \$164,330 |

\* Tasks 8, 9, 10 and 11 assumed to be performed on a T&M basis per our attached rate sheet.

**Deliverables**

EPS will provide the following deliverables:

- Site visit report
  - As-built survey and ACAD basemap of site for future design development.
  - Geotechnical report



3305 Arctic Blvd Suite 201 ▪ Anchorage, Alaska 99503 ▪ Tel: (907) 552-1953

- Findings and recommendations
- Conceptual drawings (30%)
  - Site plan
  - One-diagrams
  - Major equipment layouts
  - Conduit plan
- Building specifications and guide drawings
- Transformer and Switchgear specifications for owner furnished equipment
- Coordination of EMD shipping from Waco, TX
- Bid phase support services

## Clarifications

- It is assumed that the utility will provide an excavator and operator for the Geotechnical investigation.
- It is assumed that the utility will provide utility locates prior to commencement of the Geotechnical investigation and site survey.
- It is assumed that PMPL will provide a vehicle for use during the site activities.
- EPS will subcontract Civil and Geotechnical Engineering services to Recon, LLC based out of Palmer, Alaska.

Please contact me at (907) 321-7474 or [dbuss@epsinc.com](mailto:dbuss@epsinc.com) if you have any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "David Buss".

David Buss, PE  
Sr. Electrical Engineer

**Debra Thompson**

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**From:** ckowalski@gci.net  
**Sent:** Monday, March 4, 2024 5:22 AM  
**To:** Assembly  
**Subject:** agenda 3/4/24

Assembly Members,

Regarding the agenda items listed for 3/4/24:

I am in opposition to #2024-1, an ordinance amending 16.12.160.

If this passes it only increases costs to home owners confronting high costs, inflation and a poor economy. It will also hurt those who rent. Not a good economic strategy in my opinion.

Another thought. Perhaps communities need to rally and get the legislature to change the unfunded state mandate on property taxes for those residents 65 and older. Perhaps then communities could vote on what, where and how they choose to go forward with a level playing field on property tax. My hope is that if it did, the differential would allow all property taxes to decrease lending more affordability to buy and make it more attractive to want property in Petersburg.

Regarding 2024-2 16.12.030. I do think the borough should release more land for sale options. However it should be a fare deal and not a steal. I would hope it is fare market value?

Regarding #2023 I don't believe the 60k should be put in with the other budgeted items. This is a cost the borough took on themselves. It is hard to comprehend why the borough would choose to litigate against a man who had the right to free speech, and now has to defend his right, or the man who sincerely wants truth and transparency from the FOYA requests. Who are we protecting at the expense of the tax payers?

In closing, the borough has a fiduciary responsibility, as well as ethical to manage the operations of the departments in this community. It is the assemblies responsibility to represent those who voted for you. The public deserves to know what is really going on and the costs already incurred from these cases. It will be even more unfortunate if the borough loses and has to pay the plaintiffs. The fact that one case has already gone to a federal level is concerning.

Thank you for your time.

Catherine Kowalski

**Debra Thompson**

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**From:** ckowalski@gci.net  
**Sent:** Monday, March 4, 2024 9:01 AM  
**To:** Assembly  
**Subject:** agenda 3/4/24

Assembly members,

Please accept my misunderstanding/information regarding my letter and the ammending of #2024-1.

Catherine Kowalski





THE STATE  
of **ALASKA**  
GOVERNOR MIKE DUNLEAVY

## Department of Natural Resources

DIVISION OF MINING, LAND & WATER  
Survey Section

550 West 7th Avenue, Suite 650  
Anchorage, Alaska 99501-3576  
Main: 907.269.8523  
TTY: 711 or 800-770-8973  
Fax: 907.269.8916

March 4, 2024

Stephen Giesbrecht, Borough Manager  
12 South Nordic Drive  
Petersburg AK 99833

