



Petersburg Borough

12 South Nordic Drive
Petersburg, AK 99833

Meeting Agenda Borough Assembly Regular Meeting

Tuesday, February 17, 2026

6:00 PM

Assembly Chambers

You are invited to a Zoom webinar!

When: Feb 17, 2026 06:00 PM Alaska

Topic: 2.17.2026 Assembly Meeting

Join from PC, Mac, iPad, or Android:

<https://petersburgak-gov.zoom.us/j/88237932147?pwd=nd29CzYDIDrrt2dpcuqU6cQuhwXoa3.1>

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1. Call To Order/Roll Call

2. Voluntary Pledge of Allegiance

3. Approval of Minutes

A. Regular Assembly Meeting Minutes January 20, 2026

B. Regular Assembly Meeting Minutes February 2, 2026

4. Amendment and Approval of Meeting Agenda

5. Public Hearings

A. Ordinance #2026-04: An Ordinance Amending the Official Zoning Map for Service Area 1 of the Petersburg Borough to Zone A Parcel of Borough Tideland Industrial (I-1) Within the Marine Industrial Overlay Zone Subdistrict

Any public testimony regarding Ordinance #2026-04 should be given during this public hearing. A copy of Ordinance #2026-04 may be found under agenda item 14C.

6. Bid Awards

A. Aquatic Center Sewer Repair Project: Intent to Award

Parks and Recreation Director Payne requests approval to award the Petersburg Aquatic Center Sewer repair project to Ketchikan Mechanical Inc, who was the sole bidder, in an amount not to exceed \$1,148,548.21. A memo from Director Payne with the bidder information is attached to this meeting packet.

B. Water Treatment Plant Clearwell Tank: Request for Design and Technical Services

Assistant Public Works Director Rummel requests approval to award the Clearwell Tank Improvements Project to GV Jones & Associates, Inc, in an amount not to exceed \$200,600. A memo from Assistant Public Works Director Rummel with additional details and a proposal from GV Jones & Associates is attached to this meeting packet.

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

12. Mayor's Report

A. February 17, 2026 Mayor's Report

13. Manager's Report

A. February 17, 2026 Manager's Report

14. Unfinished Business

A. Ordinance #2026-02: An Ordinance of the Petersburg Borough Assembly Vacating a Portion of the Seventh Street Right-Of-Way and Authorizing Conveyance of the Vacated Area to the Borough, to be Consolidated with Adjacent Block 275 to Create a Lot Suitable for Residential Development - Third Reading

If approved in three readings, Ordinance #2026-02 would allow the Borough to combine the vacated portion of the right-of-way with Block 275 to form a single parcel for future housing. The Planning Commission has recommended approval, and their report is attached to this agenda item.

Ordinance #2026-02 was unanimously approved in its first and second readings.

B. Ordinance #2026-03: An Ordinance Amending Petersburg Municipal Code Chapter 14.20, Entitled “Municipal Harbors”, to Increase Harbor Fees - Third Reading

If approved in three readings, Ordinance #2026-03 will increase harbor moorage and use fees effective March 1, 2026.

Ordinance #2026-03 was unanimously approved in its first and second readings.

C. Ordinance #2026-04: An Ordinance Amending the Official Zoning Map for Service Area 1 of the Petersburg Borough to Zone A Parcel of Borough Tideland Industrial (I-1) Within the Marine Industrial Overlay Zone Subdistrict - Second Reading

If adopted, this ordinance shall amend the Service Area 1 Zoning Map to designate a Borough- owned tideland parcel as Industrial (I- 1) within the Marine Industrial Overlay. The Planning Commission report, recommending approval of the rezone, is attached to this agenda item.

Ordinance #2026-04 was unanimously approved in its first reading.

15. New Business

A. Letter of Interest for Board Appointment: Public Safety Advisory Board

The Assembly has received a letter of interest from Greg Browning to serve on the Public Safety Advisory Board until October 2026.

His letter is presented for Assembly review and consideration for appointment.

16. Communications

A. Correspondence Received Since 1.29.2026

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

Tuesday, January 20, 2026

6:00 PM

Assembly Chambers

1. Call To Order/Roll Call

The meeting was called to order by Mayor Lynn at 6:00 pm.

PRESENT

Mayor Bob Lynn
Assembly Member Rob Schwartz
Vice Mayor Jeigh Stanton Gregor
Assembly Member James Valentine
Assembly Member Jeff Meucci
Assembly Member Bob Martin
Assembly Member Scott Newman

2. Voluntary Pledge of Allegiance

The Pledge was recited.

3. Approval of Minutes

A. Regular Assembly Meeting Minutes for January 5, 2026

The January 5, 2026 meeting minutes were unanimously approved.

Motion made by Vice Mayor Stanton Gregor, Seconded by Assembly Member Meucci.
Voting Yea: Mayor Lynn, Assembly Member Schwartz, Vice Mayor Stanton Gregor,
Assembly Member Valentine, Assembly Member Meucci, Assembly Member Martin,
Assembly Member Newman

4. Amendment and Approval of Meeting Agenda

The agenda was unanimously approved as amended.

Amendment: Member Meucci requested to add two items to the assembly discussion section. 1. To discuss setting up a Housing Working Group. 2. To discuss reapplying for Petersburg to become an authorized location for offering the TSA PreCheck application program.

Motion made by Assembly Member Newman, Seconded by Vice Mayor Stanton Gregor.
Voting Yea: Mayor Lynn, Assembly Member Schwartz, Vice Mayor Stanton Gregor,

Assembly Member Valentine, Assembly Member Meucci, Assembly Member Martin, Assembly Member Newman

5. Public Hearings

A. **Ordinance #2026-01 Supplemental Budget: An Ordinance of the Petersburg Borough Adjusting the FY 2026 Budget for Known Changes**

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.

Tom Kowalski, who lives on Cornelius Road, recommended the work session with Tidal Network be cancelled and that an injunction and temporary restraining order be filed against them.

Dana Thynes, representing herself, spoke in support of the work session with Tidal Network, FCC safety regulations updates, and would like more local control of the towers.

Andy Wright, representing himself, spoke against Tidal Network placing a tower on Mill Road and the importance of protecting the view and property values in Petersburg.

Donna Marsh, representing herself, spoke against the communication tower by the fire hall and encouraged the Assembly to construct ordinances that would prevent this in the future. Ms. Marsh also spoke against the ordinance to increase harbor rates.

Judy Ohmer, representing herself, spoke about Tidal Network's application to purchase the property near the fire hall and encouraged the assembly to have a work session on January 28th with the community.

Chad Carvey bought a piece of property on Rose Lane and would like for an alternative location to be considered for the Papke's Landing tower.

Becky Knight would like to see a full unredacted version of Tidal Network's grant application for the communication tower project and asked that the assembly demand full disclosure on the project's impact and a full NEPA review.

John Murgas, representing himself, spoke about the lack of information about the communication towers installation in Petersburg and his concerns about the health of people living near the towers.

David Beebe spoke in support of a community work session about the communication towers and urged the planning commission and the borough to table the towers project until everyone understands the issues and the impacts to health and the financial risks.

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.

Tom Kowalski, representing himself, spoke about Tlingit Haida negotiations and recommended that the Borough not continue working with them.

Martin Susort lives on Kings Row and didn't hear about the communication tower on Mill Road until it was installed, he would like to have better notification processes.

Jackie Tyson spoke about the distance that cell phone towers should be from residences and her concerns about the health of people living close to the towers.

9. Boards, Commission and Committee Reports

There were no reports.

10. Consent Agenda

A. Kito's Kave Inc. Package Store Liquor License Renewal

The Kito's Kave Liquor License was unanimously approved.

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

Voting Yea: Mayor Lynn, Assembly Member Schwartz, Vice Mayor Stanton Gregor,

Assembly Member Valentine, Assembly Member Meucci, Assembly Member Martin

Voting Abstaining: Assembly Member Newman

11. Report of Other Officers

A. Blind Slough Owner's Dam Safety Plan (ODSP)

Director Hagerman provided a presentation Plan to the Assembly on the Owner's Dam Safety Plan in accordance with FERC requirements.

12. Mayor's Report

A. January 20, 2026 Mayor's Report

Mayor Lynn presented his report and noted that the State is currently reviewing the subsistence program and that the public comment period remains open until February 13th.

13. Manager's Report

A. January 20, 2026 Manager's Report

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

14. Unfinished Business

A. Ordinance #2026-01 Supplemental Budget: An Ordinance of the Petersburg Borough Adjusting the FY 2026 Budget for Known Changes - Second Reading

An amendment was made to increase the Parks and Recreation Department Maintenance Budget by \$5,000 to cover the unanticipated costs associated with the Aquatic Center electrical panel breaker failure.

Ordinance #2026-01 was unanimously approved in its second reading as amended.

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

Voting Yea: Mayor Lynn, Assembly Member Schwartz, Vice Mayor Stanton Gregor, Assembly Member Valentine, Assembly Member Meucci, Assembly Member Martin, Assembly Member Newman

15. New Business

A. Ordinance #2026-02: An Ordinance of the Petersburg Borough Assembly Vacating a Portion of the Seventh Street Right-Of-Way and Authorizing Conveyance of the Vacated Area to the Borough, to be Consolidated with Adjacent Block 275 to Create a Lot Suitable for Residential Development - First Reading

Ordinance #2026-02 was unanimously approved in its second reading.

Motion made by Assembly Member Meucci, Seconded by Assembly Member Schwartz.

Voting Yea: Mayor Lynn, Assembly Member Schwartz, Vice Mayor Stanton Gregor, Assembly Member Valentine, Assembly Member Meucci, Assembly Member Martin, Assembly Member Newman

B. Ordinance #2026-03: An Ordinance Amending Petersburg Municipal Code Chapter 14.20, Entitled “Municipal Harbors”, to Increase Harbor Fees - First Reading

Ordinance #2026-03 was unanimously approved in its first reading.

Motion made by Vice Mayor Stanton Gregor, Seconded by Assembly Member Meucci. Voting Yea: Mayor Lynn, Assembly Member Schwartz, Vice Mayor Stanton Gregor, Assembly Member Valentine, Assembly Member Meucci, Assembly Member Martin, Assembly Member Newman

C. Resolution #2026-01: A Resolution Affirming Continued Support for the Phased Development of a New Hospital Facility in Petersburg, Including the Certificate of Need Process

Resolution #2026-01 was unanimously approved.

Motion made by Assembly Member Meucci, Seconded by Vice Mayor Stanton Gregor. Voting Yea: Mayor Lynn, Assembly Member Schwartz, Vice Mayor Stanton Gregor,

Assembly Member Valentine, Assembly Member Meucci, Assembly Member Martin, Assembly Member Newman

D. Consideration of Diesel Generation Adjustment Charge for December 2025 Billing Period

After discussion, the diesel generation adjustment charge for December was approved 6-1.

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

Voting Yea: Mayor Lynn, Assembly Member Schwartz, Vice Mayor Stanton Gregor, Assembly Member Valentine, Assembly Member Martin, Assembly Member Newman

Voting Nay: Assembly Member Meucci

E. Request to the United States Army Corps of Engineers (USACE) for a General Investigations Study for Scow Bay

The letter to the Army Corps of Engineers requesting the USACE perform a general investigations study regarding development of a harbor basin and breakwater along Borough owned property in Scow Bay was unanimously approved.

Motion made by Assembly Member Meucci, Seconded by Assembly Member Martin. Voting Yea: Mayor Lynn, Assembly Member Schwartz, Vice Mayor Stanton Gregor, Assembly Member Valentine, Assembly Member Meucci, Assembly Member Martin, Assembly Member Newman

F. Assignment of Alaska Commercial Electronics LLC Lease to Island Refrigeration, LLC

The assignment of the Lease from ACE to Island Refrigeration for Parcel #01-010-041 was unanimously approved.

Motion made by Assembly Member Newman, Seconded by Assembly Member Meucci.

Voting Yea: Mayor Lynn, Assembly Member Schwartz, Vice Mayor Stanton Gregor, Assembly Member Valentine, Assembly Member Meucci, Assembly Member Martin, Assembly Member Newman

G. Assembly / School Board Work Session

The Assembly/School Board work session was set for Thursday, February 26, 2026 at 6:00 pm.

H. Tidal Network Work Session

A work session with Tidal Network was scheduled for Monday, February 2, 2026 at 6:00 pm.

Motion made by Assembly Member Meucci, Seconded by Assembly Member Newman.

Voting Yea: Mayor Lynn, Assembly Member Schwartz, Vice Mayor Stanton Gregor, Assembly Member Valentine, Assembly Member Meucci, Assembly Member Martin, Assembly Member Newman

I. Communication Towers Work Session

A work session for community input regarding communication towers in Petersburg was scheduled for January 28, 2026 at 6:00 pm.

Motion made by Assembly Member Schwartz, Seconded by Assembly Member Meucci.

Voting Yea: Assembly Member Schwartz, Assembly Member Valentine, Assembly Member Meucci, Assembly Member Martin, Assembly Member Newman

Voting Nay: Mayor Lynn, Vice Mayor Stanton Gregor

16. Communications

A. Correspondence Received Since January 2, 2026

17. Assembly Discussion Items

A. Marine Passenger Fee: *Member Meucci requested this agenda item.*

Member Meucci talked about the possibility of increasing the Marine Passenger Fee. Member Valentine will send the Ketchikan rate study to the Assembly.

B. Bear and Trash Awareness - ADF&G June 6, 2026: *Member Meucci requested this agenda item*

Member Meucci said that ADF&G will be having an informational meeting about bears and trash on June 6, 2026.

C. Assembly Member Comments

Member Meucci proposed setting up a housing working group.

Member Meucci would like for Petersburg to reapply to be a TSA pre-check location.

Member Martin let everybody know about the Sons of Norway Lutefisk dinner.

D. Recognitions

Member Meucci thanked Director Payne, Parks and Rec staff, Power and Light and Mattingly Electric for getting the community pool open after the electrical issues.

18. Adjourn

The meeting was adjourned at 8:43 p.m.

Motion made by Vice Mayor Stanton Gregor, Seconded by Assembly Member Newman. Voting Yea: Mayor Lynn, Assembly Member Schwartz, Vice Mayor Stanton Gregor, Assembly Member Valentine, Assembly Member Meucci, Assembly Member Martin, Assembly Member Newman



Petersburg Borough

12 South Nordic Drive
Petersburg, AK 99833

Meeting Minutes Borough Assembly Regular Meeting

Monday, February 02, 2026

12:00 PM

Assembly Chambers

1. Call To Order/Roll Call

The meeting was called to order by Mayor Lynn at 12:00 noon.

PRESENT

Mayor Bob Lynn
Assembly Member Rob Schwartz
Vice Mayor Jeigh Stanton Gregor
Assembly Member James Valentine
Assembly Member Jeff Meucci
Assembly Member Bob Martin
Assembly Member Scott Newman

2. Voluntary Pledge of Allegiance

The Pledge was recited.

3. Approval of Minutes

A. The January 20th minutes will be on the February 17th agenda for approval.

4. Amendment and Approval of Meeting Agenda

The agenda of the January 20th meeting was approved as submitted.

Motion made by Assembly Member Meucci, Seconded by Assembly Member Martin. Voting Yea: Mayor Lynn, Assembly Member Schwartz, Vice Mayor Stanton Gregor, Assembly Member Valentine, Assembly Member Meucci, Assembly Member Martin, Assembly Member Newman

5. Public Hearings

A. **Ordinance #2026-02: An Ordinance of the Petersburg Borough Assembly Vacating a Portion of the Seventh Street Right-Of-Way and Authorizing Conveyance of the Vacated Area to the Borough, to be Consolidated with Adjacent Block 275 to Create a Lot Suitable for Residential Development**

No testimony was given.

B. Ordinance #2026-03: An Ordinance Amending Petersburg Municipal Code Chapter 14.20, Entitled “Municipal Harbors”, to Increase Harbor Fees

Anthony Taiber, representing himself, addressed the Assembly regarding the ordinance to increase harbor fees and requested that it not be approved.

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.

Judy Ohmer, representing herself, spoke about a potential land trade for the Rory Road tower location.

Tom Kowalski, representing himself, spoke about an alternative site for the Papke's Landing tower and expressed that a tower is unnecessary given the availability of satellite- based service.

John Murgas, representing himself and his neighbor John Baird, spoke against the cell phone towers because they lower property values and will discourage development in the neighborhood. He would like another location to be found for the Papke's Landing tower.

Dave Beebe, speaking on behalf of himself spoke about the health risks of EMF radiation and the importance of updating EMF emissions monitoring.

Jackie Tyson, representing herself, spoke about the risks of EMF radiation.

Brandon Ware, representing himself, spoke about the federal government granting the 2.5GHz signal to Petersburg Indian Association as a result of tribal sovereignty and that PIA is working with Tidal Network.

Brandon Ware also spoke about the federal review of the subsistence board and that the criteria to serve on the Regional Advisory Council is changing. Mr. Ware encouraged everyone to go to the federal website and comment on the proposed changes to subsistence rights. If anyone has questions they can email him at bware@piatribal.gov.

Becky Knight, representing herself, commented that current cell phone coverage in Petersburg is excellent and affordable. She encouraged the Assembly to use NEPA to challenge the Tidal Network project in Petersburg and requested that the Assembly obtain an unredacted copy of Tidal Network's grant application.

Nicole McMurren, representing herself, thanked the Borough for considering a land swap for the Rory Road location. She asked the assembly to look at other sites within the community. Ms. McMurren also echoed Mr. Ware's comments and encouraged the Assembly to write a letter to the Subsistence Board and state opposition to the proposed changes.

Erika Worhatch, representing herself, expressed concern that new property buyers would be unable to compete with Tidal Network.

Kirsten Dupree, representing herself, spoke regarding the Tlingit & Haida tower application and expressed that Petersburg does not need additional cell towers given existing service.

8. Persons to be Heard Unrelated to Agenda

Tom Kowalski, representing himself, spoke about community opposition to towers and suggested strengthening Borough review procedures and that the Assembly should consider adding staff support.

Judy Ohmer, representing herself, spoke about lack of interaction during recent tower sessions and requested improved transparency and consideration of community input.

Sarah Fine-Walsh, speaking on behalf of herself and as a member of the planning commission, talked about work with Papke's Landing residents and provided an overview of Borough Article 14 provisions for establishing new service areas.

9. Boards, Commission and Committee Reports

A. Recommendation to Assembly from Planning Commission

The Planning Commission provided a recommendation to exchange property for the Rory Road cell tower.

10. Consent Agenda

There were no consent agenda items.

11. Report of Other Officers

A. SEAPA Special Board Meeting Report

Utility Director Hagerman provided a report on the January 22, 2026, SEAPA meeting.

B. Petersburg Medical Center

CEO Hofstetter provided a report.

C. Petersburg School District

Superintendent Taylor provided a report on school district activities.

12. Mayor's Report

A. February 2, 2026 Mayor's Report

Mayor Lynn read his report into the record. A summary from the recent Housing Work Session is attached to this agenda item.

13. Manager's Report

A. February 2, 2026 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 #2026-01 Supplemental Budget: An Ordinance of the Petersburg Borough Adjusting the FY 2026 Budget for Known Changes - Third Reading**

Ordinance #2026-01 was unanimously approved by roll call vote in its third reading.

Motion made by Assembly Member Newman, Seconded by Assembly Member Valentine.

Voting Yea: Mayor Lynn, Assembly Member Schwartz, Vice Mayor Stanton Gregor, Assembly Member Valentine, Assembly Member Meucci, Assembly Member Martin, Assembly Member Newman

B. **Ordinance #2026-02: An Ordinance of the Petersburg Borough Assembly Vacating a Portion of the Seventh Street Right-Of-Way and Authorizing Conveyance of the Vacated Area to the Borough, to be Consolidated with Adjacent Block 275 to Create a Lot Suitable for Residential Development - Second Reading**

Ordinance #2026-02 was unanimously approved by roll call vote in its second reading.

Motion made by Assembly Member Meucci, Seconded by Assembly Member Valentine.

Voting Yea: Mayor Lynn, Assembly Member Schwartz, Vice Mayor Stanton Gregor, Assembly Member Valentine, Assembly Member Meucci, Assembly Member Martin, Assembly Member Newman

C. **Ordinance #2026-03: An Ordinance Amending Petersburg Municipal Code Chapter 14.20, Entitled “Municipal Harbors”, to Increase Harbor Fees - Second Reading**

Ordinance #2026-03 was unanimously approved by roll call vote in its second reading.

Motion made by Assembly Member Meucci, Seconded by Assembly Member Valentine.

Voting Yea: Mayor Lynn, Assembly Member Schwartz, Vice Mayor Stanton Gregor, Assembly Member Valentine, Assembly Member Meucci, Assembly Member Martin, Assembly Member Newman

D. **Proposed Contract of Sale of Borough Land to Tidal Network**

Discussion to consider the Tidal Network Contract of sale at the March 16, 2026 meeting.

Motion made by Assembly Member Meucci, Seconded by Vice Mayor Stanton Gregor. Voting Yea: Assembly Member Meucci

Voting Nay: Mayor Lynn, Assembly Member Schwartz, Vice Mayor Stanton Gregor, Assembly Member Valentine, Assembly Member Martin, Assembly Member Newman; Motion failed 6-1

15. Communications

A. Correspondence Received Since 1.16.2026

16. New Business

A. **Ordinance #2026-04: An Ordinance Amending the Official Zoning Map for Service Area 1 of the Petersburg Borough to Zone A Parcel of Borough Tideland Industrial (I-1) Within the Marine Industrial Overlay Zone Subdistrict - First Reading**

Ordinance #2026-04 was approved by unanimous roll call vote in its first reading.

Motion made by Assembly Member Newman, Seconded by Assembly Member Meucci.

Voting Yea: Mayor Lynn, Assembly Member Schwartz, Vice Mayor Stanton Gregor, Assembly Member Valentine, Assembly Member Meucci, Assembly Member Martin, Assembly Member Newman

B. **Resolution #2026-02: A Resolution Authorizing a Special Use Permit for A Portion of the Dolphin Street Right-Of-Way**

Resolution #2026-02 was approved by unanimous roll call vote.

Motion made by Assembly Member Meucci, Seconded by Assembly Member Valentine.

Voting Yea: Mayor Lynn, Assembly Member Schwartz, Vice Mayor Stanton Gregor, Assembly Member Valentine, Assembly Member Meucci, Assembly Member Martin, Assembly Member Newman

C. **Budget Work Session:** Finance Director Tow requests that the Assembly select a date and time for an upcoming budget work session.

The budget work session was set for April 29, 2026 at noon in the assembly chambers.

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

Voting Yea: Mayor Lynn, Assembly Member Schwartz, Vice Mayor Stanton Gregor, Assembly Member Valentine, Assembly Member Meucci, Assembly Member Martin, Assembly Member Newman

17. Assembly Discussion Items

A. Assembly Member Comments

South Harbor Bathrooms at the Crane Dock

Member Valentine requested this item for Assembly discussion regarding the installation of bathrooms at the South Harbor crane dock. Manager Giesbrecht said that he will work on getting pricing and will report back to the Assembly with more information.

B. Recognitions

Member Martin said the Lutefisk dinner went very well.

Member Valentine thanked Ashley Kawashima for her work with Project Connect.

Member Stanton Gregor thanked Britton Erickson and Member Valentine for taking the time to call the basketball games so people can listen on the radio.

18. Executive Session

A. Executive Session: Negotiation Strategy for Land Sale to Tidal Network

A motion was made to adjourn to executive session to discuss the Tidal Network contract. Discussion ensued. Motion failed 4-3.

Motion made by Assembly Member Meucci, Seconded by Assembly Member Valentine.

Voting Yea: Assembly Member Schwartz, Assembly Member Meucci, Assembly Member Martin

Voting Nay: Mayor Lynn, Vice Mayor Stanton Gregor, Assembly Member Valentine, Assembly Member Newman

B. Borough Manager Evaluation

The assembly adjourned to executive session to discuss the Borough Manager's evaluation.

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

Voting Yea: Mayor Lynn, Assembly Member Schwartz, Vice Mayor Stanton Gregor, Assembly Member Valentine, Assembly Member Meucci, Assembly Member Martin, Assembly Member Newman

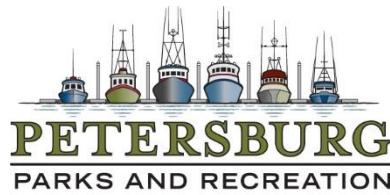
The meeting was called back to order at 3:26 pm. A motion was made to accept the borough manager's evaluation and to add a possible salary increase for the manager to be included in the FY2027 budget.

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

Voting Yea: Mayor Lynn, Assembly Member Schwartz, Vice Mayor Stanton Gregor, Assembly Member Valentine, Assembly Member Meucci, Assembly Member Martin, Assembly Member Newman

19. Adjourn

The meeting was adjourned at 3:31 pm.



To: Petersburg Borough Assembly
From: Stephanie Payne, Parks and Recreation Director
Re: Petersburg Aquatic Center Sewer Line Repair
Cc: Steve Giesbrecht, Borough Manager
Becky Regula, Borough Clerk
RESPEC Engineering

On October 16, 2025, the Petersburg Borough received and opened sealed bids for the Petersburg Aquatic Center Sewer Repair.

Ketchikan Mechanical, Inc. was the sole bid received for said project, presenting a final cost of \$1,148,548.21. Ketchikan Mechanical will be contracting Rainforest Contracting for local work and expertise on this project. I feel very confident in the ability of these two businesses to successfully restore our Aquatic Center sewer system which has been failing and causing disruption to facility services. This project presents a short timeline for completion as the community and school district rely on this facility for their daily fitness and educational activities. Ketchikan Mechanical and Rainforest Contracting understand this and intend to meet our short completion date.

Funding has been secured and available in the Aquatic Center Repairs account, which has a balance of \$1,302,109.00.

Therefore, I highly recommend that the Petersburg Borough Assembly approve this bid award, for the not to exceed cost of \$1,148,548.21, in support of moving forward with this project for the betterment of this community.

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



PUBLIC WORKS DEPARTMENT

Memorandum

To: MAYOR LYNN AND BOROUGH ASSEMBLY
From: THOMAS RUMMEL, PUBLIC WORKS ASSISTANT DIRECTOR
Date: 02/03/2026
CC: STEVE GIESBRECHT, BOROUGH MANAGER

Previous work completed in 2012 for the City of Petersburg by GV Jones & Associates, Inc. (GVJ&A) included the design of upgrades to the existing water treatment plant clearwell tank. At that time the City did not have the funds to implement the designed tank improvements.

The Borough has recently received funding to move ahead with tank improvements which consists of removal of the existing tank and replacement with a new covered tank. The Borough requested a proposal from GVJ&A to provide design services related to the replacement of the existing clearwell with a new covered tank.

Due to our prior experience with GV Jones and their historical familiarity with the project, I am requesting that we secure the design and technical services of GVJ&A as outlined in the proposal (attached) using the Capital Project Fund #759. Cost of services is not to exceed \$200,600.00 upon completion.

Thank you for your consideration.



1200 E 76th Avenue, Unit 1207
Anchorage, Alaska 99518
Phone: (907) 346-4123

January 30, 2026

Thomas Rummel
Assistant Public Works Director
Petersburg Borough
Public Works Department
PO Box 329, Petersburg, AK 99833

Subject: Petersburg Water Treatment Plant Clearwell Replacement
Proposal to Provide Professional Services

Background

Previous work completed in 2012 for the City of Petersburg by GV Jones & Associates Inc. (GVJ&A) included the design of upgrades to the existing water treatment plant clearwell tank. At that time the City did not have the funds to implement the designed tank improvements. The Borough has recently received funding to move ahead with tank improvements which are planned to consist of removal and replacement of the existing tank with a new covered tank. The Borough has requested a proposal from GVJ&A to provide design services related to the replacement of the existing clearwell with a new covered tank. This letter is our proposal to provide the requested services.

Requested Scope of Services

Design deliverables are to include a 35% pre-design memorandum, 65% drawings, 95% drawings, and construction ready bid documents. A specification package is to be delivered with 95% plans. After the completion of the 95% plans and specifications, a construction cost estimate based on the 95% documents is to be completed. Then, with the approval of the Borough, the drawings and specifications will be further advanced to produce a set of construction ready bid documents.

Design technical support for the bid phase of the work is to be provided, followed by construction phase support, including submittal reviews, evaluation of change order requests, review/approval of pay applications, milestone inspections, and provide closeout support for the construction contract.

Project Tasks

We propose to provide the scope of work outlined in the following tasks.

Task 1: 35% Pre-Design Memorandum

Background information and drawings from previous projects at the WTP will be gathered and combined with any operational data shared by the Borough to confirm the tank location, size and configuration to be provided for the project. Previous documents prepared for the City included a draft geotechnical report by Golder Associates dated 2011. These findings will be presented to the Borough in a brief pre-design memorandum to confirm the direction for the design team. The pre-design memo will also identify candidate tank manufacturers and their respective advantages and disadvantages.

Task 2: 65% Submittal

Using direction received from Task 1, the project will be progressed to the 65% level of design completion. Drawings will be prepared as AutoCAD dwg files using the current version of that software. A list of anticipated specifications will be provided.

A site visit by the design team is anticipated following preparation and submittal of the 65% documents. The 65% review meeting with the design team and the Borough is expected to be onsite during the visit.

Task 3: 95% Submittal

Comments received from the 65% review will be addressed in efforts to advance drawings to a 95% level of design completion. Technical specifications will be prepared using Construction Specifications Institute (CSI) format. Divisions 0 and 1 will be prepared with either EJCDC or the Borough's own documents for solicitation and contract administration. The 95% submittal will be used to prepare and submit an estimate of project construction cost. A follow up virtual conference call meeting will be scheduled with the design team and the Borough to review comments.

Task 4: Bid-ready Documents

Comments received from the 95% submittal will be incorporated to compile final bid ready documents.

Task 5: Bid Phase Services

The following services will be provided during the bid phase of the Project:

1. Host a virtual pre-bid conference for bidders
2. Response to bidder clarification questions
3. Preparation of addenda
4. Review of bids received and prepare a recommendation for award

Task 6: Permitting

We will prepare and submit to the Alaska Department of Environmental Conservation (ADEC) a plan review submittal and request for approval to construct the Project. The plan review submittal to ADEC will include the Bid-Ready construction documents.

A building permit will also be submitted for construction of the new clearwell if it is required.

Task 7: Construction Phase Services

Construction phase services proposed for this project include the following:

- Pre-construction meeting
- Submittal Reviews
- DCVRs/RFIs
- Change Orders
- Up to 3 Milestone Inspections (but not continuous onsite observation)
- A Substantial Completion Inspection
- Onsite Commissioning
- Preparation of Stamped Record Drawings
- ADEC interim and final Approvals to Operate

The fee proposal assumes that a resident observer will not be onsite for the entirety of the project.

Proposed Schedule

The following proposed schedule is based on receiving NTP by the specified date and scheduling surveyors for travel and onsite work promptly.

Date	Duration	Event
2/2/2026	7	Notice to Proceed
2/10/2026	1	Kickoff Meeting
2/11/2026	30	Complete 35% Memo
3/13/2026	7	Receive Comments from Borough on 35%
3/20/2026	40	Complete 65% Drawings
4/29/2026	7	Receive Comments from Borough on 65%
5/6/2026	14	Complete 95% Drawings
5/20/2026	14	Complete Project Cost Estimate
6/3/2026	7	Receive Comments from Borough on 95%
6/10/2026	7	Complete Bid Documents
6/17/2026	12	Borough Compilation of Bid Documents
6/29/2026	7	Review of Final Bid Documents
7/6/2026	30	Advertise Period of Contractor Bids
8/5/2026	7	Bid Award
8/12/2026	7	Contractor Notice to Proceed

Cost Proposal

We propose to undertake the foregoing scope of services on a time and materials basis for a not-to-exceed amount of \$200,600. Labor will be invoiced at our current published hourly labor rates. Direct expenses will be invoiced with receipts at cost plus a markup of 5%.

Assumptions

The following assumptions have been made in the preparation of this proposal.

1. Tank will be performance specified.
2. Existing site geotechnical information from Golder is adequate for use in structural design of the tank foundation without additional geotechnical site investigation efforts or site soils sample collection and testing work.
3. Suggestions for providing wash water for the filters during demolition of the old tank and construction of the new will be identified in the bid documents, but ultimately be the responsibility of the Contractor to prepare a plan that can be submitted to ADEC for approval prior to proceeding with construction.
4. No civil engineering services related to modification of site yard piping are expected. The new tank is assumed to be located where the existing tank is currently located.
5. No site visits are proposed for Project cost estimating personnel.
6. ADEC plan review fees for this Project will be paid by the Borough.
7. Building permit fees for this Project, if required, will be paid by the Borough.
8. Project deliverables will all be electronic files. No distribution of hard copy sets of documents is included in this proposed scope of work.
9. Project construction cost estimates prepared for this Project are not a guarantee that bids received will be within the Borough's available project funds. Regardless of bids received, this Project will be designed only once unless the Borough elects to negotiate additional services for redesign and rebid services.

Closure

Thank you for the opportunity to submit this proposal for your consideration. If you have any questions or suggestions for revisions, please contact me.

Sincerely,



Greg Jones, P.E., BCEE
President
GV Jones & Associates, Inc.



GV Jones and Associates, Inc.
1200 E 76th Ave, Ste 1207
Anchorage, Alaska 99518

01/26/2026
Proposal #00826

RE: Petersburg WTP Clearwell Replacement, City of Petersburg, Alaska

We are pleased to provide the following proposal for your review. We appreciate the opportunity to join your team and work together on this project.

Scope of Proposed Services:

We propose to provide a 95% design estimate for the replacement of an approximately 250,000 gallon water storage tank. The foundation may potentially be reused pending engineering approval. Limited piping replacement will be required.

Fee Breakdown and Timeline:

Guideline Estimating will provide the above scope of services based on the following fee breakdown and schedule.