RE: Unorganized Borough Platting Authority Response to *Certificate of Acceptance of Dedication, South Mitkof Subdivision* dated October 10, 2023

Dear Mr. Giesbrecht,

I would like to thank the Borough Assembly for their interest in the proposed South Mitkof Subdivision and their areas of concern regarding the proposed plat. As I reminded the assembly in my email dated September 13, 2023, any subdivision plat review I perform within the Petersburg Borough outside of Service Area 1 conforms to AS 40.15 and 11 AAC 53.600-53.900. Until Petersburg Borough adopts planning, platting and land use regulations outside of Service Area 1, the simple requirements of AS 40.15 will guide a plat review, rather than your very well-structured subdivision code for Service Area 1 (City of Petersburg Title 18). The sooner Petersburg Borough provides for planning, platting and land use regulations outside of Service Area 1 as required by incorporation (AS 29.35.180 and AS 29.40.010), the sooner Petersburg Borough's standards can be applied to subdivision plats.

Engineering standards including ADEC Minimum Separation Distances, lot size or road widths are not called for under the Unorganized Borough Platting Authority (UB). *Legal access* to and within a subdivision must exist and/or be provided. If a road managed by the Alaska Department of Transportation and Public Facilities (DOT&PF) is impacted by a subdivision, comments from the appropriate regional office of DOT&PF are requested. Comments provided by DOT&PF regarding South Mitkof Subdivision were provided to Liz Cabrera in September via her public records request. There is no requirement for a dedication in fee of the legal access; public access easements are acceptable forms of legal access. Nor does UB require construction of roads. UB policy is to request comments from local emergency response for a right-of-way (ROW) width less than 50 feet, which is the width of the public access provided for on the South Mitkof Subdivision plat. The 50 foot public access and utility easements to be dedicated on the plat are in harmony with the existing public access easements issued by the Division of Mining, Land and Water (ADL 102456 and ADL 103933) prior to the incorporation of Petersburg Borough.

Although both entities are housed within the Division of Natural Resources (DNR), the Alaska Mental Health Trust Land Office (TLO) lands are managed differently than lands owned and managed by the Division of Mining, Land and Water (DMLW) and are subject to different statutes and regulations. Chandler Long will speak to TLO land management under



separate cover. TLO lands are managed under AS 37.14.009 and AS 38.05.801 and are not considered “state land” for management purposes [see 11 AAC 51.990 (15)(B)], South Mitkof Subdivision does not comply with 11 AAC 51.015 standards for public easements or 11 AAC 53.400-450 subdivision standards for separate utility easements, public access easement width for a neighborhood service road or easements along navigable and public waters as required for subdivisions created by DMLW on state land.

The application of AS 19.10.010 for the reservation of a section line easement on state land, 50 feet each side of a surveyed or protracted section line also does not apply to TLO lands. Per the September 2022 agreement<sup>1</sup> between TLO, DNR and DOT&PF, which has not been widely publicized, a 33 foot wide section line easement exists on land that was unreserved, surveyed federal land on July 28, 1956 and the State of Alaska selected those lands under the Alaska Mental Health Enabling Act of 1956. The lands being subdivided are part of DMWL case MH84 and were selected under the provisions of the Alaska Mental Health Enabling Act of 1956. My research<sup>2</sup> indicates the expansion of the Tongass National Forest in 1909 withdrew these lands from settlement. Since this area was not subject to entry, a 33 foot section line easement did not attach when the rectangular surveys were accepted in 1928<sup>3</sup>. PLO No. 842, signed 6/19/1952 eliminated these lands (and others) from the Tongass National Forest but the lands remained withdrawn for Small Tract Classification. PLO 2386 signed May 15, 1961, revoked PLO No. 842 and reserved a preference right to the State of Alaska to select lands under the Act of July 28, 1956, the Alaska Statehood Act and 43 CFR 7631-76.18; however, “the lands will not be subject to the disposition under the public land laws unless and until it is so provided by the order of an authorized officer of the Bureau of Land Management.” The state of Alaska selected these lands on 5/29/1961. My interpretation of the chronology is that the lands were withdrawn from settlement and the selection by the State was allowed under a preference right. TLO recently requested a formal opinion on the existence of section line easements within the subdivision. The section line easement determination completed by Joseph Donohue of the DMLW Survey Section and he did not find additional documentation. However, due to the vague nature of PLO 2386 and relying on the fact that lands selected under the Act of July 28, 1956 must be vacant and unappropriated, his conclusion is that 33’ section line easements *may* have attached. I would like to reassure the Assembly and residents of Petersburg Borough that any easement reserved in a patent issued by the State of Alaska in the 1970s & 1980s prior to DMLW conveying the remaining original trust lands in this area to TLO, are not affected by the September 2022 agreement and exist as described in the patent until vacated by the proper authority.