95% Design Estimate – 40 hours @ \$150.00 = \$6,000.00 within (10) working days

Total for all Estimates: 40 hours, \$6,000.00

General Terms and Conditions:

Notice to Proceed – Guideline Estimating LLC requires a written notice to proceed in order to begin work on any project or specific level of a project. Transferal of documents or other information does not qualify as a notice to proceed and work will not begin until the notice to proceed has been received in writing, either physically or electronically.

Additional Bid Items, Alternates, Change in Scope – This proposal is for items listed in the Scope of Proposed Services section only. Any additive or additional bid items, alternates, or any other change in the overall scope of work must be approved by Guideline Estimating LLC prior to the work commencing. The right to change fees is hereby reserved as it applies to changes in the scope of work, additive or additional bid items, or alternates.

Payment Terms – Payment shall be made within (45) days of invoice date. Statements will be sent regularly. Payments beyond (90) days shall be considered late and may be subject to a 1.5% additional charge per month.

Additional Insured – Guideline Estimating LLC will provide certificates of insurance naming additional insured parties in line with the prime contract requirements.

These may be subject to additional fees if further charges are added by our insurance carrier.

Fee Proposal Expiration – This fee proposal shall be honored until the end of the calendar year in which it was provided. Fee proposals provided after October 1st shall be honored until July 1st of the following year. Once a fee proposal has expired, Guideline Estimating LLC reserves the right, at a minimum, to change the hourly rates to match the current year's rates and may, at its discretion, update the fee proposal entirely.

Estimating Services Defined – Estimating services referred to in this fee proposal refer to an opinion of probable construction cost based on Guideline Estimating LLC's professional experience and best understanding of the documents provided by the design team. Standard industry practices, current material and labor pricing, site condition factors, industry market conditions, and other similar factors are considered when providing this opinion. It is not a guarantee of the low bid or final project cost and cannot predict, or account for, abrupt or dramatic market changes based on factors within or beyond the construction industry's control.

Standard Exclusions – Unless specifically mentioned in the Scope of Proposed Services section the following items are always excluded from the fee proposal. Life cycle cost analysis work, first costs for LCCAs, alternative layouts, additional or additive bid options, alternates, work schedules or timelines, or risk analysis work. Preparation of the estimate in alternative formats or in bid schedule format is also excluded unless prior arrangements are made.

Termination – Either party may terminate this agreement effective immediately upon submission of written notice. Should the client choose to terminate the agreement, all fees and costs expended prior to receipt of the termination notice shall be paid.

If this agreement is acceptable, please sign in the spaces below and return a copy for our records. Thank you for your consideration of our proposal and we hope to work with you on this project.



Date 01/26/2026

Robert Brown (Guideline Estimating, LLC)

Client, Acceptance

Date _____



ENGINEERS, INC.

January 29, 2026

PND 26J008

Andrew Jones, P.E.
GV Jones & Associates, Inc.
1200 E 76th Avenue, Unit 1207
Anchorage, Alaska 99518

Re: Petersburg Wastewater Treatment Plant Clearwell Replacement
Structural Engineering Fee Proposal

Dear Mr. Jones,

PND Engineers, Inc. (PND) appreciates the opportunity to assist GV Jones & Associates (GVJ&A) on the Petersburg Wastewater Treatment Plant Clearwell Replacement project. We understand that the owner, City of Petersburg, would like to replace their existing clearwell. The new clearwell will be the same diameter (approximately 63') as the existing clearwell and will be a steel tank with a roof. You would like PND to provide structural engineering design and construction administration services.

Structural scope of work

PND's structural scope of services will include:

- Design foundation for the new clearwell. Foundation will be designed based on the draft geotech report by Golder Associates (GA) dated August 23, 2011. It is assumed that the foundation will be a shallow concrete foundation and deep foundation (piles) is not required.

A geotech investigation and report are not included in this fee proposal. Limited time is included in this fee proposal for a PND geotechnical engineer to review the GA report and assist with earthwork specifications.

- Develop a performance specification for the new clearwell. The specification will include structural design criteria for the location. Specification will also include all appurtenances (ladders, hatches, and railing). Appurtenances will also be shown on the drawings. The tank geometry will be included in the specification and in the drawings.
- One site visit during design after the completion of the 65% submittal is included.
- Civil engineering is not included in this fee proposal. It is assumed the new clearwell will be located in the same location as the existing clearwell and therefore changes to the site grading are not required. In addition, it is assumed that no assistance is needed for new or existing utilities.
- Cost estimating is not included in this fee proposal. It is assumed that a professional cost estimator will be engaged during the project.
- Structural submittals included in this proposal include the following:
 - Structural drawings at conclusion of 65% Design Development (DD) Phase, 95% Construction Document (CD) Phase, and 100% CD Phases.
 - It is assumed that no deliverable is required for the 35% Schematic Design (SD) Phase.
- Structural drawings will be prepared in AutoCAD.
- Technical specifications will be developed in MS Word. Specification list will be provided with 65%

January 29, 2026

Petersburg Wastewater Treatment Plant Clearwell Replacement

Structural Engineering Fee Proposal

Page 2

DD submittal. Draft specifications will be provided with 95% CD submittal. Final specifications will be provided with 100% CD submittal.

- Bid assistance will include answering bidder questions and incorporating responses into a conformed set of drawings.
- Construction Administration services include responding to contractor RFI's and review of submittals. In addition, three site visits are included during construction.
- Special inspection is not included in this fee proposal. PND would be happy to provide a separate fee proposal for special inspection once the scope of inspection is defined.

Schedule

The schedule is yet to be determined. PND can commence design services within 2 weeks of a signed contract, but not before mid-February. We anticipate the design to take 5 months assuming owner reviews of the submittals are not more than two weeks.

Fees

PND proposes to perform the services described herein under five subtasks as shown below. All design tasks will be performed on a fixed fee (FF) basis. Bid and construction administration tasks will be performed on a time and expense (T&E) basis.

We will invoice FF tasks monthly based on progress during each billing cycle. T&E tasks will be invoiced monthly for hours worked and expenses incurred in accordance with our standard billing rates at the time of service. Expenses and subconsultants will be invoiced at cost plus 10% administrative markup. The proposed budget will not be exceeded without prior written authorization from GVJ&A. A summary of the fees per task is shown below. A breakdown of the fees is attached.

Structural

Task S1 65% DD	\$25,000	FF
Task S2 95% CD	\$28,000	FF
Task S3 100% CD	\$10,000	FF
Task S4 Bid Assistance	\$2,000	T&E
<u>Task S5 Construction Administration</u>	<u>\$33,000</u>	<u>T&E</u>
Total Fee	\$98,000	

Thank you for considering PND Engineers for this project. If you have questions or need additional information, please feel free to contact us. We look forward to working with you.

Sincerely,
PND Engineers, Inc. | Juneau Office



Brian Nielsen, P.E, S.E.
Vice President/Principal Structural Engineer

Petersburg WTP
Clearwell Replacement Project
Cost Proposal for Engineering Services
January 30, 2026

Labor					
Description	Hours	Staff	Hourly Rate	Total	Total
Task 1 35% Pre-Design Memo					
Review Background Project Files	8	Andrew	\$170	\$1,360	
Review Updated Operational Data	8	Andrew	\$170	\$1,360	
Calculate Required Clearwell Size	8	Andrew	\$170	\$1,360	
Preparing Memo Text	16	Andrew	\$170	\$2,720	
Senior Review	4	Greg	\$175	\$700	
Total Task Labor					\$7,500
Task 2: 65% Submittal					
Prepare 65% Docs	190	Andrew	\$170	\$32,300	
Site Visits to Collect Design Data	32	Andrew	\$170	\$5,440	
Team Coordination/Meetings	2	Andrew	\$170	\$340	
QC Review of Design Submittal	2	Andrew	\$170	\$340	
Review Comments Mtgs and Responses	2	Andrew	\$170	\$340	
Review Comments Mtgs and Responses	4	Greg	\$175	\$700	
Total Task Labor					\$39,460
Task 3: 95% Submittal					
Prepare 95% Docs	60	Andrew	\$170	\$10,200	
Prepare 95% Docs	24	Lisa	\$175	\$4,200	
Senior Review	8	Greg	\$175	\$1,400	
Support Cost Estimator with Info, Mtgs	6	Andrew	\$170	\$1,020	
Total Task Labor					\$16,820
Task 4: Bid Ready Documents					
Prepare 100% Docs	16	Andrew	\$170	\$2,720	
Total Task Labor					\$2,720
Task 5: Bid Phase Services					
Bid Phase Services	12	Andrew	\$170	\$2,040	
Total Task Labor					\$2,040
Task 6: Permitting					
Prepare ADEC Approval to Construct	20	Lisa	\$175	\$3,500	
Total Task Labor					\$3,500
Task 7: Construction Phase Services					
Preconstruction Meeting	1	Andrew	\$170	\$170	
Submittal Reviews	6	Andrew	\$170	\$1,020	
DCVRs/RFIs	4	Andrew	\$170	\$680	
Change Orders	2	Andrew	\$170	\$340	
Milestone Inspections	24	Andrew	\$170	\$4,080	
Substantial Completion Inspection	30	Andrew	\$170	\$5,100	
Record Drawing Preparation	4	Andrew	\$170	\$680	
Record Drawing Preparation	8	Heidi	\$170	\$1,360	
ADEC Approval to Operate	16	Andrew	\$170	\$2,720	
Total Task Labor					\$16,150
Subtotal Labor					\$88,190

Petersburg WTP
Clearwell Replacement Project
Cost Proposal for Engineering Services
January 30, 2026

Expenses					
Item	Quantity	Units	Unit	Subtotal	Total
			Cost		
Task 2: 65% Submittal					
RT Airfare to Petersburg	2	trips	\$700	\$1,400	
Travel Room and Board	6	days	\$150	\$900	
Travel Meals	6	days	\$46	\$278	
Vehicle Rental in PSG	4	days	\$90	\$360	
ANC Parking	6	days	\$16	\$96	
Postage and Reproduction	All Req'd	Lump Sum	\$24	\$24	
Total Task 2 Expenses					\$3,058
Subconsultants					
Guideline Cost Estimating	All Req'd	Lump Sum	\$6,000		
PND Structural and Geotech	All Req'd	Lump Sum	\$98,000		
Total Sub Expenses					\$104,000
Subtotal Expenses					\$107,058
Markup of 5%					\$5,353
Total Expenses					\$112,410
Total Labor and Expenses					\$200,600

Mayor's Report

February 17, 2026 Assembly Meeting

- 1. Proclamation by Governor Dunleavy:** Governor Dunleavy has officially proclaimed February 16, 2026, as a day to recognize Elizabeth Peratrovich and her work to eliminate discrimination. Elizabeth Peratrovich was a Tlingit civil rights leader born in Petersburg, whose powerful advocacy led to the passage of Alaska's 1945 Anti-Discrimination Act. A copy of the proclamation is attached.
- 2. Work Session with Tidal Network:** The Assembly will hold a work session on Thursday, February 19th at noon in the Assembly Chambers to receive additional information from Tidal Network and to discuss alternative tower locations to the communication tower at the Papke's site. The public is invited to attend, in person or via Zoom, for listening purposes only.
- 3. Seeking Letters of Interest:** The Petersburg Borough is accepting letters of interest from citizens who wish to serve the community as Planning Commissioner until the October 2026 municipal election. Letters of interest should be submitted to the clerk at the Borough offices located at 12 S. Nordic Drive; by sending to PO Box 329, Petersburg, AK 99833; or by emailing to bregula@petersburgak.gov.

STATE OF ALASKA



Executive Proclamation

by
Governor Mike Dunleavy

WHEREAS, born in Petersburg, Alaska, on July 4, 1911, Elizabeth Peratrovich was an Alaska Native woman of the Tlingit nation who was instrumental in the campaign against ending the discrimination that plagued the Alaska territory, and in doing so, she left a permanent mark on Alaska's history; and

WHEREAS, despite becoming citizens in 1924, fighting in World War II, and paying taxes, Alaska Natives were consistently discriminated against and restricted on where they could live, receive medical care, and attend school; and

WHEREAS, Elizabeth and her husband, Roy, fought for their campaign tirelessly, and after four years of penning legislation, enlisting the help of other Alaska Natives, and lobbying territorial legislators for support, in 1945 their anti-discrimination bill passed the House and was sent to the Senate; and

WHEREAS, on February 16, 1945, after a two-hour long hearing, Elizabeth stood and delivered an impassioned and eloquent speech that garnered the support needed to pass the Anti-Discrimination Act of 1945, which was the first anti-discrimination law in Alaskan history and the first of its kind enacted in the United States; and

WHEREAS, Elizabeth continued her humanitarian work championing civil rights until her death on December 1, 1958, at the age of 47. Many consider her the face of civil rights in Alaska, and in 2020, the United States Mint issued five-million \$1 gold coins honoring Elizabeth and the passing of the Anti-Discrimination Act of 1945; and

WHEREAS, Elizabeth Peratrovich left behind a strong and inspiring legacy, and will forever be a woman of distinction, exceptional courage, and a beacon of hope to many. Each year on February 16, we honor and celebrate her life and her contributions to freedom and equality.

NOW THEREFORE, I, Mike Dunleavy, GOVERNOR OF THE STATE OF ALASKA, do hereby proclaim February 16, 2026 as:

Elizabeth Peratrovich Day

in Alaska and encourage all Alaskans to celebrate and honor the life and legacy of Elizabeth Peratrovich and her work to eliminate discrimination and bring about equal rights in Alaska.

Dated: February 16, 2026



Mike Dunleavy
Mike Dunleavy, Governor,
who has also authorized the
seal of the State of Alaska to
be affixed to this proclamation.



Borough Manager's Report
Assembly Meeting 17 February 2026

- ❖ The state of Alaska released its 2025 population estimate. Petersburg's population is 3,395, an increase of .98% or 33 new residents from the previous year.
- ❖ With the mild weather, the Streets Department is continuing the construction of a road to expansion cells at the landfill.
- ❖ We have accepted delivery of a new CAT 950 loader to replace unit 100 and have outfitted the new fleet truck #32 for Power and Light with snowplow attachments and related accessories.
- ❖ An overhead door specialist was contracted to address issues affecting multiple overhead doors throughout the borough.
- ❖ The Water Department, in coordination with the Streets Department, is repairing a water-main leak on Haugen Drive.
- ❖ Harbor Staff continue to work on tour ship calendar. After last meeting's announcement of the anticipated 107 stops for the 2026 tour ship calendar, Allen Marine came out with an announcement of the closure of their Alaskan Dream Cruises business and cancelled 22 Petersburg stops. The calendar now estimates 85.
- ❖ Glo has met with ACL & PETRO for their annual calendar review of shared use of the Port Dock the 2026 season will look much like last years with Petro and the Harbor splitting the ACL stops to spread out the impacts to both C Float and the face of the Petro Dock adjacent to the Port.
- ❖ We had a good turnout for USCG Dockside Exams last week. Thank you to the safety inspectors that annually come to town prior to the tanner opening to perform the 40 + February dockside exams and our very own Desi Burrell who is part of the local CG Auxiliary and trained examiner.
- ❖ Glo and Liz spent time last week with Kristine Gilson, the Director of Technical Reviews for USDOT's MARAD division at an on-site visit and review of the EA (Environmental Assessment) for the Scow Bay Boatyard project. Also attending was environmental scientist, Danielle Schultz who is contracted through PND Engineers to acquire the permits for the BUILD grant program for final design and project construction execution.
- ❖ For the last couple of weeks Harbor maintenance has been chasing a waterline repair in the South Harbor. The twenty-year-old system has erosion issues which result in freshwater leakage. Maintenance was able to locate the failure where electrolysis had worn through the mainline connection. The Harbor located all the parts needed in town and with the help of Vern Craig from Silver Bay Seafoods was able to work with Mike Corl (who dropped everything) to fabricate the needed fix.

Borough Administration

PO Box 329, Petersburg, AK 99833 – Phone (907) 772-4519 Fax (907)772-3759
www.petersburgak.gov

- ❖ Harbor also had 5 fenders piles replaced at the Crane Dock last week and ordered materials to replace the whalers on the outside of C Float this spring. Thank you to Rock N Road Construction for fitting the Harbor into their schedule.
- ❖ Factory acceptance testing for the Scow Bay #2 step-up transformer will take place on February 23- 26 PMPL is using a third-party inspection firm to witness the testing.
- ❖ PMPL appreciates the patience of our customers that were recently affected by a short, 10-minute, planned outage on our distribution system south of Scow Bay on Tuesday, February 10th. A danger tree needed to be removed from the line and cutting power was the safest way to ensure that the tree was removed and would not impact customers during the next windstorm.
- ❖ PMPL thanks Parks and Recreation for holding CPR/First Aid classes for our staff in February.
- ❖ PMPL recently took possession of a new crew truck after the motor pool checked it all out and installed a mount to re-use the department's existing snowplow. The old flatbed will be surrendered to the motor pool for auction.
- ❖ The line crew recently removed old power poles that are no longer needed near the Hungry Point work site.
- ❖ Assessment notices will be mailed at the end of the month. The second page of the assessment notice contains a timeline and information if a property owner wants to appeal their assessment. They will have until March 31st to do so.
- ❖ The New EMS Coordinator, Ryan Gilkey, started Wednesday.
- ❖ PVFD has received a new quote for a partial purchase of the replacement SCBA equipment. The remaining Tanks and masks will be deferred until next budget cycle.
- ❖ Ketchikan Mechanical has been onsite working on Elderly Housing's aging sprinkler system. They will be completing a replacement of main components soon.
- ❖ Three apartments in Assisted Living have new residents, with three more to be filled, soon.
- ❖ Mountain View Manor's ongoing budget preparations, AHFC Compliance review and HUD's OCAF rent adjustment paperwork are all currently being processed.
- ❖ The library was closed Monday through Thursday last week as staff worked on inventory and special projects. We reopened to the public on Friday.
- ❖ We are coming into the end of our youth volleyball program, thank you to coaches Chrystine Collison and Callie Bell for their work for another successful program!
- ❖ We have updated our passholders agreement. If you have not already, please stop by and sign for continued use of the Community Center.
- ❖ Jim Rehfeldt has finished his energy audit for the Community Center, completing the P&R portion of the DOE grant obtained in 2025.

Borough Administration

PO Box 329, Petersburg, AK 99833 – Phone (907) 772-4519 Fax (907)772-3759
www.petersburgak.gov

**PETERSBURG BOROUGH
ORDINANCE # 2026-02**

**AN ORDINANCE OF THE PETERSBURG BOROUGH ASSEMBLY VACATING A
PORTION OF THE SEVENTH STREET RIGHT-OF-WAY AND AUTHORIZING
CONVEYANCE OF THE VACATED AREA TO THE BOROUGH, TO BE
CONSOLIDATED WITH ADJACENT BLOCK 275 TO CREATE A LOT SUITABLE FOR
RESIDENTIAL DEVELOPMENT**

WHEREAS, Seventh Street is platted on U.S. Survey 1252A; and

WHEREAS, a portion of Seventh Street, approximately 200' in length at its longest point, is located between Gauffin and Lake Streets, to the west of Block 275 ("the area proposed for vacation"); and

WHEREAS, the Borough owns two of the three lots immediately adjacent to the area proposed for vacation, including Block 275; and

WHEREAS, the owners of the third lot have indicated to the Borough that they do not wish to purchase the vacated area located immediately adjacent to their lot; and

WHEREAS, on October 31, 2025, the Borough submitted an application for a right-of-way vacation, seeking to vacate that portion of Seventh Street in order to consolidate the vacated area to Block 275; and

WHEREAS, notice was provided to adjacent property owners, and a public hearing was held by the Planning Commission on December 9, 2025; and

WHEREAS, the Planning Commission considered comments from borough staff and the public and determined the portion of Seventh Street proposed for vacation was not valuable for any municipal purpose nor needed for access purposes to any lot, and vacating it would allow for conveyance to the Borough and consolidation with Block 275, creating a sellable lot; and

WHEREAS, the Planning Commission approved the vacation of the identified portion of the Seventh Street right-of-way and recommended that the vacated area be conveyed to the Borough, for consolidation with adjacent Block 275, USS 1252A (as newly created Lot 2A), referring the matter to the Borough Assembly; and

WHEREAS, the borough intends to sell the newly created lot for residential development; and

WHEREAS, the borough assessor has determined the full and true assessed value of the vacated portion of Seventh Street is \$59,200.

**PETERSBURG BOROUGH
ORDINANCE # 2026-02**

THEREFORE, THE PETERSBURG BOROUGH ORDAINS as follows:

Section 1. Classification.

This Ordinance is of a general and permanent nature but will not be codified in the Municipal Code.

Section 2. Purpose.

The purpose of this Ordinance is to accept the Platting Board's vacation of a portion of the Seventh Street right-of-way and authorize conveyance of the vacated area to the Borough, to be consolidated with adjacent Block 275, USS 1252A, creating a lot suitable for residential development.

Section 3. Substantive Provisions.

A. In accordance with the approval of the Planning Commission, a portion of the Seventh Street right-of-way, reflected on attached Exhibit A, is hereby vacated.

B. In accordance with the Planning Commission's recommendation, the vacated area shall be conveyed to the Borough, to be consolidated with adjacent Block 275, U.S. Survey 1252A.

C. The Borough Manager is authorized to execute all documents necessary to effectuate the vacation and conveyance of the area vacated.

Section 4. Where Record to be Maintained.

This non-Code ordinance, and the enactment of the vacation and consolidation referenced under Section 3 of this ordinance, shall be maintained with the land records of the Borough.

Section 5. Effective Date.

This Ordinance will take effect immediately upon adoption.

**PASSED and APPROVED by the Assembly of the Petersburg Borough, Alaska this
17th day of February, 2026.**

Bob Lynn, Mayor

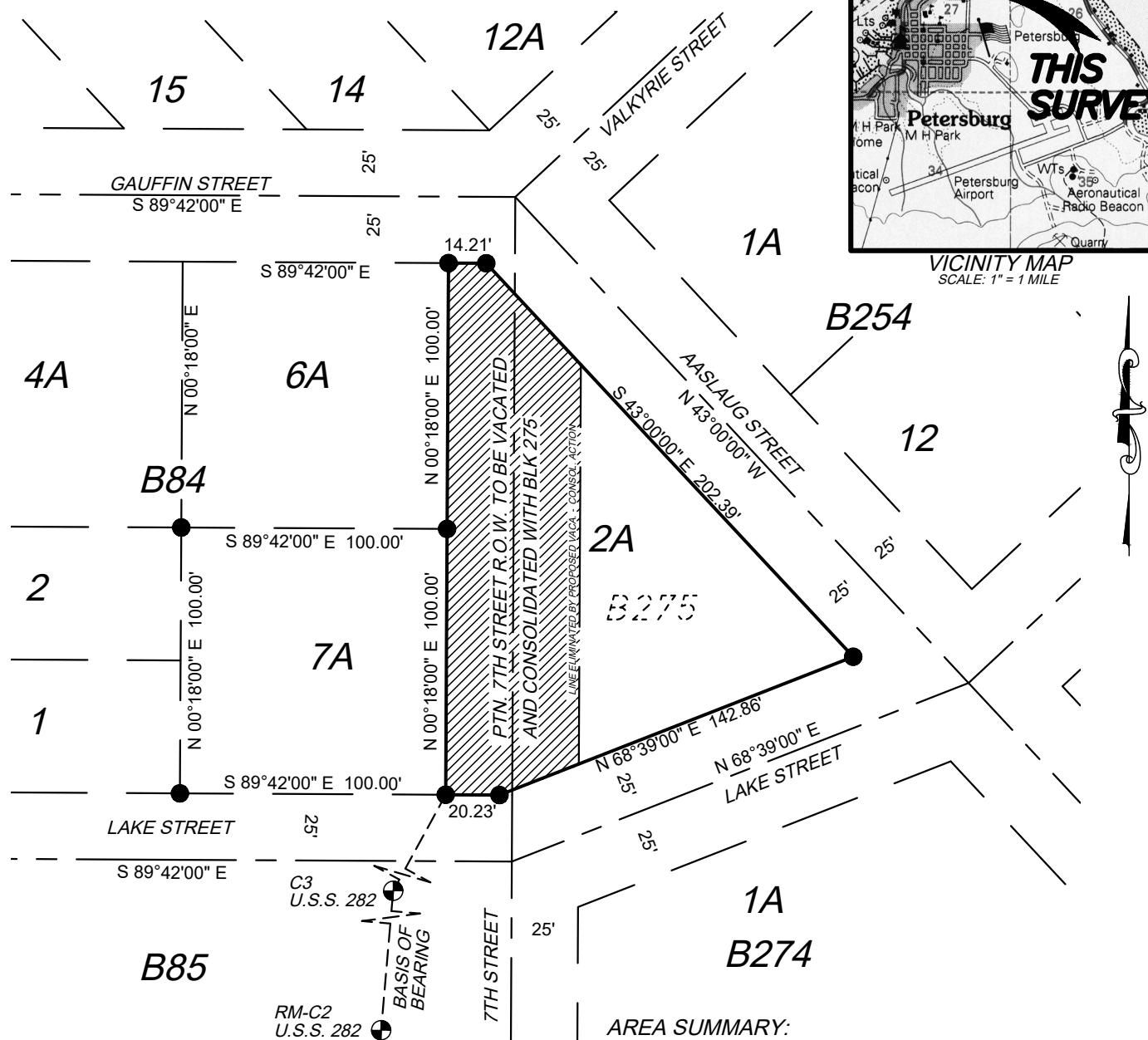
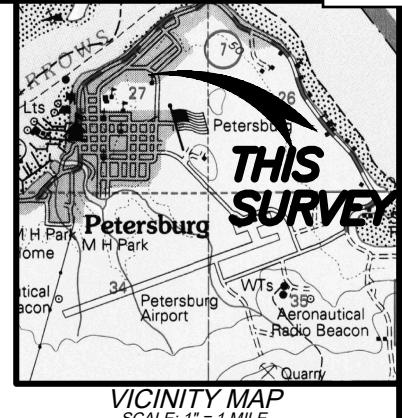
ATTEST:

Rebecca Regula, Borough Clerk

Adopted:
Published:
Effective:

Ordinance #2026-02 - Exhibit A

Item 14A.



AREA SUMMARY:

UNCONSOLIDATED PARENT PARCEL, BLOCK 275 = 7,736 S.F.
PORTION OF SEVENTH STREET R.O.W.
ABSORBED BY LOT 2A = 9,144 S.F.
CONSOLIDATED LOT 2A = 16,880 S.F.

SEVENTH STREET VACATION SUBDIVISION

A VACATION OF A PORTION OF SEVENTH STREET
TO BE CONSOLIDATED WITH BLOCK 275 OF U.S.S. 1252A
CREATING LOT 2A

PETERSBURG RECORDING DISTRICT

CLIENT: PETERSBURG BOROUGH
BOX 329
PETERSBURG, AK 99833



GRAPHIC SCALE

LEGEND

- 2" MURPH ALCAP ON 5/8" REBAR RECOVERED THIS SURVEY
- RECORD U.S.S. 282 REF. MON. OR CORNER MON. RECOVERED THIS SURVEY
- C.S., L.S. 10390 2" ALCAP MON ON REBAR
- ESTABLISHED THIS SURVEY



PORTION OF 7TH STREET R.O.W. TO BE VACATED

SURVEYOR CENTRAL SOUTHEAST SURVEYORS	
P.O. BOX 533, PETERSBURG AK 99833	
PH (907) 518-0075	
DRAWING COMPLETED	11/11/25
DRAWING No.	7TH STREET VACATION 2025

PLANNING COMMISSION REPORT

Action #	2025-1201
Meeting Date:	12/9/2025
Applicant(s):	Petersburg Borough
Property Owner(s):	Petersburg Borough
Agent/Representative:	
Property Address:	ptn of N 7th Street
Legal Description:	ROW adjacent to Block 275, USS 1252a
Parcel ID	01-012-010
Acreage/Lot Size	9,144 sf
Current Zoning	n/a
Comp Plan Designation:	n/a
Request Type:	Vacation of a right-of-way.

EXECUTIVE SUMMARY

Applicant Request:	Vacation of portion of N 7th St ROW and consolidation with adjacent lot to create a larger lot suitable for residential development.
Commission Recommendation:	The Planning Commission recommends the Borough Assembly approve the vacation of a portion of N 7th St with the condition that the vacated ROW is consolidated with the adjacent lot, Block 275, USS 1252A.
Key Issues:	<ol style="list-style-type: none"> 1. The N 7th St ROW is not needed to access borough or private property. 2. Vacated portion can be consolidated with adjacent lot to create a developable residential lot.

PROJECT DESCRIPTION

Proposal Details	
Intended Use	Borough intends to sell proposed Lot 2A for residential development.
Building/Development	
Site Improvements	
Operations Plan	
Timeline	

SITE CHARACTERISTICS

Size (including vacated ROW):	9,144 sf
Topography:	wooded/muskeg
Existing Structures:	none
Legal Access:	Aaslaug St
Utilities:	Water/Wastewater & Power are available on Aaslaug St.
Flood Zone:	n/a
Constraints:	

ZONING AND LAND USE ANALYSIS

Zone	Single-family Residential
Intent	SFR provides a sound and attractive residential neighborhood.

Principal Uses	Uses outlined in Section 19.20.020 for SFR, include, but are not limited to, single-family homes, two-family homes, and accessory buildings.		
Conditional Uses	Conditional uses outlined in Section 19.20.040 for SFR include, but are not limited to, home occupation, private schools, church, public buildings.		
Surrounding Zoning		Existing Land Use	
North	Single-family Residential	North	Residential
South	Single-family Residential	South	Commercial/Industrial
East	Single-family Residential	East	Residential
West	Single-family Residential	West	Residential

LOT DEVELOPMENT STANDARDS

Standard	Required	Proposed	Conforms?	Comment
Min. Lot Size	8,000 sf	9144 sf	yes	Will be consolidated
Setback - Front	20 ft			with adjacent lot
Setback - Side	10 ft			
Setback - Rear	20 ft			
Max. Lot Coverage	35%			
Max. Building Height	2 stories			
Parking Spaces	2 per dwelling unit			

STANDARDS ANALYSIS (PMC 18.30.020-18.30.050)

The platting authority shall inquire into and determine the merits of the relief petitioned for and make such order as justice and the public welfare require.

The proposed ROW vacation eliminates a 200' platted ROW between Gauffin St and the undeveloped portion of Lake St. The adjacent vacant lot (Block 275) is small and oddly shaped limiting its development for residential use. The vacated portion of the ROW may then be consolidated with Block 275 to create a legal lot with direct access to road, water, sewer, and electricity. The borough's intent is to sell the new lot for residential development.

DEPARTMENT REVIEWS

Department Name	Comments
Public Works:	Future utility can run down undeveloped portion of Lake St

PUBLIC NOTICE

The borough provided public notice consistent with PMC 18.30.030. Notice was mailed by first class mail to the owner of record of the property within a distance of six hundred feet of the exterior boundary of the property that is the subject of the application. See Attachment D for notification list.

FINDINGS AND CONDITIONS OF APPROVAL

Findings of Fact

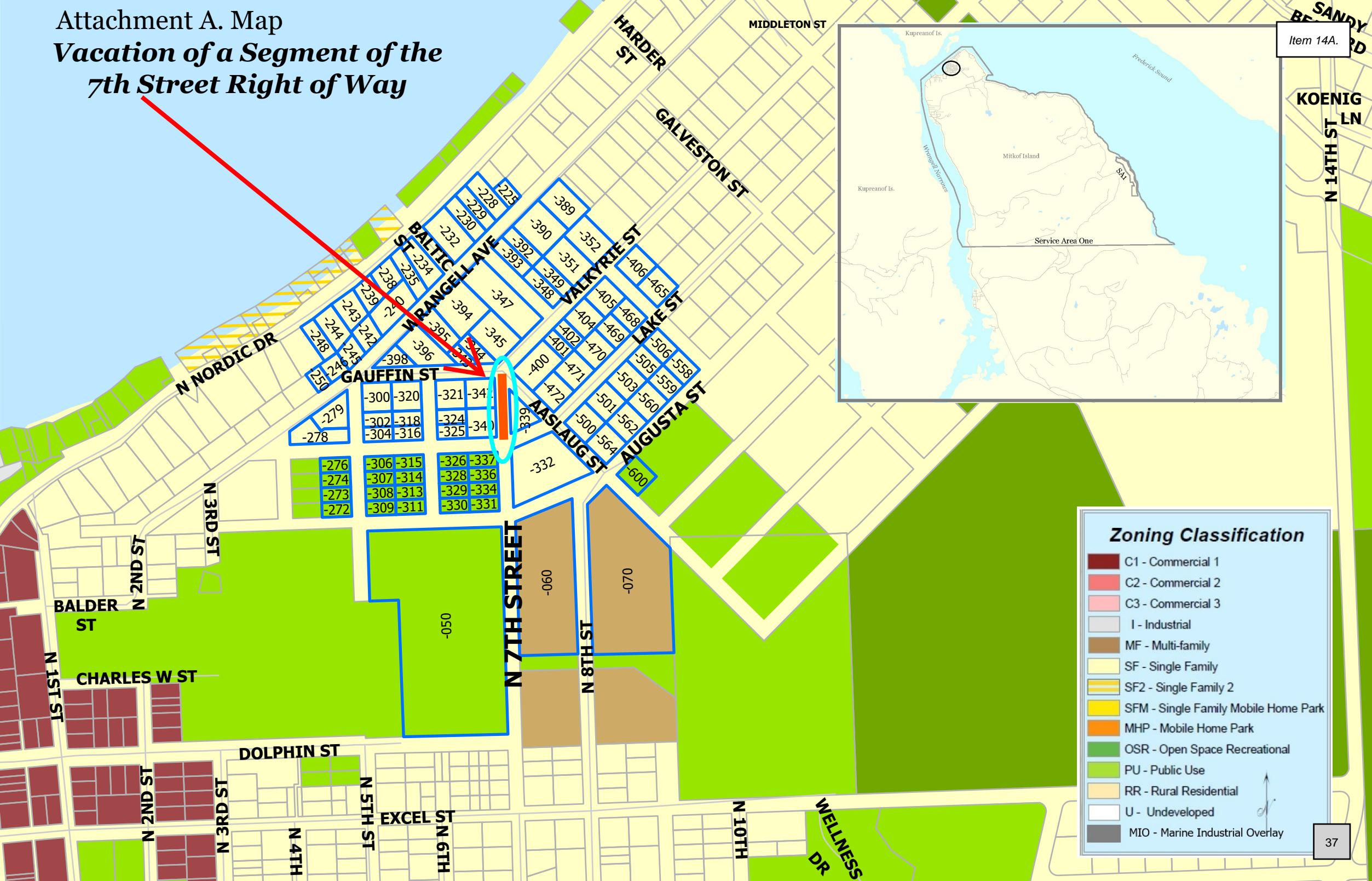
- Finding 1: Petersburg Borough is the majority property owner on this portion of N 7th St.
- Finding 2: ROW is not needed to access borough or private property.
- Finding 3: Vacating ROW allows for creation of a standard lot with access to road and utility.