In lieu of section line easements, the TLO is providing 50 foot public access and utility easements throughout the subdivision. ADL 102456 and ADL 103933 easements provide access not only to TLO lands, but to parcels that were conveyed out of state ownership in the 1970s and 1980s adjacent to South Mitkof Subdivision. Many of the state patents issued are subject to section line easements and public access easements, and I believe a graphic showing the entire network of easements, both existing and proposed, would be quite enlightening and helpful. I did request<sup>4</sup> that the surveyor work with TLO and Petersburg Borough to name the access

<sup>1</sup> Concurrence on Applicability of Section Line Easements on Alaska Mental Health Trust Land, Updated September 2022.

<sup>2</sup> Research documents are available upon request.

<sup>3</sup> Townships include Ts. 59-60 S., Rs. 79 E. C.R.M.

<sup>4</sup> Copies of UB plat review letters are available upon request.

Page 3 of 3

easements; however, Petersburg Borough declined to assign road names with the subdivision being located outside of Service Area 1 (see email dated June 28, 2023). Access onto the Mitkof Highway is provided at nine locations along the easterly boundary of the subdivision, and at least two of those locations are currently in use. Given the mix of existing and new access easements, the creation of a service area may be more equitable to all landowners adjacent to the subdivision who will benefit from road improvements.

The Unorganized Borough Platting Authority has no authorization to address many of the assembly's concerns, we must work with the TLO to produce a subdivision that may not satisfy all parties involved but will be the best compromise.

Respectfully,



Amy Orange-Posma, PLS, CFedS  
Land Surveyor 2  
Unorganized Borough Platting Officer  
[amy.orange-posma@alaska.gov](mailto:amy.orange-posma@alaska.gov)  
(907) 269-8524



Ms. Heather O'Neil  
PO Box 1083  
Petersburg, AK 99833

Mar. 5, 2024

To: Mayor Jensen and  
Petersburg Assembly Members

As a private citizen and landowner, I would like to express my personal opinion on Ordinance 2024-02 that would allow for the sale of Borough lands for below assessed or appraised value. I listened to your Mar. 4<sup>th</sup> Meeting where you voted on it in the second reading and I want to thank you for the consideration and discussion you put into how to make the definitions of many of the terms in the proposed ordinance clearer. As well as wanting to make it more explicit on timelines and conditions.

Here is why I am opposed to Ordinance 2024-02

Today I made a spreadsheet of 2024 Assessment for the properties near me that include those currently being considered to be sold under the new ordinance should it pass. I started out just wanting something to show the Assessor but now I want to share it with you.

I just received my 2024 Tax Assessments, and I was shocked to see that in one year for the land only my assessment at 1112 Odin St. went up \$60,700.00 that puts my 19,794 sq. ft. assessed at 4.198 per sq. ft. Even though a fair amount of my property is actually unusable because it is in Skylark Slough.