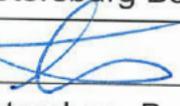
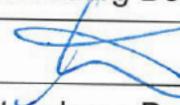
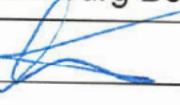
ATTACHMENTS

A. Maps	C. Public Comments	E. Proposed Plat
B. Applicant Materials	D. Public Notice	

Attachment A. Map
***Vacation of a Segment of the
7th Street Right of Way***

Item 1:



		PETERSBURG BOROUGH R.O.W. VACATION		CODE TO: 110.000.404110 BASE FEE: \$50.00 PUBLIC NOTICE FEE: \$70.00 TOTAL: \$120.00
DATE RECEIVED:	RECEIVED BY:	CHECK NO. or CC:		
APPLICANT/AGENT: NAME Petersburg Borough MAILING ADDRESS [REDACTED]		PROPERTY OWNER(S): NAME MAILING ADDRESS		
CITY/STATE/ZIP Petersburg, AK 99833		CITY/STATE/ZIP		
PHONE 907-772-4425		PHONE		
EMAIL [REDACTED]		EMAIL		
Adjacent Properties				
Number of Lots/Parcels Affected by Vacation: 4		Subdivision: Petersburg Townsite	Plat #: USS 1252 and USS 1252a	
SUBMITTALS: Please include a copy of plat.				
SIGNATURE(S): I (we) do hereby apply for a vacation of the borough owned easement/right-of-way/land in accordance with the provisions of Title 18, SUBDIVISIONS of the Petersburg Municipal Code.				
I (we) am (are) the owners of the real estate which borders said borough-owned easement/right-of-way/and, which is generally described above.				
Lot/Block	Owner(s) Name	Mailing Address	Email	Phone
Block 275	Petersburg Borough	PO Box 329, Petersburg, AK [REDACTED]	[REDACTED]	907-772-4425
Owner Signature: 				
Lot 7, Block 84	Petersburg Borough	PO Box 329, Petersburg, AK [REDACTED]	[REDACTED]	907-772-4425
Owner Signature: 				
Lot 8, Block 84	Petersburg Borough	PO Box 329, Petersburg, AK [REDACTED]	[REDACTED]	907-772-4425
Owner Signature: 				
Owner Signature:				
Owner Signature:				



November 18, 2025

EMMENEGGER DENNIS EMMENEGGER KATHRYN

NOTICE OF SCHEDULED PUBLIC HEARINGS

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

Recommendation to the Borough Assembly regarding an application from the Petersburg Borough to vacate a portion of N 7th Street

The public hearing and consideration of the application will be held:

Tuesday, December 9, 2025, at 12:00 PM
Assembly Chambers, Municipal Building
12 South Nordic Drive, Petersburg, Alaska.

The meeting is open to the public.
To attend via **ZOOM**, please contact Anna Caulum at 907-772-5409.

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

TO SUBMIT WRITTEN COMMENTS TO THE PLANNING COMMISSION

By Mail:	PO Box 329, Petersburg, Alaska 99833
By Email:	acaulum@petersburgak.gov
Hand-Deliver:	Petersburg Municipal Building, 12 S. Nordic Dr.

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

Sincerely,

Liz Cabrera
Community & Economic Development Department

Community & Economic Development

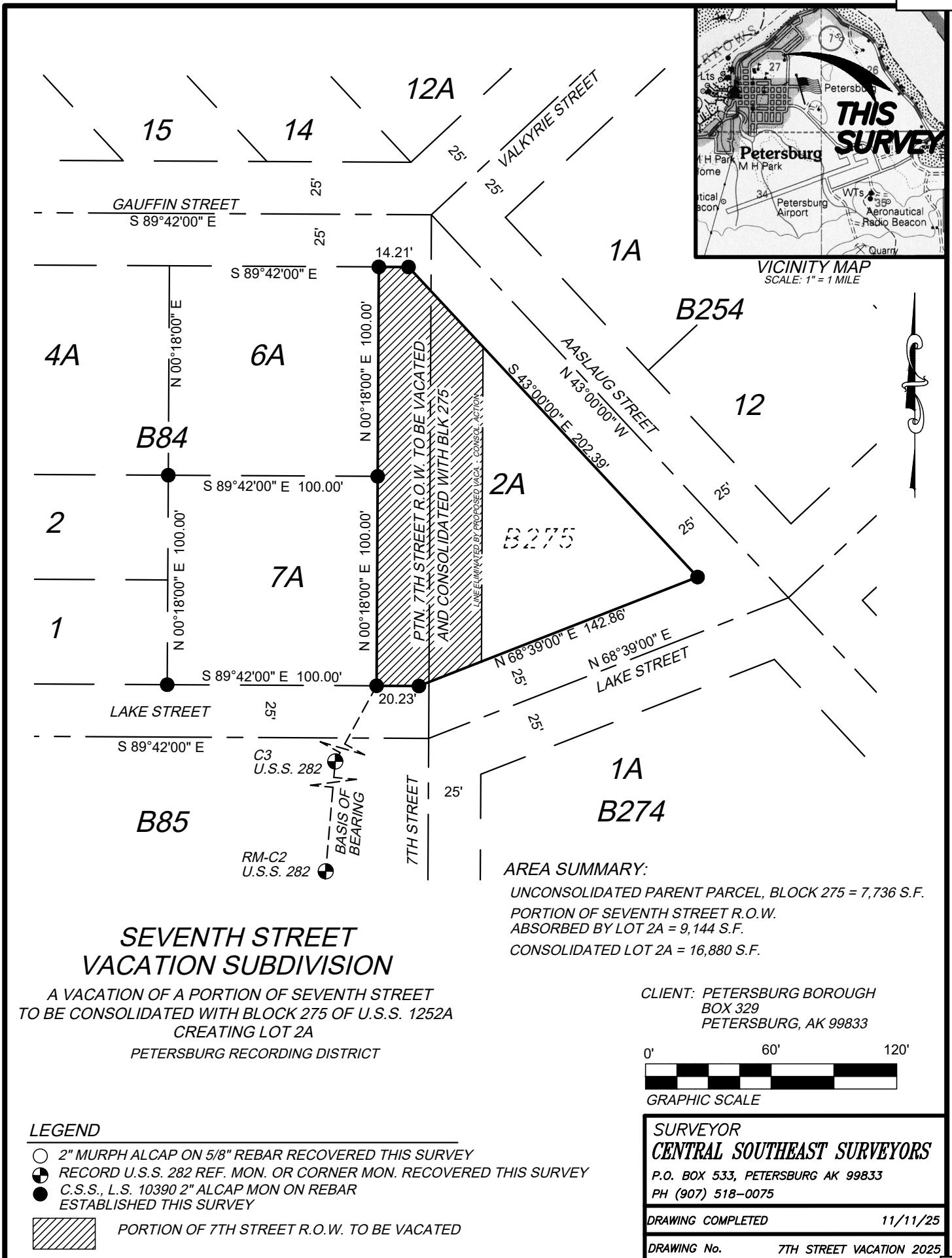
PO Box 329, Petersburg, AK 99833 – Phone (907)772-4042 Fax (907)772-3759

www.petersburgak.gov

Name1	Name2
CHRIS FRY	
HEATHER O'NEIL	
SARAH FINE-WALSH	
JOHN JENSEN	
JOSHUA ADAMS	
MARIETTA DAVIS	
MIKA CLINE	
BALCOM BRADLEY D	BALCOM HANNAH
BELL DUANE E	BELL DIAN L
BENITZ DAVID	BENITZ CEAN
BERGMANN WILLIAM	BERGMANN JOYCE
CARR REED	
CLAY CADE	
CORNELIUS DONALD	CORNELIUS KAREN
CORRAO CHELSEA	
CURRY PROPERTY LLC	
DAVIS WESLEY	DAVIS ANGELA
DURBIN MICHAEL	
EMMENEGGER DENNIS	EMMENEGGER KATHRYN
FREEMAN HARLAN	FREEMAN SHARON
GCI COMMUNICATION CORPORATION	
GELHAUS MARK	GELHAUS MARCELLA
GUTHRIE ALEXANDER	GUTHRIE LAURA
HALTINER ROBERT	HALTINER SIGNE
HENDERSON RANDAL	HENDERSON JUDITH
HICKMAN DANIEL	HICKMAN PATRICIA
HOWARD KENNETH	HOWARD LAURA
JUDY RODNEY	JUDY DARCY
KIVISTO KURT	KIVISTO SHARON
KOWALSKI GREGORY	KOWALSKI CATHERINE
LAMBE KELSEY	MCCAY TREVOR
LEONARD MICHAEL	LEONARD MARY
LIGHTHOUSE ASSEMBLY OF GOD	
LUCZAK LEON	LUCZAK JOANNE
MACPHEE DANIELLE	RASMUSSEN JACOB
MALONE ALAN J	
MAZZELLA DAVID	MAZZELLA HILLARY
MIDKIFF EARL	MIDKIFF SHANNON
MILLER APRIL LANE	
MOORE JOSHUA A	MOORE VICTORIA
OCHOA RAYMOND	
PARR ROBIN E	PARR HUNT E
POULSEN CHRIS W	POULSEN STACEY
RESSLER CHARLES	RESSLER LOIS
RITTER WENDY	
ROBINSON JEFFREY W	FUQUA SUZANNE M
SIMBAHON TIARE R	
SWANSON ROBERT	THE SWANSON FAMILY LIVING TRUST
THAIN LAUREN	THAIN TYLER
THORSEN DEREK	THORSEN STACEY
THYNES BRANDI R	
THYNES CHARLES	THYNES STEPHANIE
US COAST GUARD	
VAN ETTINGER PAUL C	VAN ETTINGER CHRISTINE M
WOOD KARSTEN F	WOOD KELLII
YUEN KEN	VIEN VIVIAN

Attachment E. Proposed Plat

Item 14A.



**PETERSBURG BOROUGH
ORDINANCE #2026-03**

**AN ORDINANCE AMENDING PETERSBURG MUNICIPAL CODE CHAPTER 14.20,
ENTITLED “MUNICIPAL HARBORS”, TO INCREASE HARBOR FEES**

WHEREAS, Petersburg’s Municipal Harbor Department and the Harbors and Ports Advisory Board recommend an increase in moorage and use fees to bring harbor revenues in line with expenses; and

WHEREAS, harbor fees were last increased in 2022, at the recommendation of the Petersburg Municipal Harbor Department and the Ports and Harbor Advisory Board, by Ordinance #2022-03.

THEREFORE, THE PETERSBURG BOROUGH ORDAINS, 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 increase harbor fees to bring harbor revenues in line with expenses.

Section 3. Substantive Provisions: Section 14.20.360 *Regulation of vehicles and parking areas* and 14.20.390, *Fees and charges for services*, of Chapter 14.20 entitled “Municipal Harbors”, of the Petersburg Municipal Code shall be amended to read as follows (the language proposed for deletion is struck through, and the new language is in red and underlined):

Chapter 14.20 MUNICIPAL HARBORS

14.20.360 Regulation of vehicles and parking area.

A. The harbormaster, or the harbormaster's designee, is authorized to enforce traffic and parking ordinances at borough harbor facilities. Additionally, the harbormaster may establish and enforce additional reasonable traffic and parking regulations as may be required for the safe and orderly operation and parking of all vehicles within the confines of harbor facilities. This includes the posting of signs and all other regulations that may be required. Vehicles found in violation of these regulations will be subject to vehicle immobilization (by use of a parking boot or other similar device), fees and to towing and placement in a designated impound lot. The fee for removal of a vehicle immobilization device is \$35.00.

B. All towing and impound expenses will be incurred by the owner of the vehicle.

C. Persons using harbor facility vehicle parking areas will do so only in connection with the use of the other harbor facilities.

**PETERSBURG BOROUGH
ORDINANCE #2026-03**

14.20.390 Fees and charges for services.

A. Annual Moorage fees.

1. Unless otherwise stated in this chapter, the base moorage fee (also referred to as the permanent stall rate), available to a vessel which has a moorage contract for a stall in the municipal harbors located in Service Area 1 for a minimum term of seven full consecutive months, is as follows:

Stall length	\$ per foot
18 ft.	$\times \$43.00 \underline{39.00} = \$774.00 \underline{702.00} (\$64.50 \underline{58.50} \text{ mo.})$
20 ft.	$\times \$43.00 \underline{39.00} = \$860.00 \underline{780.00} (\$71.67 \underline{65.00} \text{ mo.})$
26 ft.	$\times \$44.00 \underline{39.00} = \$1,144.00 \underline{1,014.00} (\$95.33 \underline{84.50} \text{ mo.})$
32 ft.	$\times \$44.00 \underline{39.00} = \$1,408.00 \underline{1,248.00} (\$117.33 \underline{104.00} \text{ mo.})$
40 ft.	$\times \$48.00 \underline{43.50} = \$1,920.00 \underline{1,740.00} (\$160.00 \underline{145.00} \text{ mo.})$
42 ft.	$\times \$48.00 \underline{43.50} = \$2,016.00 \underline{1,827.00} (\$168.00 \underline{152.25} \text{ mo.})$
48 ft.	$\times \$55.00 \underline{50.00} = \$2,640.00 \underline{2,400.00} (\$220.00 \underline{200.00} \text{ mo.})$
50 ft.	$\times \$55.00 \underline{50.00} = \$2,750.00 \underline{2,500.00} (\$229.17 \underline{208.33} \text{ mo.})$
50 ft. wide (55)	$\times \$60.00 \underline{50.50} = \$3,080.00 \underline{2,777.50} (\$256.67 \underline{231.46} \text{ mo.})$
60 ft.	$\times \$60.00 \underline{57.25} = \$3,600.00 \underline{3,435.00} (\$300.00 \underline{286.25} \text{ mo.})$
62 ft.	$\times \$60.00 \underline{57.25} = \$3,720.00 \underline{3,549.50} (\$310.00 \underline{295.79} \text{ mo.})$
75 ft.	$\times \$63.00 \underline{57.25} = \$4,725.00 \underline{4,293.75} (\$393.75 \underline{357.81} \text{ mo.})$
100 ft.	$\times \$63.00 \underline{57.25} = \$6,300.00 \underline{5,725.00} (\$525.00 \underline{477.08} \text{ mo.})$

2. Monthly 20-foot stall rental in South Harbor:

- 1—11 months: \$65.00
- 12 months: \$35.84 32.50 (prepaid)

3. Overhanging stall: One dollar per foot, per month, except there shall be no overhanging stall fee charged to the 20-foot stalls in South Harbor.

4. Unless otherwise stated in this chapter, the base semi-annual moorage fees available to a vessel which has a moorage contract for a stall in the municipal harbors located in service area 1 for a term of 3 to 6 consecutive months shall be charged \$5.88 per linear foot per month as follows:

STALL LENGTH	PER FT	RATE PER MONTH
18 FT	<u>6.04</u>	<u>\$108.72</u>
20 FT	<u>6.04</u>	<u>\$120.80</u>
26 FT	<u>6.08</u>	<u>\$158.08</u>
32 FT	<u>6.08</u>	<u>\$194.56</u>

**PETERSBURG BOROUGH
ORDINANCE #2026-03**

40 FT	6.25	\$250.00
42 FT	6.25	\$262.50
48 FT	6.54	\$313.92
50 FT	6.54	\$327.00
50 FT (WIDE STALL 55)	6.67	\$366.85
60 FT	6.75	\$405.00
62 FT	6.75	\$418.50
75 FT	6.88	\$516.00
100 FT	6.88	\$688.00

B. Use fees.

1. Transient vessel moorage fees.
 - a. The owner, master or agent of any transient vessel moored within the municipal harbors for less than ten days in any calendar month shall pay per day, or any portion thereof, moorage based on the length of vessel as follows:
 - i. All vessels: \$0.85~~75~~ per linear foot.
 - ii. Non-Commercial Fishing >90 foot: Daily \$1.70~~1.50~~ per linear foot.
 - b. The owner, master or agent of any transient vessel moored within the municipal harbors for ten days or more in any calendar month shall pay moorage at the rate of \$8.50~~7.50~~ per linear foot per calendar month except as set out below.
 - i. Non-Commercial Fishing >90 foot: Monthly \$17.00~~15.00~~ per linear foot.
 - c. If transient vessel moorage fees are not paid in full prior to the end of the calendar month in which they are incurred, an invoice fee of \$10.00 shall be assessed.
2. Skiff float use. The owner, master or agent of any vessel moored at the skiff float shall be charged \$2.00 per linear foot per month.
3. Grid use fee. The owner, master or agent of any vessel using a grid shall pay for the use of the grid at the following rate per linear foot (vessel length) per day:
 - a. Wood grid, \$0.80~~0.70~~.
 - b. Steel grid, \$1.35~~1.20~~.
4. Live-aboard fee. The vessel owner, master or agent shall pay the following rate per month for persons living aboard a vessel:
 - a. One person, \$72.00~~65.00~~.
 - b. Each additional person, \$36.00~~30.00~~.
5. Launching ramp permit fee.
 - a. Commercial use of launching ramp. Persons launching vessels without purchasing an annual launch permit shall pay \$35.00~~30.00~~ for each launch. An annual launch permit for commercial use may be purchased at a cost of \$350.00~~300.00~~ for unlimited use of the launching facilities.
 - b. Noncommercial use of launching ramp. Persons launching vessels without purchasing an annual launch permit shall be charged \$20.00~~15.00~~ for each launch. An annual launch permit may be purchased at a cost of \$60.00~~50.00~~ for the first permit and \$30.00~~25.00~~ each for each additional

**PETERSBURG BOROUGH
ORDINANCE #2026-03**

permit (each trailer must have its own permit) for unlimited use of the launching facilities. The permit must be attached to the tongue of the trailer.

6. Port facility use fee.
 - a. Dock face moorage fee. The owner, master or agent of any vessel mooring at a dock face shall pay \$2.50 per linear foot (vessel length) for each 24-hour period or portion thereof.
 - b. Wharfage fee. The owner, master or agent of any vessel loading or unloading freight at the port dock shall pay \$5.00 per ton of freight loaded or unloaded.
 - c. Upland outdoor storage fees. The owner, master or agent of a vessel whose gear or equipment is stored at an upland outdoor storage area of a municipal harbor shall pay \$0.35 ~~0.30~~ per square foot of storage space rented per month. Prior approval of the harbormaster is required.
7. Port dock, drive down bulkhead, launch ramp and crane dock loading/off-loading use fee.
 - a. Persons engaged in loading or off-loading materials, equipment, gear or any other items onto or off vessels at the port dock, drive down bulkhead or crane dock shall be charged \$50.00 for each vessel loaded or off-loaded or \$300.00 annually for unlimited use of one of the docks for loading/off-loading. Prior approval of the harbormaster is required.
 - b. Vessels are limited to 4 hours moorage within a 24-hour period on the crane dock and drive down bulkhead. Additional time may be granted by the harbor master.
8. Commercial Drive Down Dock and Drive Down Bulkhead Permit.
 - a. Annual Permit: \$4.00 ~~3.00~~ per lineal foot of vessel.
 - b. Per Use Basis: \$1.50 ~~1.00~~ per lineal foot of vessel per use.
 - c. Vessels are limited to 4 hours of active loading and unloading activity within a 24-hour period. Additional time may be granted by the harbormaster.
 - d. Specific areas are available for vessel repair and maintenance. Reservations must be made prior through the harbormaster. Vessels will be charged \$1.00 per foot per day for reserved space.
9. Crane use fee. The owner, master or agent of any vessel using the crane shall be charged \$45.00 ~~40.00~~ for each hour of use, or portion thereof.
10. Boat pumping fee. The owner, master or agent of a vessel pumped shall pay \$65.00 ~~60.00~~ per hour (with a one-hour minimum fee) for the vessel pumping service.
11. Snow removal fee. The owner, master or agent of a vessel provided with snow removal service shall pay \$45.00 ~~40.00~~ per hour (with a one-hour minimum fee).
12. Transient electrical service fee. The owner, master or agent of a vessel provided electrical service, if available, shall pay:
 - a. \$6.00 per day for 30 amp service;
 - b. \$10.00 per day for 50 amp service;
 - c. \$34.00 per day for 60 amp service; and
 - d. \$57.00 per day for 100 amp service.
13. Electric adapter plug rental fee.
 - a. 30 amp/110v adapter - \$5.50 ~~5.00~~ per day, plus an initial deposit of \$150.00;
 - b. 60-amp 3-phase/50 amp adapter - \$11.00 ~~10.00~~ per day after a 10 day grace period, plus an initial deposit of \$250.00;

**PETERSBURG BOROUGH
ORDINANCE #2026-03**

c. 60 amp 3 phase/50 amp adapter - \$11.00 per day after a 10 day grace period, plus an initial deposit of \$500.00;

d e. 100 amp plug - \$11.00 10.00 per day after a 10 day grace period, plus an initial deposit of \$600.00.

Failure to timely return the plug, or return of the plug in a damaged or nonfunctional condition, shall result in forfeiture of the deposit to the borough. If the deposit is secured by credit card or debit card information, the cardholder grants authorization for the borough to process a charge to such card in the amount of the forfeited deposit.

14. Impounding fee for gear or other equipment left on dock or floats. The owner, master or agent of a vessel whose gear or equipment, including skiffs, is left on the docks or floats after the harbormaster has directed the items to be removed, after the vessel has left the harbor, or for a period in excess of 24 hours, shall be charged a \$75.00 minimum impound fee for those items, plus \$3.00 per day as the storage fee on the impounded items. Impounded items may, at the discretion of the harbormaster, be discarded if not claimed within 30 days.
15. Vessel moving/towing fee for vessels moored within the municipal harbors. The owner, master or agent of any vessel moored within the municipal harbors which is moved or towed within the facility shall be charged \$1.65 1.50 per linear foot (vessel length) for the moving/towing service. The moving/towing service shall be provided at the discretion of the harbormaster.
16. Harbor skiff emergency use fee. The owner, master or agent of any vessel requiring the emergency use of the harbor skiff shall pay \$44.00 40.00 per hour (with a one-hour minimum fee) for the skiff emergency service.
17. Power-washer use. The owner, master or agent of any vessel using the power-washer shall be charged \$45.00 40.00 per hour, or any portion thereof.
18. Harbor showers. Use of the showers at the harbormaster's building shall be charged \$2.00 for each seven and one-half minutes.
19. Tour ship docking fees.
 - a. Float side inner harbor: \$600.00 500.00 per stop;
 - b. Port dock and drive down bulkhead: \$700.00 600.00 per stop;
 - c. Lighters to the harbor will be charged \$500.00 400.00 per each 24 hours;
 - d. Drive Down Float: \$800.00 700.00 per stop, 8 hour maximum; time over 8 hour maximum \$100.00 per hour;
 - e. Homeland Security Fee: \$440.00 400.00 per stop.
20. Tour ship schedule or docking location change fee (in effect from April 30 through October 31 annually) \$200.00 per change, per vessel.
21. Tour ship trip cancellation. Prepaid tour ship docking and other use fees will not be refunded for ship cancellations received by the borough after April 30 of each year.
22. Garbage, waste oil disposal fees and water fees.
 - a. Vessels not using the harbor facilities for moorage but disposing of garbage or waste oil or obtaining water shall be charged fees as follows:
 - i. Garbage disposal, \$25.00 per cubic yard;
 - ii. Waste oil disposal, \$10.00 5.50 per five gallons, \$50.00 per barrel, plus expenses incurred by the borough in disposal;

**PETERSBURG BOROUGH
ORDINANCE #2026-03**

iii. Potable water, \$15.00 minimum or \$0.03 per gallon, whichever is greater.

23. Fees associated with vessels in a dangerous condition:

- a. Replacing or securing mooring lines, ~~\$25.00~~ ~~20.00~~ plus the cost of material used;
- b. Pumping of vessels, ~~\$65.00~~ ~~60.00~~ per hour (with a one-hour minimum fee), plus expenses incurred.

24. Fees for conducting business from a vessel. ~~Twenty dollars~~ ~~\$25.00~~ per day during such period of time as mooring is approved.

25. Impoundment fees. Impounded vessels shall be charged a minimum fee of \$75.00 plus storage at the rate of not less than \$3.00 per day, or the actual cost to the borough, whichever is higher. These fees are in addition to any other costs incurred by the borough during the impoundment process.

26. Commercial Use Permit. Any business providing commercial services to vessels within the municipal harbors, and any vessel engaged in charter, tour or similar commercial operations, or from which or with which business is being conducted, that does not pay a moorage fee under this chapter, shall be required to obtain an annual commercial use permit. The fee for such permit is \$220.00 per year.

C. Fees in this subsection 14.20.390 may be increased, by ordinance amendment, on an annual basis, subject to review of harbor facilities' financial needs and borough assembly approval, based on increases in the Anchorage Consumer Price Index.

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 March 1, 2026.

PASSED AND APPROVED by the Petersburg Borough Assembly, Petersburg, Alaska this 17th day of February, 2026.

Bob Lynn, Mayor

ATTEST:

Rebecca Regula, Borough Clerk

Adopted:
Noticed:
Effective:

**PETERSBURG BOROUGH
ORDINANCE #2026-04**

**AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP FOR SERVICE AREA 1
OF THE PETERSBURG BOROUGH TO ZONE A PARCEL OF BOROUGH
TIDELAND INDUSTRIAL (I-1) WITHIN THE MARINE INDUSTRIAL OVERLAY ZONE
SUBDISTRICT**

WHEREAS, the Petersburg Borough owns a parcel of tidelands as shown on Attachment A hereto, and more specifically described as follows:

Commencing at corner 4 of the U.S. Coast Guard Float Lease, said corner shown on City of Petersburg Coast Guard Float Lease Plat #89-4 by Rick Braun L.S. #5485, which shall also be designated as corner 1 and the Point of Beginning of the ACL Lease Parcel, thence S 57°40'00" W a distance of 300.00' to corner 2 of the ACL Lease Parcel, thence N 32°20'00" W a distance of 75.00' to corner 3 of the ACL Lease Parcel, thence N 57°40'00" E a distance of 300.00' to corner 4 of the ACL Lease Parcel, thence S 32°20'00" E a distance of 75.00' to corner 1 of the ACL Lease Parcel and the Point of Beginning

("the parcel"); and

WHEREAS, the parcel is currently unzoned; and

WHEREAS, American Cruise Lines, Inc. (ACL) has filed an application to lease the parcel to construct a mooring float and gangway, to dock their marine passenger vessels and onload and offload passengers and supplies; and

WHEREAS, in connection with that application, a petition to zone the parcel was submitted to the Planning Commission by the Borough Manager on December 9, 2025; and

WHEREAS, the Planning Commission conducted a duly noticed public hearing on the proposed zoning on January 13, 2026, and considered and reviewed applicant materials, public comments and testimony, and staff report; and

WHEREAS, a recommendation to zone the parcel Industrial (I-1), in the Marine Industrial Overlay Zone subdistrict, passed the Planning Commission by a vote of 6-0; and

WHEREAS, the Borough is currently negotiating the terms and conditions of lease of the parcel to ACL, said parcel to be zoned in conjunction with the lease; and

WHEREAS, Chapter 19.84 of the Petersburg Municipal Code (Service Area 1) provides for zoning amendments whenever the public necessity, convenience or general welfare requires; and

WHEREAS, Borough Charter Section 3.01(K) and Section 1.12.010(G) of the Municipal Code require amendments to the official zoning map be enacted by ordinance.

THEREFORE, THE PETERSBURG BOROUGH ORDAINS as follows:

**PETERSBURG BOROUGH
ORDINANCE # 2026-04**

Section 1. Classification. This Ordinance is of a general and permanent nature but will not be codified in the Municipal Code.

Section 2. Purpose. The purpose of this Ordinance is to amend the Official Zoning Map for Service Area 1 of the Petersburg Borough.

Section 3. Substantive Provisions.

Zoning of Parcel.

The Official Zoning Map for Service Area 1 of the Petersburg Borough, codified and referenced in Section 19.08.020 of the Municipal Code, is hereby amended to zone the following described parcel Industrial (I-1), within the Marine Industrial Overlay Zone subdistrict:

Commencing at corner 4 of the U.S. Coast Guard Float Lease, said corner shown on City of Petersburg Coast Guard Float Lease Plat #89-4 by Rick Braun L.S. #5485, which shall also be designated as corner 1 and the Point of Beginning of the ACL Lease Parcel, thence S 57°40'00" W a distance of 300.00' to corner 2 of the ACL Lease Parcel, thence N 32°20'00" W a distance of 75.00' to corner 3 of the ACL Lease Parcel, thence N 57°40'00" E a distance of 300.00' to corner 4 of the ACL Lease Parcel, thence S 32°20'00" E a distance of 75.00' to corner 1 of the ACL Lease Parcel and the Point of Beginning, as further shown on Attachment A hereto.

Section 4. Where Record to be Maintained. This non-Code ordinance, and the enactment of the zoning amendment referenced under Section 3 of this ordinance, shall be maintained with the zoning records of the Borough.

Section 5. Effective Date. This Ordinance will be effective immediately upon adoption.

PASSED and APPROVED by the Assembly of the Petersburg Borough, Alaska this 2nd day of March, 2026.

Bob Lynn, Mayor

ATTEST:

Rebecca Regula, Borough Clerk

Adopted:
Published:
Effective:

WRANGELL NARROWS

UNSUBDIVIDED PORTION OF
ALASKA TIDELANDS SURVEY No. 9

N 57°40'00" E 300.00'

VICINITY MAP
SCALE: 1" = 1 MILETHIS
SURVEY

S 32°20'00" E 75.00'

ACL LEASE PARCEL
22,500 S.F.

S 57°40'00" W 300.00'

UNSUBDIVIDED PORTION
ALASKA TIDELANDS SURVEY No. 9

S 32°20'00" E 95.00'

S 32°20'00" E 62.00'

COAST GUARD
FLOAT LEASE
PLAT #89-4
8,984 S.F.

145.00'

N 57°40'00" E
14.98'U.S. FOREST SERVICE
TIDELANDS LEASE PARCEL A
PLAT #84-24
19,000 S.F.

145.57'

N 57°40'00" E
14.41'

S 32°20'00" E 75.00'

PETERSBURG PORT FACILITY DOCK
S 32°20'00" E 62.00'

S 32°20'00" E 95.00'

NOTES:

1. ACL LEASE PARCEL WILL BE TIED TO, TWO CENTERLINE MONUMENTS IN S. NORDIC DR. THE BEARING OF THE LINE BETWEEN THE TWO CENTERLINE MONUMENTS WILL BE THE BASIS OF BEARING FOR THIS SURVEY.

CLIENT: PETERSBURG BOROUGH
BOX 329
PETERSBURG, AK 99833

0' 50' 100'

GRAPHIC SCALE: 1" = 50'

LEGEND

- ACL LEASE PARCEL BOUNDARY
- - - - OTHER LEASE PARCEL SIDE BOUNDARY
- SURVEY TIE LINE
- S. NORDIC CENTERLINE MON. RECOVERED THIS SURVEY
-  PETERSBURG PORT FACILITY DOCK

SURVEYOR
CENTRAL SOUTHEAST SURVEYORSP.O. BOX 533, PETERSBURG AK 99833
PH (907) 518-0075DRAWING COMPLETED 01/27/26
DRAWING No. ACL LEASE PCL 2025

PLANNING COMMISSION REPORT

Action #	2026-0103
Meeting Date:	1/13/2026
Applicant(s):	Petersburg Borough
Property Owner(s):	Petersburg Borough
Property Address:	121 Dock Street
Legal Description:	
Parcel ID	01-008-099 (proposed)
Acreage/Lot Size	28,800 Sq. Ft.
Current Zoning	n/a
Comp Plan Designation:	n/a
Request Type:	Zoning Map Amendment

EXECUTIVE SUMMARY

Applicant Request:	Assign a zoning classification of Industrial - Marine Industrial Overlay to a proposed lease parcel that is currently unzoned.
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Recommendation:	Recommend Approval
------------------------	--------------------

Key Issues:	The proposed lease is a new lease lot to American Cruise Lines (ACL). Borough property must be zoned prior to lease or sale.
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PROJECT DESCRIPTION

Proposal Details

Intended Use	Mooring Float for commercial passenger vessel.
Building/Development	n/a
Site Improvements	Moorage float
Operations Plan	n/a
Timeline	

Site Characteristics

Size:	28,800 sf
Topography:	water
Existing Structures:	none
Legal Access:	Dock Street
Utilities:	none
Constraints:	none

ZONING AND LAND USE ANALYSIS

Proposed Zoning

Zone	Marine Industrial Overlay
Intent	The Marine Industrial Overlay (MIO) Zone is established to protect and promote the maritime economy by restricting uses on certain land or tidelands
Principal Uses	Uses outlined in Section 19.50.040 for MIO include harbors, marinas, mooring facilities.
Conditional Uses	There are no conditional uses in the MIO.