Borough Parcel # 01-010-430 has 217,800 sq. ft and is assessed at \$135,00.00 bringing it to 0.619 per sq. ft. This is one of the parcels that Rock n Road / Skylark Park is trying to purchase. And it seems that the majority of you on the Assembly would agree to a sale below that price per square foot. Would selling this property for below 0.619 cents per square foot pass the "red face test"?

To be fair you would have to consider selling land on Lake St. or elsewhere under the same conditions. In the long run I do not see how Ordinance 2024-02 benefits the community at large.

I hope you will look at the spreadsheet that I have included to see how Lots compare to not just mine but all the other Lots and Parcels in the area. You will see how the Parcel that Skylark Park / Rock n Road wants to purchase and the Parcel they already own are assessed far below the rest of us. I realize that no two properties are exactly the same in zoning and in other ways. But I think there is a great difference in the Borough's assessments from one property to the next in some areas and selling property below assessed or appraised value there only snowballs that effect.

Thank you for your consideration,

Heather O'Neil

Ms. Heather O'Neil



| 1112 ODIN ST.<br>2024 PROPERTY ASSESSMENTS                                                                          | ALL PER ASSESSMENT VALUES FROM BOROUGH STAFF AND SQ. FT. FROM BOROUGH FINANCIAL DEPARTMENT MAPVIEWER |            |                      |                         |  |         |                                    |  |       |
|---------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------|------------|----------------------|-------------------------|--|---------|------------------------------------|--|-------|
| PROPERTY AND OWNER                                                                                                  | YEAR                                                                                                 | LAND       | DIFFERENCE LAND ONLY |                         |  | SQ. FT  | 2024 LAND ASSESSED VALUE / SQ. FT. |  |       |
| 1112 ODIN ST. - HEATHER 7 DENNIS O'NEIL                                                                             | YEAR 2024                                                                                            | 83,100.00  |                      |                         |  | 19,794  | 4,198241891                        |  |       |
|                                                                                                                     | YEAR 2023                                                                                            | 22,400.00  | 60,700.00            | IN ONE YEAR             |  |         |                                    |  |       |
|                                                                                                                     | YEAR 2022                                                                                            | 20,000.00  | 63,100.00            | IN TWO YEARS SINCE 2022 |  |         |                                    |  |       |
| ***** AT 1112 ODIN ST. LAND AND IMPROVEMENTS TOGETHER WENT UP \$99,600.00 IN ONE YEAR FROM '23 TO 2024 - WHY? ***** |                                                                                                      |            |                      |                         |  |         |                                    |  |       |
| 1115 S NORDIC - O'NEIL, LYONS, PERSCHON                                                                             | YEAR 2024                                                                                            | 106,700.00 |                      |                         |  | 17,326  | 6,158374697                        |  |       |
|                                                                                                                     | YEAR 2023                                                                                            | 75,200.00  | 31,500.00            | IN ONE YEAR             |  |         |                                    |  |       |
|                                                                                                                     | YEAR 2022                                                                                            | 67,100.00  | 39,600.00            | IN TWO YEARS SINCE 2022 |  |         |                                    |  |       |
| 1106 ODIN ST. - LYONS                                                                                               | YEAR 2024                                                                                            | 41,600.00  |                      |                         |  | 16,500  | 2,521212121                        |  |       |
| 1108 ODIN ST. - PERSCHON                                                                                            | YEAR 2024                                                                                            | 41,600.00  |                      |                         |  | 16,500  | 2,521212121                        |  |       |
| 1111 ODIN ST. - BOROUGH                                                                                             | YEAR 2024                                                                                            | 49,200.00  |                      |                         |  | 19,530  | 2,519201229                        |  |       |
| 1107 ODIN ST. - BOROUGH                                                                                             | YEAR 2024                                                                                            | 37,500.00  |                      |                         |  | 14,880  | 2,52016129                         |  |       |
| PARCEL # 01-010-766 - BOROUGH                                                                                       | YEAR 2024                                                                                            | 51,700.00  |                      |                         |  | 20,523  | 2,519124884                        |  |       |
| 1105 ODIN ST. - BOROUGH                                                                                             | YEAR 2024                                                                                            | 37,400.00  |                      |                         |  | 14,850  | 2,518518519                        |  |       |
| PARCEL # 01-010-245 - BOROUGH                                                                                       | YEAR 2024                                                                                            | 37,400.00  |                      |                         |  | 14,850  | 2,518518519                        |  |       |
| PARCEL #01-010-600 - SKYLARK PARK                                                                                   | YEAR 2024                                                                                            | 60,000.00  |                      |                         |  | 217,800 | 0,275482094                        |  |       |
| PARCEL # 01-010-430 - LAND FOR SALE TO SKYLARK PARK / ROCK N ROAD                                                   | YEAR 2024                                                                                            | 135,000.00 |                      |                         |  | 217,800 | 0,619834711                        |  |       |
|                                                                                                                     |                                                                                                      |            |                      |                         |  |         |                                    |  | ***** |