Surrounding Zoning		Actual Land Use
North	Marine Industrial Overlay	Commercial/Industrial
South	Marine Industrial Overlay	Commercial/Industrial

East	Marine Industrial Overlay	Commercial/Industrial
West	n/a	Vacant

Development will be directed by lease agreement with the applicant. The lease agreement sets allowed uses, terms of use, etc.

STANDARDS ANALYSIS (PMC 19.84)

Impact on proposed site and surrounding properties, if any, of proposed activity:

1. Findings as to need and justification for the proposed change
2. Findings as to impact on the Comprehensive Plan

DEPARTMENT REVIEWS

Department Name	Comments
Public Works	No comments.
Power & Light	No comments.
Fire/EMS	No comments.
Harbor Dept.	Supports Rezone. See attachment E.

PUBLIC NOTICE

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

FINDINGS AND CONDITIONS OF APPROVAL

Findings of Fact

- Finding 1: The borough intends to lease a portion of tidelands/submergedlands for construction of a mooring facility.
- Finding 2: Borough codes requires borough-owned property to be zoned prior to lease or sale.
- Finding 3: The location and proposed use of the parcel is consistent with Marine Industrial Overlay
- Finding 4: The zoning is consistent with Goal 5 of the Land Use Chapter of the Comprehensive Plan to prioritize water-dependent uses on the waterfront and allow for a diversity of uses to maximize value.

ATTACHMENTS

A. Maps	C. Public Comments	E. Harbor Board Minutes	G. Meeting Minutes
B. Applicant Materials	D. Public Notice	F. Harbormaster Comments	

RECOMMENDATION: The Planning Commission recommends the Borough Assembly approve the application to zone the proposed ACL lease lot to Industrial and include the parcel within the boundaries of the Marine Industrial Overlay.

AYE: 6

NAY: 0

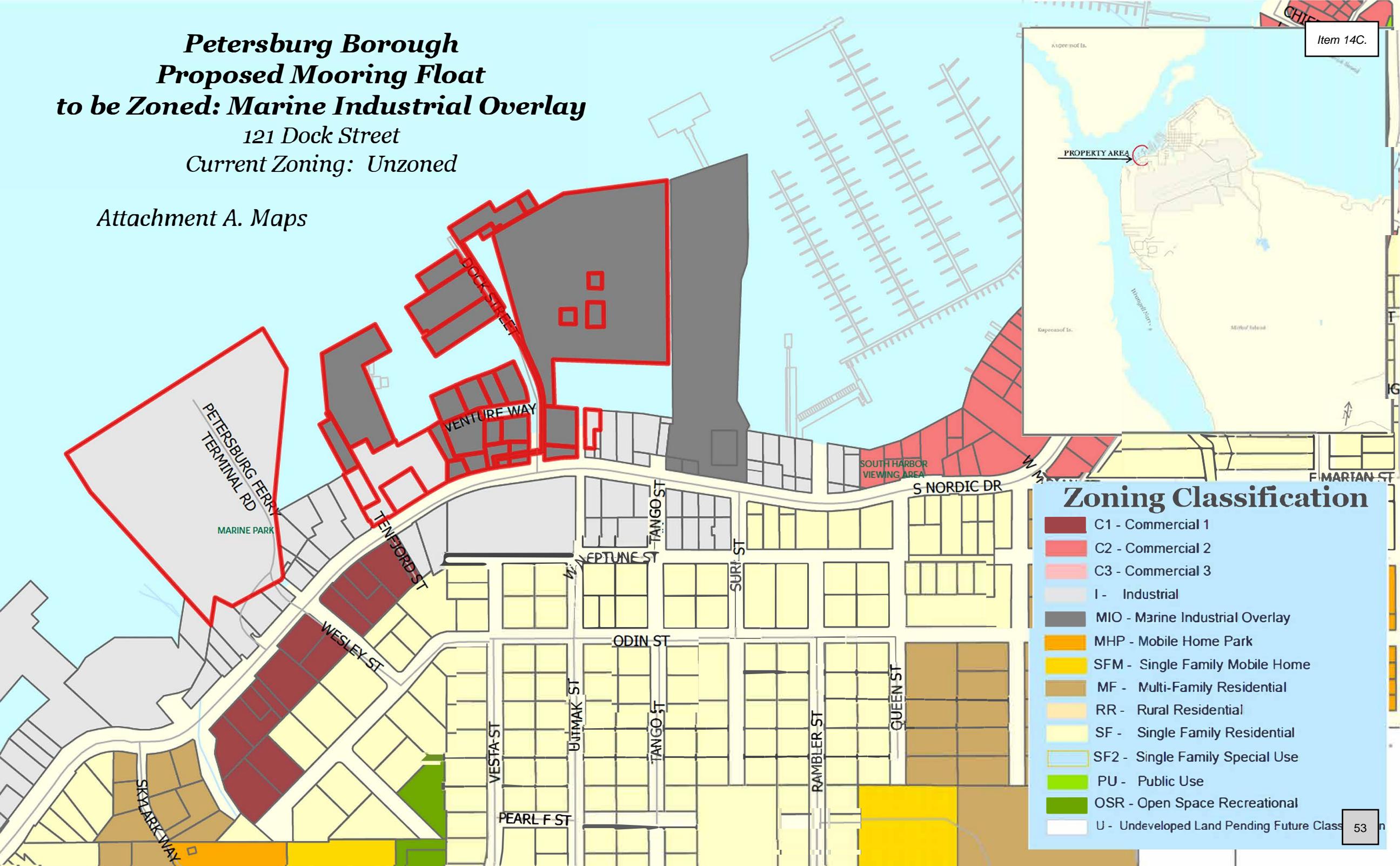
ABSENT: 1

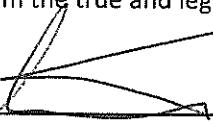
**Petersburg Borough
Proposed Mooring Float
to be Zoned: Marine Industrial Overlay**

121 Dock Street

Current Zoning: Unzoned

Attachment A. Maps



 PETERSBURG BOROUGH ZONING CHANGE REQUEST	
For Borough Use Date: Base Fee: \$100 Public Notice Fee: \$70 Total: \$170	
APPLICANT INFORMATION NAME: Petersburg Borough	
PROPERTY INFORMATION PHYSICAL ADDRESS or LEGAL DESCRIPTION: end of Dock Street Lot Size: 25,000 sf LOT: BLOCK: SUBDIVISION: PLAT #: PARCEL ID: ZONE: Unzoned OVERLAY:	
Current Use of Property: Vacant	
Proposed Use of Property: Mooring Float	
LEGAL ACCESS AND UTILITIES WASTEWATER SYSTEM: What is the current or planned system? <input checked="" type="checkbox"/> Municipal <input type="checkbox"/> DEC-approved on-site system WATER SOURCE: What is the current or planned system? <input checked="" type="checkbox"/> Municipal <input type="checkbox"/> Cistern/Roof Collection <input type="checkbox"/> Well LEGAL ACCESS TO LOT(S) (Street Name): Dock St	
SUBMITTALS Please submit letter stating the new zoning and explaining the need for the change.	
SIGNATURE(S) I hereby affirm all the information submitted with this application is true and correct to the best of my knowledge. I also affirm that I am the true and legal property owner or authorized agent thereof for the property subject herein.	
Applicant(s):  Date: <u>12/9/2026</u>	
Owner (if different from applicant): _____ Date: _____	
Owner (if different from applicant): _____ Date: _____	



December 19, 2025

RUTHERFORD ANDREW
PO BOX
 [REDACTED]

NOTICE OF SCHEDULED PUBLIC HEARINGS

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

Recommendation to the Borough Assembly regarding a rezone of a proposed lease lot at the end of Dock St. from un-zoned to Industrial with Marine Industrial overlay. (PID: 00-000-000)

The public hearing and consideration of the application will be held:	Tuesday, January 13, 2026, at 12:00 PM Assembly Chambers, Municipal Building 12 South Nordic Drive, Petersburg, Alaska.
The meeting is open to the public. To attend via ZOOM , please contact Anna Caulum at 907-772-5409.	

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

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

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

Sincerely,

Liz Cabrera
 Community & Economic Development Department

Name1	Name2
CHRIS FRY	
HEATHER O'NEIL	
SARAH FINE-WALSH	
JOHN JENSEN	
JOSHUA ADAMS	
MARIETTA DAVIS	
MIKA CLINE	

ALASKA COMMERCIAL ELECTRONICS LLC

ALASKA STATE OF

BIRCHELL PROPERTIES LLC

CORLS CUSTOMS LLC

ISLAND REFRIGERATION LLC

NORDIC HOUSE BED & BREAKFAST INC

PETERSBURG FLYING SERVICES LLC

PETRO 49 INC

PISTON AND RUDDER SERVICE INC

ROCKY'S MARINE INC.

ROSVOLD ERIC

RUTHERFORD ANDREW

US COAST GUARD

US FOREST SERVICE

ALASKA DOT & PF

Minutes from Petersburg Harbor and Ports Advisory Board Regular meeting Wednesday 26th, at 6:30 pm in the Assembly Chambers.

1. **ROLL CALL** The meeting was called to order by Former Chairman Martin at 6:30pm.
Present: Board Members Kittams, Spigelmyre, Knight, McDonald, Randrup, and Cardenas and Liaison Schwartz
Absent: Member Roberge, excused
Public in attendance: Jeff Meucci, Bob Martin
Zoom attendance: NA
Staff: Harbormaster Wollen & Ed Tagaban
2. **APPROVAL OF THE MINUTES:** The minutes of April 3rd, 2025, regular meeting was approved as written.
3. **AMENDMENT & APPROVAL OF MEETING AGENDA:** Agenda was approved as written
4. **PERSONS TO BE HEARD RELATED TO AGENDA:** N/A
5. **PERSONS TO BE HEARD RELATED TO UNRELATED TO AGENDA:** N/A
6. **HARBOR MASTER REPORT:**
 - A. Report attached
7. **UNFINISHED BUSINESS:** N/A
8. NEW BUSINESS:
 - A. **Appointment of Board Chair and Vice Chair:**
Member McDonald made the following motion, seconded by Member Randrup.
"I nominate Casey Knight to Board Chair and Don Spigelmyre as Vice Chair".
Past Chairman Martin opened the discussion allowing members to give opinion and ask questions of candidates, no questions asked. Motion carried 6-0. Member Knight resumed the meeting as Chair.
 - B. **American Cruise Lines Lease Application:**
Chairman Knight asked Harbormaster Wollen to update the Board on the status of ACL proposed partnership with the Borough to build a multipurpose small cruise ship dock and review what led to the change of course to pursue the tidelands lease to build a private facility. Member Spigelmyre made the following motion, seconded by Member Kittams. ***"The Harbor recommends the approval of the American Cruise Lines Lease Application to the Borough Assembly".*** Upon discussion, Member McDonald made an amendment, seconded by member Spigelmyre: ***"to include in the main motion recommendations for appropriate controls as part of the lease agreement as well as a request to allow the lease agreement to come back before the Harbor Board prior to Assembly approval."*** Amendment passed with voting Yea: Board Chair Knight, Member Spigelmyre, Member Kittams, Member Cardenas, Member McDonald and voting NO: Member Randrup.
The original motion was amended to read, ***"The Harbor Board recommends the approval of the American Cruise Lines lease application with appropriate controls as part of the lease agreement and requests the final draft is allowed a final review by the Board prior to Borough Assembly approval".***
Motion carried with voting Yea: Board Chair Knight, Board Member Spigelmyre, Board Member Cardenas, Board Member Kittams, Board Member McDonald and voting NO: Member Randrup.

C. Proposed 2026 Proposed Rate Increase:

Chairman Knight asked Harbormaster Wollen to update the Board and provide background on proposed rate increase. Member McDonald made the following motion, seconded by Member Spigelmyre ***"The Harbor Board recommends the approval of the proposed 2026 rate increase to the Borough Assembly"***. Motion carried with voting YEA: Board Chair Knight, Member Spigelmyre, Member Kittams, Member McDonald and voting NO: Member Randrup and Member Cardenas.

D. South Harbor Parking Lot/Drive Down Paving Project:

Chairman Knight asked Harbormaster Wollen to present the proposed paving project and provide background on the SECON quote. Member Spigelmyre made the following motion, seconded by Member Kittams. ***"The Harbor Board recommends the approval of the proposed South Harbor Parking Lot/Drive Down Paving Project to the Borough Assembly"***. Motion carried with voting YEA: Chairman Knight, Member Spigelmyre, Member Kittams, Member Cardenas, Member McDonald and voting NO: Member Randrup.

9. COMMUNICATION: N/A

10. DISCUSSION ITEMS: N/A

11. ADJOURN: The Board adjourned at 7:32 pm.

Date Approved



RE: January Planning Commission

From Glorianne Wollen [REDACTED] >

Date Tue 12/9/2025 10:13 AM

To Liz Cabrera [REDACTED] Karl Hagerman <k [REDACTED]>; Aaron Marohl [REDACTED]; Aaron Hankins [REDACTED]; Ryan Welde [REDACTED]; Dan Bird [REDACTED]; James Kerr [REDACTED]
< [REDACTED]>

The Harbor Department is supportive of the rezone of the proposed ACL lease parcel to Industrial Marine Industrial Overlay. It is important to the community now and in the future that these tidelands are specifically zoned for a marine based industry waterfront access and use. The Marine Industrial Overlay protects the intrinsic value of limiting the use to maritime industry and will achieve the goal of keeping this Borough property economically affordable and active.

Thanks,
Glo Wollen
Harbormaster

From: Liz Cabrera [REDACTED]
Sent: Monday, December 8, 2025 10:40 AM
To: Karl Hagerman [REDACTED] >; Aaron Marohl <a [REDACTED]>; Aaron Hankins [REDACTED]; Ryan Welde [REDACTED]; Dan Bird [REDACTED]; James Kerr [REDACTED]; Glorianne Wollen [REDACTED]
< [REDACTED]>
Subject: January Planning Commission

Hello,

Please let me know if you have any comments on the following attached applications:

1. Minor Subdivision at 1200 Haugen
2. Variance at 506 Excel St.
3. Rezone of proposed ACL lease parcel at the end of Dock ST to Industrial/Marine Industrial Overlay (attached is their original lease application so you have a visual).

Thanks,
Liz
Liz Cabrera
Community Development
Petersburg Borough
PO Box [REDACTED]
Petersburg AK 99833
[REDACTED]



Petersburg Borough

12 South Nordic Drive
Petersburg, AK 99833

Meeting Minutes Planning Commission Regular Meeting

Tuesday, January 13, 2026

12:00 PM

Assembly Chambers

1. Call to Order

The meeting was called to order at 12:00PM.

2. Roll Call

PRESENT

Commission Chair Chris Fry
Commission Vice-Chair Heather O'Neil
Commissioner Marietta Davis
Commission Secretary Sarah Fine-Walsh
Commissioner Joshua Adams
Commissioner Mika Cline

ABSENT

Commissioner John Jensen

Commission Chair Fry Excused Commissioner Davis from the past 2 meetings, Commissioner Jensen from the past two meetings as well as himself from the previous meeting.

3. Acceptance of Agenda

Commission Chair Fry mentioned public hearing item A. Consideration of an application from Central Council Tlingit Haida for a minor subdivision at 1200 Haugen Drive will be postponed to the March meeting because of a presentation they will be doing in February to answer questions.

Motion to amend the agenda made by Commission Secretary Fine-Walsh, Seconded by Commission Vice-Chair O'Neil.

Voting Yea: Commission Chair Fry, Commission Vice-Chair O'Neil, Commissioner Davis, Commission Secretary Fine-Walsh, Commissioner Adams, Commissioner Cline

The agenda was accepted as amended.

Motion to made by Commission Secretary Fine-Walsh

All in Favor Voting Yea: Commission Chair Fry, Commission Vice-Chair O'Neil, Commissioner Davis, Commission Secretary Fine-Walsh, Commissioner Adams, Commissioner Cline

4. Approval of Minutes

A. December 9, 2025, meeting minutes

The December 9, 2025, meeting minutes were unanimously approved.

Motion made by Commissioner Cline, Seconded by Commission Secretary Fine-Walsh.

Voting Yea: Commission Chair Fry, Commission Vice-Chair O'Neil, Commissioner Davis, Commission Secretary Fine-Walsh, Commissioner Adams, Commissioner Cline

5. Public Comments

None

6. Consent Calendar

None

7. Public Hearing Items

A. Consideration of an application from Central Council Tlingit Haida for a minor subdivision at 1200 Haugen Drive (PID: 01-012-010).

Postponed to March meeting

B. Recommendation to the Borough Assembly regarding a vacation of a portion of the North 9th Street right-of-way.

Motion made by Commission Secretary Fine-Walsh, Seconded by Commissioner Cline.

Commission Secretary Fine-Walsh mentioned the staff findings were persuasive and consistent with comments from adjacent landowners that this would be beneficial to them.

Commission Chair Fry and Commissioner Adams agreed that this seems straightforward.

Lizzy Thompson spoke confirming that she submitted the vacation application. She also stated that she, Harold Medalen, and Craig Curtis are interested in purchasing the property; however, the other neighboring party is not interested.