**Debra Thompson**

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**From:** Stephen Giesbrecht  
**Sent:** Friday, March 8, 2024 10:27 AM  
**To:** Assembly; Glorianne Wollen; Liz Cabrera  
**Subject:** FW: Joint Legislative Seafood Industry Task Force  
**Attachments:** AML Input on SCR10.pdf

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**From:** Adam Kane <adam@akml.org>  
**Sent:** Friday, March 8, 2024 10:21 AM  
**Cc:** Nils Andreassen <nils@akml.org>  
**Subject:** Joint Legislative Seafood Industry Task Force

Dear AML Coastal Community Members,

The Legislature is currently examining and seeking solutions to the serious issues facing Alaska's seafood industry. AML knows the value the sector brings to job opportunities, community revenues, and sustainability of your communities. We would like to hear your input on the proposed [SCR10](#) effort to create a Joint Legislative Seafood Industry Task Force. Please have a look at the attached input AML has developed, and consider sharing your position as well, to ensure that all of our most affected communities have their voices heard in this process.

Please reach out if you have any questions or would like to talk more about this.

Thanks,  
Adam

Adam Kane

Alaska Municipal League

(907) 586-1325

*"Strengthening Alaska Municipalities"*







ONE SEALASKA PLAZA, SUITE 200 • JUNEAU, ALASKA 99801  
 TEL (907) 586-1325 • FAX (907) 463-5480 • WWW.AKML.ORG

Member of the National League of Cities and the National Association of Counties

March 6, 2024

The Alaska Municipal League (AML) applauds and supports efforts of the Legislature to examine and seek solutions to the serious issues facing Alaska's seafood industry. AML knows the value the sector brings to job opportunities, community revenues, and sustainability of coastal communities.

AML supports SCR 10, recently introduced by the Senate, and would suggest an important additional step that would strengthen this bill and overall effort. AML recommends the inclusion of a municipal representative from a coastal, fisheries-interdependent community. This perspective will be critical to mobilizing input from local governments whose activities are actively contributing to the sector's health.

The roles and responsibilities of local governments align with the mission of the task force to "address those elements of the crisis in the state seafood industry that can be solved through governmental policy and action on the part of the industry," and its duties recommending (1) legislative and administrative means by which government can assist the state's seafood industry in response to changing economics; and (2) public policy options that account for effects on communities that are severely affected by the crisis in the state's seafood industry."

Directly or indirectly, local governments depend on revenue from the seafood industries to fund their operations. In turn, local governments are strong advocates for their local fishermen and those working in related industries. Local governments develop and maintain the infrastructure necessary for the operation of their local fisheries. When there is a problem in a particular part of the industry, participants in the seafood economy usually turn first to their local elected officials, who are in the best position to understand local needs and to work collaboratively with industry to keep operations functioning and improving. Local government officials in Alaska regularly communicate with their counterparts in other communities across the state to share information and ideas, keep abreast of developments in the industry, and see how their neighbors deal with issues similar to their own.