Voting Yea: Commission Chair Fry, Commission Vice-Chair O'Neil, Commissioner Davis, Commission Secretary Fine-Walsh, Commissioner Adams, Commissioner Cline

C. Recommendation to the Borough Assembly regarding a rezone of a proposed lease lot at the end of Dock St. from un-zoned to Industrial with Marine Industrial overlay. (PID: 00-000-000)

Harbormaster Glorianne Wollen spoke in support of recommending the rezone to the Borough Assembly.

Motion made by Commission Secretary Fine-Walsh, Seconded by Commissioner Adams.

Voting Yea: Commission Chair Fry, Commission Vice-Chair O'Neil, Commissioner Davis, Commission Secretary Fine-Walsh, Commissioner Adams, Commissioner Cline

D. Recommendation to the Borough Assembly to pursue a land exchange with Tidal Networks for the Rory Rd property for publicly owned land for the purpose of relocating a planned communications equipment tower to a lower impact area, such as the shooting range.

Greg Browning resident of Papke's spoke on behalf of himself in support of the land exchange. He does not want to see a tower in his neighborhood.

Tom Kowalske spoke representing himself, he is in support of a land exchange to relocate the planned tower.

Judy Ohmer spoke representing herself as well as the 230 residents who have signed a statement of concern regarding the location of towers. She encouraged the Planning Commission to pass this recommendation to the Borough Assembly.

Sarah Holmgram spoke representing herself as well as being a real estate business owner in town. She would like to see the Planning Commission recommend to the Borough Assembly a land swap. From a real estate point of view, towers will hamper people in that vicinity from selling their property.

Rebecca Knight spoke representing herself with concerns regarding tower locations. She is in favor of a land exchange.

Nicole McMurren spoke representing herself, she is curious why we are working so hard to accommodate something that she's not hearing a groundswell of support for.

John Murgas spoke representing himself. He commended the Kvernvik's for their well written letter in the packet. He would like to see towers in alternate locations.

David Beebe spoke representing himself. He spoke of his past experience on the Planning Commission and founding principles and meaning of government, of the people, for the people and by the people. He urged the Commission to table this resolution (minor subdivision) for reasons of abandoning ethics in violation of the public trust.

Motion made by Commission Secretary Fine-Walsh, Seconded by Commissioner Davis.

A proposed amendment to the motion made by Commission Secretary Fine-Walsh to add language to the recommendation at the end of the sentence - such as the shooting range or the Borough owned land on the Falls Creek Road past the mill.

Director Liz Cabrera mentioned the Borough doesn't own that land, it's State owned.

Proposed amendment to the motion receives no second.

A proposed amendment to the motion made by Commission Vice-Chair O'Neil to recommend to the Borough Assembly they look into acquiring from the State some land at Falls Creek that would suffice for an alternative location of the Papkes tower. Seconded by Commissioner Adams.

Discussion.

Commission Vice-Chair O'Neil made an amendment to the amendment to Recommend to the Borough Assembly to pursue a land exchange with Tidal Networks for the Rory Rd property for publicly owned land for the purpose of relocating a planned communications equipment tower to a lower impact area. Seconded by Commissioner Secretary Fine-Walsh.

Voting on the amendment to the amendment Yea: Commission Chair Fry, Commission Vice-Chair O'Neil, Commissioner Davis, Commission Secretary Fine-Walsh, Commissioner Adams, Commissioner Cline.

Commission Secretary Fine-Walsh further made an amendment to the amendment to remove the words "publicly owned" from the recommendation. Seconded by Vice Chair O'Neil.

Voting on the amendment to the amendment:

A Recommendation to the Borough Assembly to pursue a land exchange with Tidal Networks for the Rory Rd property for land for the purpose of relocating a planned communications equipment tower to a lower impact area.

Voting Yea: Commission Chair Fry, Commission Vice-Chair O'Neil, Commissioner Davis, Commission Secretary Fine-Walsh, Commissioner Adams, Commissioner Cline

Voting on the motion as amended.

A Recommendation to the Borough Assembly to pursue a land exchange with Tidal Networks for the Rory Rd property for land for the purpose of relocating a planned communications equipment tower to a lower impact area.

Voting Yea: Commission Chair Fry, Commission Vice-Chair O'Neil, Commissioner Davis, Commission Secretary Fine-Walsh, Commissioner Adams, Commissioner Cline

8. Non-Agenda Items

A. Commissioner Comments

- Continuation of discussion on recommendation to Borough Assembly regarding Wireless Communication Facilities

Commission Vice-Chair O'Neil read into record a proposal for an actionable item for next month's agenda. The proposal would change and add language to ordinances 19.44.020, 19.32.020, 10.36.020 dealing with principal permitted uses to add line items titled "Communication Equipment, Commercial Wireless Communications Facilities, Broadband and 5G, 6G.

Commission Secretary Fine-Walsh stated that the Commission is working on a proposal for zoning changes. The current Borough code is pre cell phone and does not contemplate communication towers. She encouraged the community to give feedback and comments.

Motion made by Commission Vice-Chair O'Neil, Seconded by Commission Secretary Fine-Walsh.

Commission Chair Fry spoke to say that the Commission is barred from making decisions based on the potential health risks of any transmitter by the federal government.

Commissioner discussion.

Jackie Tyson spoke representing herself she has concerns about the tower planned to be constructed by her home at Papkes.

Greg Browning spoke representing himself. He questioned how a second service area would work as far as Papkes lack of service and the taxation change.

Commission Secretary Fine-Walsh spoke to say what folks are looking for is a new service area not an extension of service area 1, because it would affect taxes and building codes.

Judy Ohmer spoke on behalf of herself mentioning during a Borough Assembly meeting, they were talking about a new service area 2 being created and the manager said it would take 3 years.

Tom Kowalske spoke representing himself referring to documents he gathered from the Environmental Health Trust along with Children's Health Defense sued the FCC and won. He encouraged the Commission to read the decision.

Emergency Services Director Aaron Hankins spoke to say, currently, as far as he is aware the building official, fire marshal, nor Police officers have jurisdiction outside of service area 1.

Commissioner Discussion.

Scott Newman representing himself he encouraged the Commissioners to not use the Borough of Haines ordinance as a starting point but to look at other communities' ordinances like Juneau who have two attorneys on staff at every meeting.

Nicole McMurren spoke on her own behalf with concerns that Tlingit and Haida has not proven the need. In attempt to serve the loudness of the community, we are trying to do something very large too quickly.

Tara Lucas spoke representing herself she feels we are being cornered by the towers and likes the idea of the alternative cables.

Discussion.

Commission Chair Fry called a special meeting January 23, 2026, from 10AM - 12:00PM in the Assembly Chambers to discuss initiation of an amendment to Title 19, Zoning, to address Wireless Communication Facilities.

Voting on the original motion Nay: Commission Chair Fry, Commission Vice-Chair O'Neil, Commissioner Davis, Commission Secretary Fine-Walsh, Commissioner Adams, Commissioner Cline

Commissioner Adams spoke regarding his idea of reducing parking mandate from 2 vehicles per unit to 1 vehicle per unit. He also spoke regarding creating a historical commission that is already in Borough code.

B. Staff Comments

- December Zoning Practice

C. Next Meeting is February 10, 2026.

9. Adjournment

The meeting adjourned at 2:20PM.

Motion made by Commission Secretary Fine-Walsh, Seconded by Commissioner Cline. Voting Yea: Commission Chair Fry, Commission Vice-Chair O'Neil, Commissioner Davis, Commission Secretary Fine-Walsh, Commissioner Adams, Commissioner Cline

Letter of Interest

20 Halvoy Ln

P.O. Box 1791

Petersburg, AK 99833

February 11, 2026

To Whom It May Concern:

This letter is written to express my interest in serving as a Public Safety Advisory Board Member.

I believe my work and life experience are an asset that would help me advise Petersburg's Public Safety Departments.

I developed an interest in becoming a firefighter after graduating from high school. I then obtained an A.S. degree in Fire Science from Chemeketa Community College.

I was hired by Kennewick Fire Department in 1992 and served as a firefighter/EMT for 29 years.

While working for KFD I was selected as a member of their newly formed Technical Rescue Team. I helped with the development of the team by writing some of the procedures and was responsible for the team's budget for ten years. I served on the TRT for twenty-six years until my retirement.

During my time at KFD I was assigned the responsibility of managing the fire department tool budget for eight years.

During my career I served as a Logistics Section Chief on Type II and Type III incident management teams. I spent twenty-five years working on these teams managing large wildfires and other non-fire incidents.

In August of 2022, after retiring, my wife Lisa, son Zane and I move to Petersburg.

Thank you for your consideration.

Sincerely,

Greg Browning

From: James Kerr <jkerr@petersburgak.gov>
Sent: Tuesday, February 3, 2026 11:24 AM
To: Stephen Giesbrecht <sgiesbrecht@petersburgak.gov>; Assembly <assembly@petersburgak.gov>
Subject: Public Safety Considerations Regarding Tidal Network Communications Towers and Service Area Impacts

Petersburg Borough Assembly & Manager Giesbrecht,

I am writing in my capacity as Chief of Police for the Petersburg Police Department to provide a public-safety perspective regarding the proposed Tidal Network communications towers on Mitkof Island, and to clarify the importance of Service Area distinctions particularly as they relate to the Papkes location.

A small number of individuals have expressed opposition to the proposed towers, citing health concerns sourced from the internet or other locations, visual impacts, and claims regarding property values. While those individuals have been vocal, it is important to recognize that they do not represent the full Petersburg community of approximately 3,200 residents. The Assembly's responsibility is to evaluate what best serves the long-term safety and welfare of the entire Borough.

From a land use standpoint, Tidal Network has selected locations that are properly zoned and legally permissible for communications infrastructure. Petersburg already hosts existing communications and cell towers in areas with equal or greater population density than the proposed sites, without documented public health impacts or demonstrable effects on property values. The proposed tower locations are not within residential neighborhoods and are consistent with existing land use precedent.

It is also important to note that the Papkes site is located outside of Service Area 1, based on decisions made during Borough formation and subsequent service area votes. As a result, Borough provided police, fire, EMS, and related services in that area should not be provided per Borough charter/code but are provided on a limited basis (ethical duty to respond/provide), and residents and visitors there already experience reduced emergency response coverage. This distinction matters when evaluating both public-safety risk and infrastructure need.

From an operational perspective, public-safety communications are currently inadequate in several areas of the Borough, including areas outside Service Area 1 such as Papkes, and even in portions of Service Area 1 itself. In the Papkes area, responders often cannot communicate with dispatch using portable radios and must rely on vehicle mounted radios to maintain contact. This is a known and recurring issue that affects officer safety, responder coordination, and response effectiveness.

The addition of these towers and critically, the Borough's ability to place public-safety radio equipment on them has the potential to significantly improve radio coverage for Police, Fire, EMS, and Search and Rescue, including in areas where services are already stretched due to geography and service area boundaries. Reliable communications are a foundational requirement for effective emergency response and responder safety.

In addition, expanded tower infrastructure improves cellular and internet coverage for the public. This directly affects the ability of residents and visitors especially those outside Service Area 1 to contact 911, reach emergency services, or communicate with family and assistance during

emergencies. In practical terms, improved communications infrastructure reduces isolation and risk in outlying areas.

Finally, the Assembly should consider the long-term future of Petersburg. Expansion of Service Area 1, increased development pressure, and growing service demands are likely over time. Establishing communications infrastructure now ensures the Borough has the tools in place to responsibly expand services and improve coverage, rather than reacting after existing gaps become critical or after an emergency exposes deficiencies.

From my professional standpoint as Chief of Police, supporting these towers and ensuring the Borough secures enforceable rights to install and operate public-safety communications equipment on them is a prudent, forward-looking decision that strengthens emergency response capability, improves responder and public safety, and positions Petersburg to meet future needs.

Thank you for considering this public-safety perspective as you deliberate on this matter.

Respectfully,

Chief James Kerr
Petersburg Police Department
PO Box 329
Petersburg Alaska, 99833
Office: 907-772-3830
Cell: 907-518-0482
FAX: 907-772-3504

From: Mika hasbrouck <mikahasbrouck907@gmail.com>
Sent: Thursday, February 5, 2026 11:41 AM
To: Assembly <assembly@petersburgak.gov>
Subject: Towers

Dear Petersburg Borough Assembly,

In the matter of Cell Towers in Petersburg I want to strongly urge you to listen to the input of community member Harvey Gilliland. Mr. Gilliland's knowledge and expertise in radio communications spans decades, longer than many of us have been alive. He has willingly shared first hand knowledge of the workings and effects of Radio Frequency communication.

When I was about 19 years old, while employed by Petersburg Indian Association I had the privilege of getting to sit down with Mr. Gilliland and my then supervisor Will Ware, who interviewed Mr. Gilliland. I wish I could remember more of the conversation as I had no idea that 20 years later I would be grateful that Mr. Gilliland would still be here, willing and able to share his extensive knowledge of and advice pertaining to RF communications.

At that time I mostly recall them talking about the White Alice Site. However, what I do remember clearly is that his extensive knowledge and professionalism caught my attention and 20+ years later, in this time of mixed views on RF's and EMF's I would without hesitation heed his advice above the outdated "guidelines" of the FCC or the push of 50 million dollars.

The towers that are being erected and towers that are planned are not the least intrusive means of providing communication access or coverage to the public. As you know, they propose many hazards, are a visual eyesore and will devalue adjacent property.

I believe using cell towers as a means to expand broadband access and coverage is not the most efficient or technologically up to date way to achieve their mission in our unique setting.

Our community is not in a time crunch, I want our community members and Assembly to work together to have a cohesive plan for the future of our community and ordinance language in place that represents the will of the people and protects their interests when it comes to technology, data, and access to it. Then we can work more effectively with Tidal Network to achieve connectivity for those who want it.

I believe we need to have a real community work session, where all are willing to investigate new ideas and create more options. Please take the con. and let our community steer our own course in the matter of towers.

Respectfully,

Mika Cline
Tribal Citizen

From: Cindi Lagoudakis <trembladakis@gmail.com>
Sent: Thursday, February 5, 2026 3:29 PM
To: Assembly <assembly@petersburgak.gov>
Subject: Comments to the State for the PMC Certificate of Need

Dear Assembly Members,

If you have not already done so, I would encourage each of you to submit written comments to the State regarding the Certificate of Need for Petersburg Medical Center—the next step in being able to schedule the MRI for diagnostic tests for patients. We want to make sure we demonstrate broad community support. The MRI is currently installed in the WERC building and operational, and staff is trained in its use. Until the Certificate of Need is approved, however, the hospital must pay for additional utilities costs required to keep the equipment functioning, but may not recoup those expenses through patient scheduling.

Comments can be brief, and can be from either a personal perspective, or a broader look at the benefit to our community. One of the points made in testimony yesterday included the time, cost and hassle of traveling out of Petersburg for diagnostics. Speakers mentioned the challenges experienced with air travel due to various circumstances, or inability to travel when ferry schedules are interrupted.

Studies show that younger Southeast Alaska residents are feeling the strain of finding affordable housing and affordable services, including healthcare. Having a Certificate of Need that allows the MRI to be scheduled accomplishes several objectives: reduced costs for obtaining diagnostics locally, the potential for PMC to partner with other providers for imaging diagnostics and patient care, and a potential expansion of employment opportunity for those in health care professions.

It was also noted PMC has no direct competition for acute primary care, urgent care, emergency care and in-patient services. At the same time, there is a projected future increase in imaging and lab testing needs, especially as our community experiences an age shift to older residents.

Strokes, fall injuries, infections and more can be identified from MRI scans, which potentially can be life-saving when time is of the essence. This service can benefit our local population, patients from the surrounding area, and visitors to our community in need of emergency or ongoing care.

The address to email comments is doh.orr.con@alaska.gov. They must be received no later than February 9 (Monday) at 12 p.m. Thank you for taking the time to look this over, and I do hope you are able to send your own comments to the State.

Cindi Lagoudakis
Petersburg Hospital Board

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

Feb. 9, 2026

Dear Mayor Lynn and Borough Assembly Members:

I write this letter to express my own personal opinion. I have been very grateful and impressed by the many contributions Tlingit & Haida, PIA has done for our community; creating housing, transportation for elders, building and maintaining trails, helping with the breakwater at Banana Point; just to name a few.

At the 1/23/26 P&Z meeting I heard Mr. Gilliland speak about his several decades of work in Telecommunications. Working around Satellite Stations, Microwave Repeaters.... and etc. He said "I am well aware of the potential hazards from radio wave frequencies signals.... I really don't think that these towers should be put up....."

Also, speaking at that meeting was Mr. Carvery who said, "we should use a precautionary principal, we don't put things in unless they are proven safe fist."

I am asking you to listen to and follow the advice of these experienced men.

Also, that you vigorously pursue "CHARITABLE USE PURCHASE OF STATE LAND". DNR seems to think that Tidal Network Towers are what this type of land purchase approach is for and seemed very willing to help. This will allow us to locate Towers away from sensitive areas. Perhaps even move some.

I know that you have all put in untold hours and efforts to consider what is best for Petersburg and its citizens. I can't thank you enough for that.

Respectfully,



Ms. Heather O'Neil