Local governments are well-suited to provide input on how governments can assist the seafood industry than the elected officials of governments that for many years have already been effectively assisting and collaborating with the industry. AML recognizes the value of practical experience in getting a job done. The current proposal would include the important participation of industry leaders, who are best qualified to articulate industry needs. But it is local government leaders who have the experience of responding to industry needs as they arise and developing workable solutions in the public arena. This experience is essential to the mission of the Task Force.

We recognize concerns about excessively expanding the size of the board and acknowledge that smaller groups can be nimbler and more effective in many situations. However, broader participation brings a greater variety of ideas and views from diverse backgrounds. Including local government officials can lead to local solutions to industry problems. Involving local government officials in the process would help identify and resolve local problems and challenges that might otherwise go undetected, resulting in more effective and efficient solutions from the new board.

The benefits of including a local official far outweigh any possible negative results from a slightly larger organization. We urge the Legislature to advance SCR 10, with the inclusion of an elected local official.

Sincerely,

Nils Andreassen  
 Executive Director





# COMMUNITY WORKSHOP

## Forest Plan Revision *Tongass National Forest*

**Location:: Petersburg Borough Assembly Room**

**Time: 4/23/2024 , 4-7 PM**

The Forest Service needs your help to create a Plan that protects resources, supports sustainable economies, maintains healthy ecosystems, and meets community needs.

- ◆ A brief presentation will be provided, then the workshop will be an informal, open setting.
- ◆ Share thoughts and ideas on your vision for the Tongass.
- ◆ Ask questions about the Plan Revision process.





**STATE OF ALASKA  
DEPARTMENT OF NATURAL RESOURCES  
DIVISION OF FORESTRY & FIRE PROTECTION  
SOUTHEAST AREA OFFICE**

**PUBLIC REVIEW  
FIVE-YEAR SCHEDULE OF TIMBER SALES  
STATE FISCAL YEARS 2025-2029**

The Alaska Department of Natural Resources, Division of Forestry & Fire Protection (DOF) Preliminary Five-Year Schedule of Timber Sales for the Southern Southeast Area is available for public review. Per AS 38.05.113 this is a scoping document that outlines the proposed timber sale activity to be undertaken on State land over the next five years. The Five-Year Schedule of Timber Sales is not a decision document.

The public is invited to comment on any aspect of the Five-Year Schedule of Timber Sales. Comments should be mailed to the DOF and must be received by the close of business at the DOF's office no later than **April 8, 2024** to be included as comment to the file in the adopted schedule. This document can be viewed at the Area Office in Ketchikan, the public libraries in Craig, Edna Bay, Ketchikan, Petersburg and Wrangell, the State of Alaska's on-line public notice website <http://notice.alaska.gov/214508> as well as the DOF's website <http://forestry.alaska.gov/>.

After public comment has been received and reviewed, the Division of Forestry & Fire Protection may proceed with planning the proposed timber sales and associated developments. When each sale is prepared and ready for review, notice of the proposed decision and the opportunity for public comment will be given for that specific timber sale, as is required under state statutes and regulations.

**FOR MORE INFORMATION OR TO SUBMIT COMMENTS CONTACT:**

|                                                                                                        |                                                                                                                            |
|--------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------|
| Alaska Division of Forestry & Fire Protection<br>2417 Tongass Avenue, Suite 213<br>Ketchikan, AK 99901 | Contact: Greg Staunton<br>Phone: 907-225-3070<br>Email: <a href="mailto:dnr.dof.sse@alaska.gov">dnr.dof.sse@alaska.gov</a> |
|--------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------|

The State of Alaska, Department of Natural Resources, Division of Forestry & Fire Protection Complies with Title II of the American with Disabilities Act of 1990. Individuals with disabilities who may need auxiliary aids, services, or special modifications to participate in this review may contact the number above.